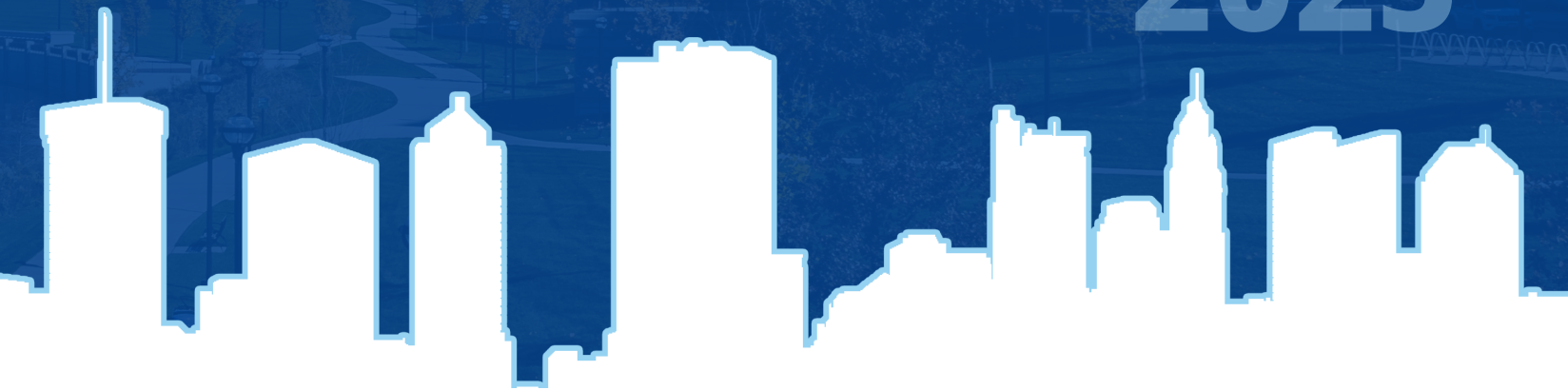




Colliers

Why COLUMBUS 2025





The median
age in
Columbus
is 33.4

Within 500
miles of
43% of US
population



Columbus is the
3rd largest city
in the Midwest and
14th largest city
in the U.S.



Columbus sees
**51.2
million**
annual visitors

Home to **16**
Fortune 1000
headquarters and
5 Fortune 500
headquarters



Current population
is **2.24 M** and is
expected to grow to
3.1 M by 2050

Columbus, Ohio

Located in the heart of Ohio, Columbus is the third largest city in the Midwest and the fourteenth largest in the United States. The region, which has never seen a population decline, is undergoing remarkable growth and offers some of the strongest business resources available. Columbus leads the Midwest in population growth with a 1.4% increase and added more residents than any other midwestern market in 2024, according to CoStar Analytics.

With 52 colleges and universities in the area, the region possesses a young, educated workforce that is expanding at a rate substantially higher than the national average.

Columbus is known for retaining this talent, as the city has one of the largest concentration of millennials in the nation and was ranked the #60 place for college grads by SmartAsset.

Columbus is located within a 10-hour drive of 45 percent of the country's population, more than any other major city, making it a point of access for businesses and consumers. With access to top transportation networks like John Glenn International Airport, Rickenbacker International Airport, numerous rail terminals and national interstates, Columbus is a certified logistics hub.

No industry accounts for more than 18 percent of employment, meaning Columbus' economy is more diversified than ever. The area is home to numerous Fortune 1000 and Fortune 500 companies, reinforcing its reputation as a first-class business environment.

