

1478 Gemini Pl

Columbus, OH 43240 | Generated August 9, 2026

RETAIL — SINGLE TENANT

IDENTIFIED TENANT Torchy's Tacos (Former) — 3,450 SF second-generation restaurant space at a hard-corner lighted intersection on Gemini Place, directly in front of Costco; now vacant and actively marketed for lease in the Polaris retail corridor.

SUBMARKET RENT RANGE

\$38–\$52

NNN/SF/yr · LeaseScore Est. · Polaris hard-corner premium applied

SUBMARKET VACANCY

3.3%

Columbus retail market Q1 2026 · Matthews Real Estate

EST. DAILY TRAFFIC

~26,500 vehicles/day

Modeled · verify with DOT

MARKET TREND

↑ Stable

Tight supply · landlord-favorable · Colliers Q3 2025

LEVERAGE ASSESSMENT

MARKET POSITION

- Hard-corner lighted intersection directly in front of Costco supports top-of-range asking rents (\$48–\$52/SF NNN).
- 3.3% Columbus retail vacancy (Q1 2026) places this corridor firmly in landlord-pricing territory.
- Fully built-out 3,450 SF restaurant with bar and kitchen commands premium over vanilla shell comps.

NEGOTIATION LEVERAGE

- Sub-4% vacancy gives landlord strong hold on asking price; tenant concessions likely limited.
- Modeled ~26,500 vehicles/day and Costco co-tenancy reduce landlord urgency to discount.
- Second-generation buildout saves tenant \$80–\$120/SF in TI costs — offset against rent if negotiating.

LOCATION STRENGTHS

- Regional anchors (Topgolf, Cabela's, IKEA, Polaris Fashion Place) drive high cross-shopping traffic.
- Avg. household income above \$100K within 5 miles — strong spending demographics for food & beverage.
- Dual access points, ample parking, and direct I-71/Gemini Place interchange visibility boost exposure.

RISK FACTORS

- Proposed 125,000 SF Supercharged Entertainment center at Polaris may shift weekend traffic patterns.
- Dense fast-food competition within 0.3 miles (Burger King, Popeyes) may compress QSR achievable sales.
- Retail construction pipeline nationally constrained; any delay in TI or permitting extends vacancy risk for landlord.

AREA DEMOGRAPHICS — 1 / 3 / 5 MILE RADIUS

	1 MILE	3 MILES	5 MILES
Population	10,552	83,784	209,598
Median Age	32.6	34.7	37.7
Median Household Income	\$97,553	\$115,955	\$122,924
Median Home Value	\$325,100	\$343,632	\$348,837

Source: U.S. Census Bureau, ACS 5-Year Estimates (2023). Ring values are tract-level aggregates. Daily traffic is a modeled estimate.

SUBMARKET CONDITIONS

Submarket	Polaris Corridor — Columbus, OH	Avg Lease Term	5–10 years LeaseScore Est.
Vacancy Rate	3.3% Matthews Real Estate Q1 2026	YoY Rent Change	+2.4% CBRE U.S. Retail Q2 2026
Asking Rent (NNN)	\$38–\$52/SF LeaseScore Est. — Polaris hard-corner premium	New Supply (Columbus)	~210,000 SF under construction Matthews Q1 2026
Lease Type	NNN (Triple Net) dominant	Market Cushman & Wakefield Vacancy	5.2% Greater Columbus Q1 2026

PROXIMITY ANALYSIS

FAST FOOD

Burger King

1360 Gemini Pl, Columbus, OH 43240, USA

0.2 miles

FAST FOOD

Avocados Food

1500 Polaris Pkwy, Columbus, OH 43240, USA

0.3 miles

FAST FOOD

Popeyes Louisiana Kitchen

Mall Location, 1500 Polaris Pkwy #2, Columbus, OH

43240, USA

0.3 miles

CRIME OVERVIEW & CONSTRUCTION ACTIVITY — 5-MILE RADIUS

CRIME OVERVIEW

- Safety Rating:** Polaris neighborhood carries a crime score of A– per commercial property safety data — one of Columbus's safest retail corridors.
- Reported Incidents:** Community discussion is dominated by traffic incidents rather than property or violent crime; retail theft remains the primary commercial concern in high-volume shopping areas.
- Context:** Location in Delaware County (43240 zip) benefits from lower overall crime indices versus Columbus city core; proximity to Costco and Polaris Fashion Place adds visible security presence.

CONSTRUCTION ACTIVITY

- Polaris Entertainment Pipeline:** Supercharged Entertainment has submitted plans for a ~125,000 SF indoor karting and entertainment complex at Polaris — if approved, it would add a major new experiential draw to the node.
- Columbus Retail Pipeline:** Approximately 210,000 SF of retail is under construction metro-wide as of Q1 2026 (0.2% of inventory) — well below historical norms, keeping supply constrained at Polaris.
- Mixed-Use Activity:** Polaris Centers' "Pointe at Polaris" project includes 35,000 SF of street-front retail/restaurant space along Gemini Place and Lyra Drive, adding walkable density near the subject site.

Market Comparables: View available retail-single listings near 43240 on LoopNet.

View Listings →

This report compiles data from public records, government sources, and third-party market data including Cushman & Wakefield MarketBeat, Matthews Real Estate Intelligence, Colliers Research, and CBRE U.S. Quarterly Figures. Figures marked "LeaseScore Estimate" are modeled approximations and may not reflect current conditions. LeaseScore does not guarantee accuracy and this report is not appraisal, legal, or financial advice. Verify all figures with primary sources before making any decision. LeaseScore can make mistakes. Check important info.