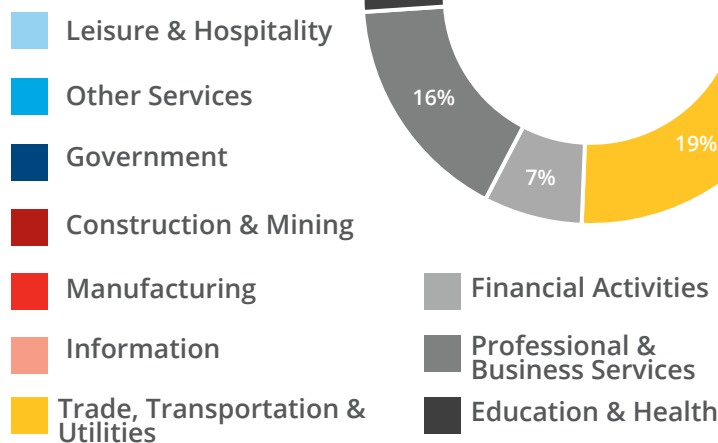


Employment & Economy

Vibrant and progressive, Columbus' dynamic yet stable economy is the envy of many other U.S. and international cities. Its collaborative business environment makes it a place where entrepreneurs can take risks, and small businesses and major corporations can thrive – earning it the distinction as one of the top metros for job creation. Columbus' thriving economy stems from the foundation of a strategic location, skilled workforce and globally-renowned businesses. Job growth remains strong, with the unemployment rate resting at 4.5% this year– lower than the national average. Columbus is one of the country's growth leaders, and number one among the Midwest's 10 largest metropolitan areas in both job and GDP growth. With no industry accounting for more than 18 percent of employment, the Columbus economy is diversified and at the forefront of future enterprise.



Employment By Sector



Midwest Metrics: How We Stack Up

	COLUMBUS	PITTSBURGH	INDIANAPOLIS	LOUISVILLE	CINCINNATI
EDUCATIONAL ATTAINMENT	92.3%	96.0%	88.8%	90.5%	91.6%
UNEMPLOYMENT RATE	3.9%	3.4%	3.6%	4.4%	4.0%
10-YEAR EMPLOYMENT CHANGE	10.7%	1.9%	18.6%	10.4%	10.1%
MEDIAN HOUSEHOLD INCOME	\$77,390	\$66,219	\$66,269	\$64,731	\$54,314

Source: Bureau of Labor Statistics (average); city-data.com, stlouisfed.org, columbus.gov, census.gov

Economic Snapshots

Hiring

#7

Hottest Hiring Market

Insurance

\$8.2B

Insurance Economic Output

Financial

4th

Largest Financial Services Sector in the U.S.

Food & Beverage

\$3B

Annual Food & Beverage Economic Output



Thriving Business Environment

The region is home to 16 Fortune 1000 companies and five Fortune 500 companies. Referred to as the “test market capital,” There are also 40 companies that employ over 1,000 people. Columbus is a national hub for retail and restaurant innovation with the headquarters of firms like Victoria’s Secret, Express, Abercrombie & Fitch, Wendy’s, White Castle and Donato’s Pizza, among many others. Other national chains including McDonald’s, Chipotle and Taco Bell have flocked to the region regularly to test new menu items and technology. National retailers continue to choose Columbus in their expansion plans, while local restaurants and retailers have received national recognition for their innovative concepts. Forbes has also recognized Columbus as the top city in the country for scaling startups.

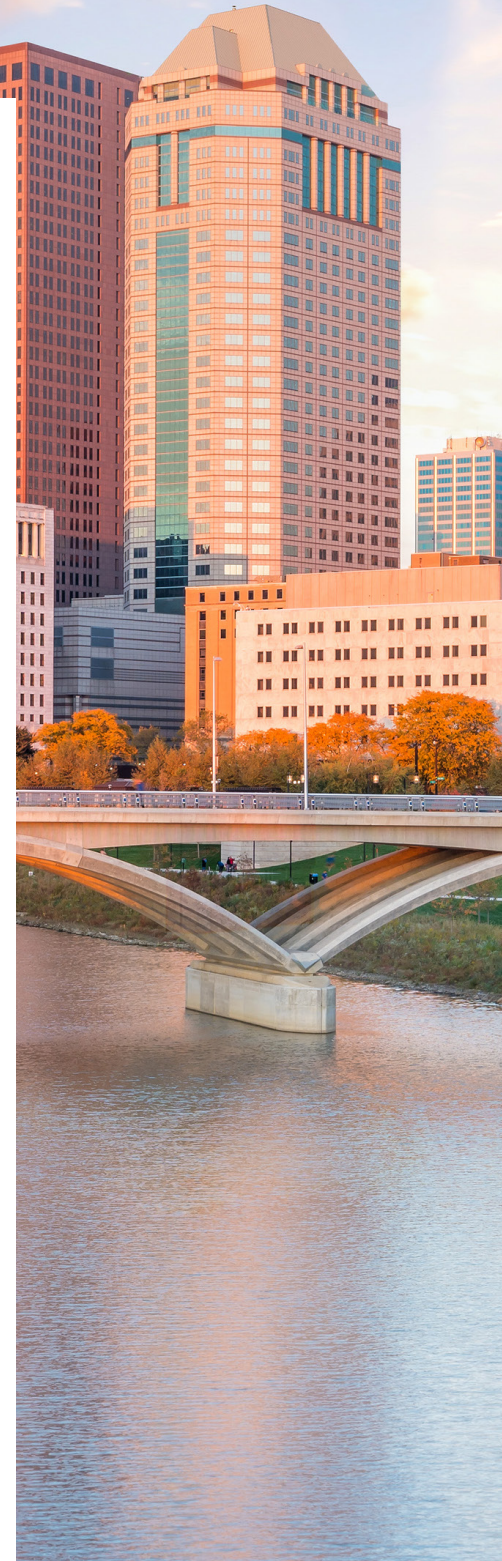
Top Companies Headquartered in Columbus



LARGEST PRIVATE SECTOR EMPLOYERS IN COLUMBUS

Company	Full-Time Employees
JPMorgan Chase & Co.	17,480
Nationwide	16,000
Amazon	9,250
Cardinal Health	8,660
Honda	8,850
Huntington Bank	5,741
American Electric Power	4,500
Victoria's Secret	4,500
Bath & Body Works	3,665
DHL	3,615
Bread Financial	3,086
Abercrombie & Fitch	3,081
Defense Logistics Agency	2,500

Source: Fortune, One Columbus





Strategic Location

The region's strategic location sets it apart from other growing metros. The Columbus region, comprised of 11 counties, is located within a 10-hour drive of almost half of the U.S. population and is in a prime location for international dealings. The transportation networks provided by John Glenn International Airport, Rickenbacker International Airport and multiple rail terminals fuel these opportunities and grow with the area's ever-changing demands. The Columbus Region has the greatest reach to the U.S. and Canadian populations among all major logistics hubs.

10-Hour Drive Time U.S. Population Reach	
City	Population Percentage
Columbus	45%
Indianapolis	38%
Detroit	33%
Atlanta	30%
New York	28%

Within a 10-hour drive, **45%** of the U.S. population is reached.

48% of HQ operations are within a one-day drive of Columbus.

Source: ESRI Business Analyst, One Columbus



Educated Workforce

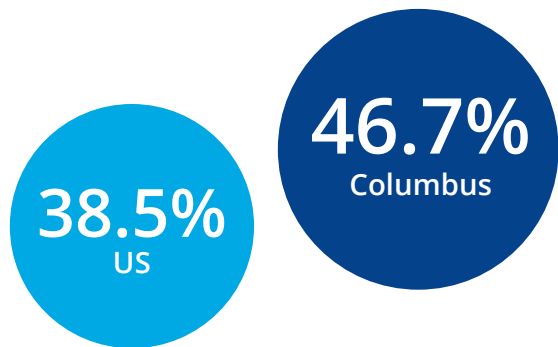
With 52 colleges and universities, Columbus offers access to one of the highest concentrations of higher education in the country. There are 81,533 enrolled students and 22,000 annual graduates. The city has the 10th largest millennial concentration in the U.S., proving that it not only attracts talent, but retains it. Based on job opportunity, entertainment and a low cost of living, SmartAsset recently ranked Columbus the #3 city for college grads.

“Population growth, income growth, and housing price growth are all measures of an area’s success and Columbus is performing well according to all three.”

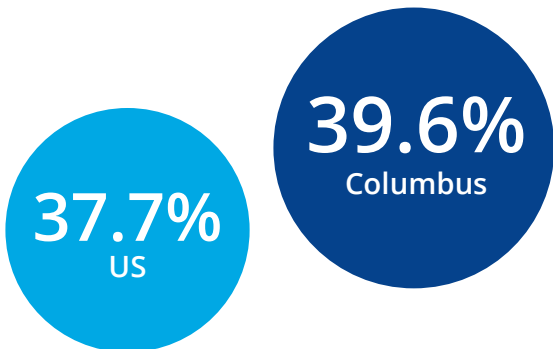
- Forbes

Educational Attainment

% age 25+ with **Associate Degree** or higher



% age 25+ with **Bachelors Degree** or higher



Source: Bureau of Labor Statistics; One Columbus

Infrastructure

Airports

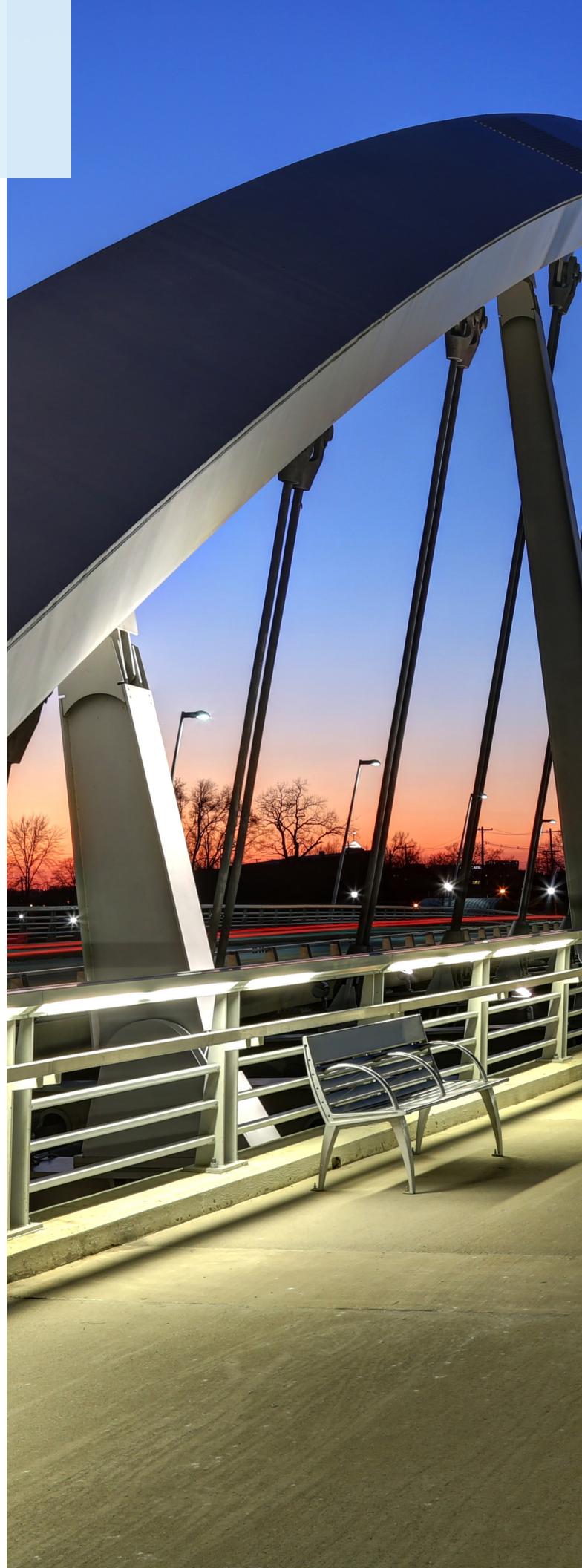
Columbus is home to two airports– John Glenn International Airport and Rickenbacker International Airport. John Glenn Columbus recently began a \$2 billion construction project for a new terminal meant to replace the existing 66-year-old one. The new terminal will feature more gates, allow for larger aircrafts, and will be able to accommodate up to 13 million passengers. This massive project broke ground in December and is set to be completed by 2029. At Rickenbacker, one of the only cargo-specific airports in the world, Anduril leased 75 acres of land with plans to erect a \$900 million complex including a new aircraft hangar. The facility will focus on manufacturing high tech weapons and is expected to employ over 4,000 people by 2035.

COTA

The Central Ohio Transit Authority (COTA) is the region's public transit and provides transportation for more than 19 million passenger each year. COTA recently announced plans to introduce a new transit system, Bus Rapid Transit (BRT), as part of an \$8 billion LinkUs Mobility plan. BRT lines function separately from standard bus routes and feature dedicated lanes with larger buses that communicate with traffic signals to increase speed and reliability. In addition to the existing transit service and an expansion of COTA plus, LinkUs will provide 45% more service to residents upon completion of improvements.

Highway Access

Ohio recently placed within the top 10 best state highway systems in the country. Central Ohio specifically, is intersected by eight major interstates, allowing easy access to various parts of the country. I-70 connects both U.S. coasts and moves East to West right through downtown Columbus. Going North to South on the east side of Columbus, I-71 connects the Northeast region down to Florida.



Outstanding Place to Live



Quality of Life

With premier dining, shopping, entertainment and parks, Columbus provides a high quality of life to its residents. The city is consistently making improvements to create a better environment, and its historic neighborhoods, progressive attitude and growing food scene have been gaining national recognition as the 3rd most livable cities in the U.S.



Art

Columbus has built a reputation as a haven for art-lovers and creatives alike. The Short North Arts District offers a plethora of art, from galleries to music venues to boutiques. The neighborhood even features a "Gallery Hop" once a month, where visitors celebrate art with gallery exhibitions, street performers and special events. Ohio Magazine ranked the celebration as "The Best Arts Event in the State."



Entertainment

There are multiple entertainment districts across the city, from the brand-new Bridge Park neighborhood in Dublin to the bustling Arena District in the heart of downtown. Music also plays a huge part in Columbus, as there are several arenas, music halls, and bars specifically for music lovers.



Sports

No matter the season, there will be a sporting event to enjoy, as the region is home to several professional teams such as the Blue Jackets, Crew and Clippers. The Columbus Crew won the 2023 MLC Cup at Lower.com Field in Columbus. With a championship-winning football team and 37 other sports programs to watch, The Ohio State Buckeyes are a huge source of Columbus pride.



Cost of Living

Despite growing at a rapid pace, Columbus maintains one of the most reasonable costs of living in the country. The city boasts a cost of living that is 10 percent more affordable than the U.S. average, meaning your money stretches further here than in other growing metros. CNN/Money Magazine recently rated Columbus a "top ten most livable city."



Parks & Trails

Columbus is home to 20 metro parks around the region, totaling 28,500 acres of land specifically dedicated to nature preservation. The Scioto Audubon metro park sits on land that was once used for industrial purposes but now is a flourishing green space for rock climbing or sledding during the winter.



Notable Developments



Office

Construction in the office market has seen steady growth in recent years. Whether the development is new construction or renovation of an existing property, mixed-use space is the most popular trend. Due to the “live, work, play” mentality, employers now value amenities that are within walking distance of their space.



Industrial

Warehouse and distribution space remains the biggest driver in the industrial market, as the e-commerce industry continues to skyrocket. Columbus’ proximity to major interstates and the Rickenbacker Inland Port have caused high demand for prime warehouse space around the region, and developers can’t seem to build fast enough.



Retail

Dubbed the “test market capital” of the country, the retail sector is a prominent part of Columbus’ identity. New construction of retail space has been growing across the city as out-of-market retailers recognize Columbus as a good location to expand their business. Retail is consistently a huge component of mixed-use developments.



Office

Jeffrey Park



Thrive Cos' six-story, 101,000-square-foot speculative office building is expected to be finished by the end of 2026.

Industrial

Anduril



Anduril to build new \$1B manufacturing facility in Pickaway County.

Mixed-Use

Merchant Building



The 700,000-square-foot mixed-use expansion and tower project of North Market is planned to open in 2026.

Multifamily

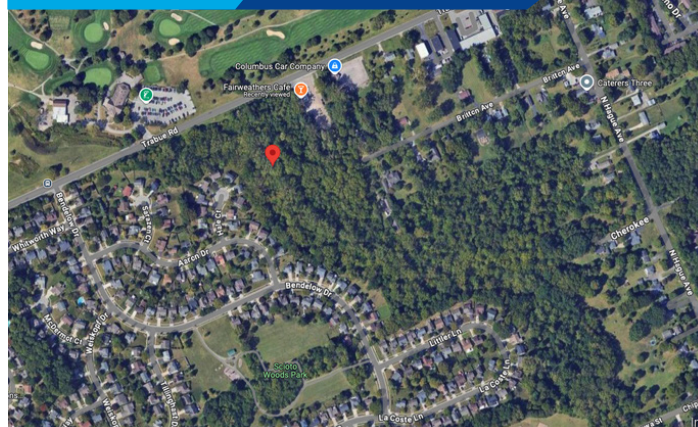
Fieldstone Cottages



Leasing begins for Fieldstone Cottages, a new 40-home community in Southeast Columbus developed by HomePort.

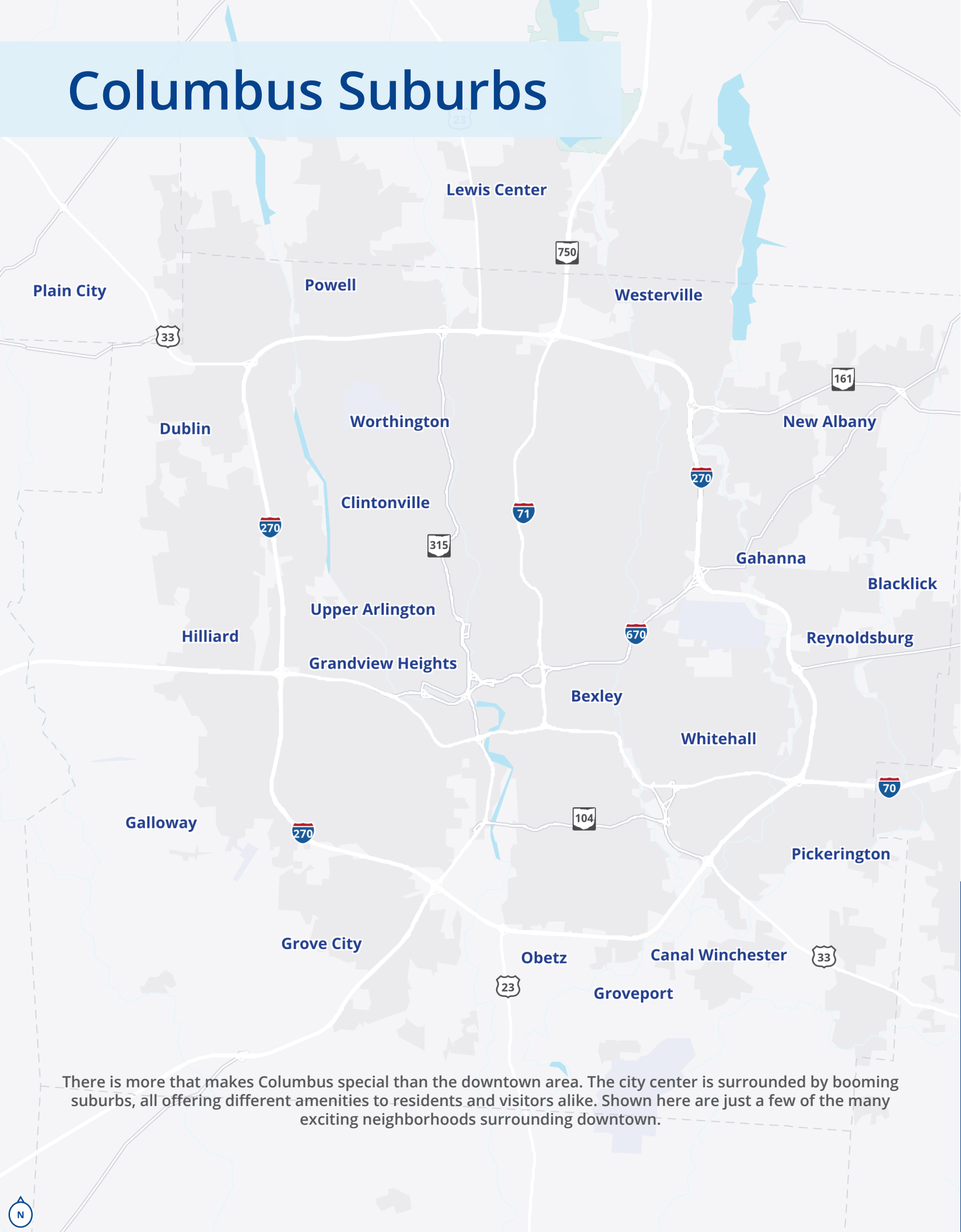
Multifamily

Trabue Road



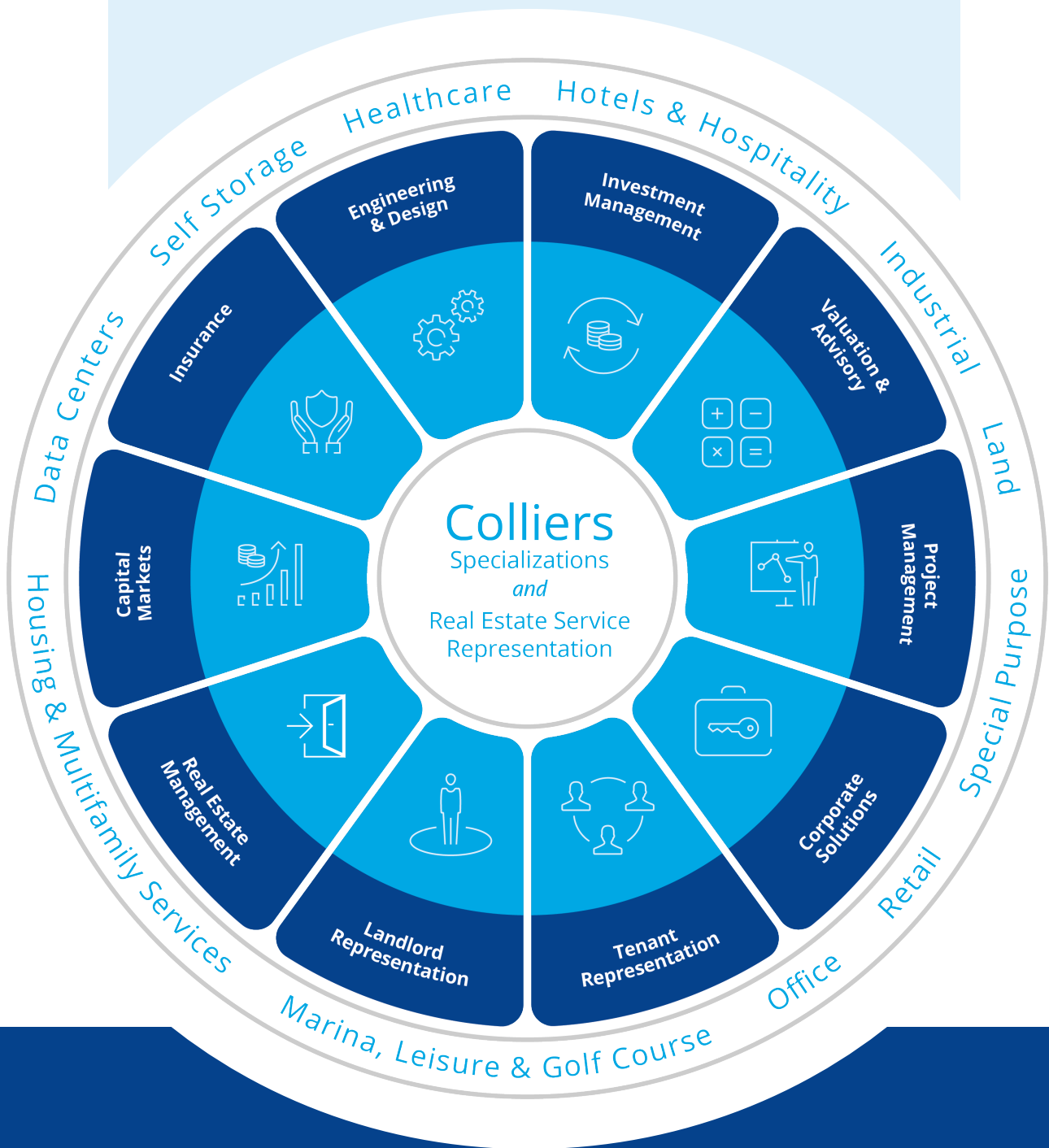
Located at 3775 Trabue Road across from the Raymond Memorial Golf Course, Upland Development Co.'s proposal includes a 280-unit apartment complex plus a restaurant space.

Columbus Suburbs

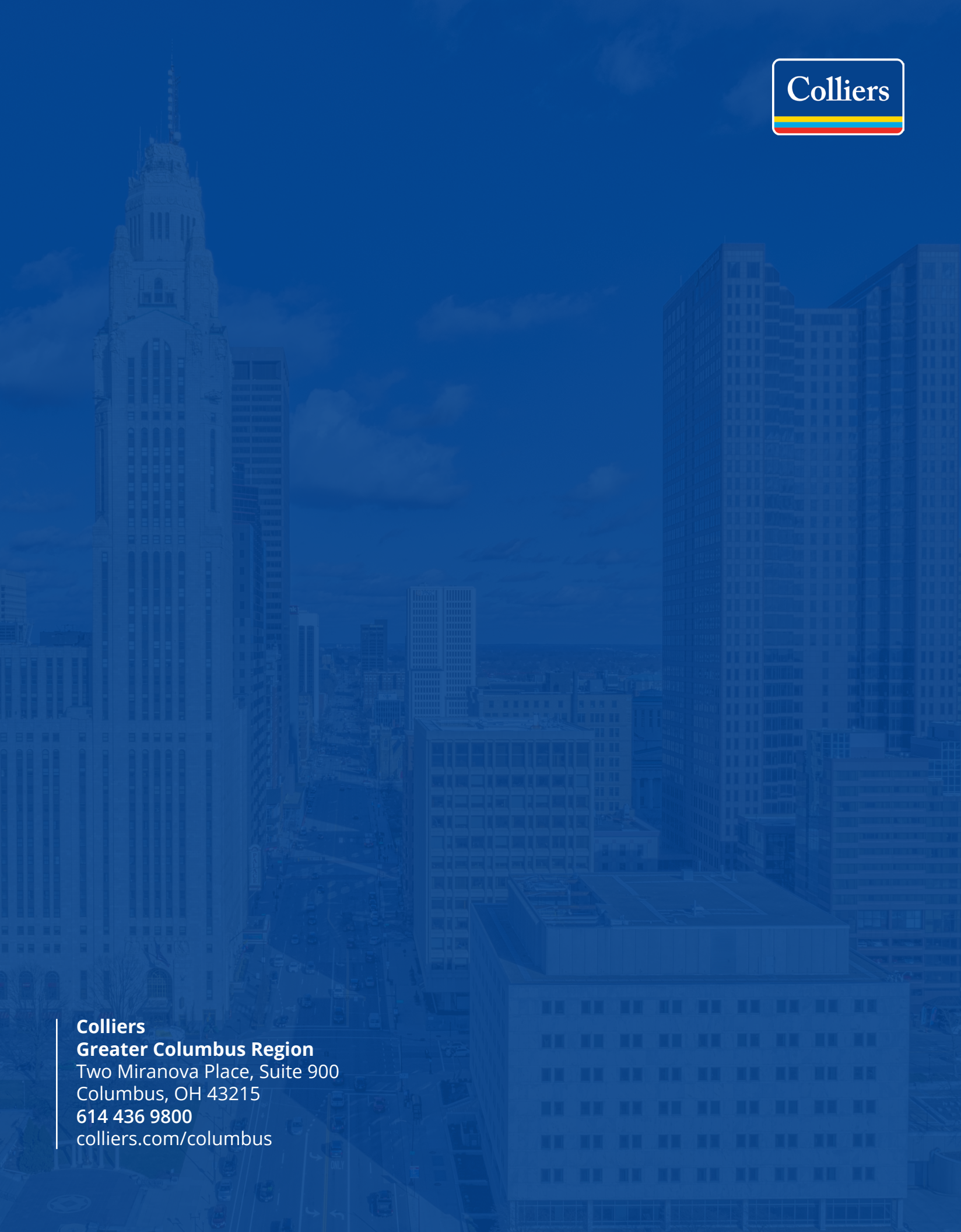


There is more that makes Columbus special than the downtown area. The city center is surrounded by booming suburbs, all offering different amenities to residents and visitors alike. Shown here are just a few of the many exciting neighborhoods surrounding downtown.

Colliers | Columbus



A commercial real estate lease or sale is often a landmark event, and an opportunity to further advance your business. Colliers recognizes that exceptional results require more than just transactional expertise. To guide our clients through each step, we've built an integrated platform of complimentary services to achieve your business goals.

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, enclosed within a white rectangular border. Below the text, there are three horizontal stripes in yellow, blue, and red.

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