

GRAVITY-ADJACENT  
IN THE HEART OF  
FRANKLINTON

INVESTMENT/  
OWNER-USER  
OPPORTUNITY

68 MCDOWELL

4,648 SF  
RENOVATED  
1925 GEM

**ROTH** REAL  
ESTATE  
GROUP

kaufman

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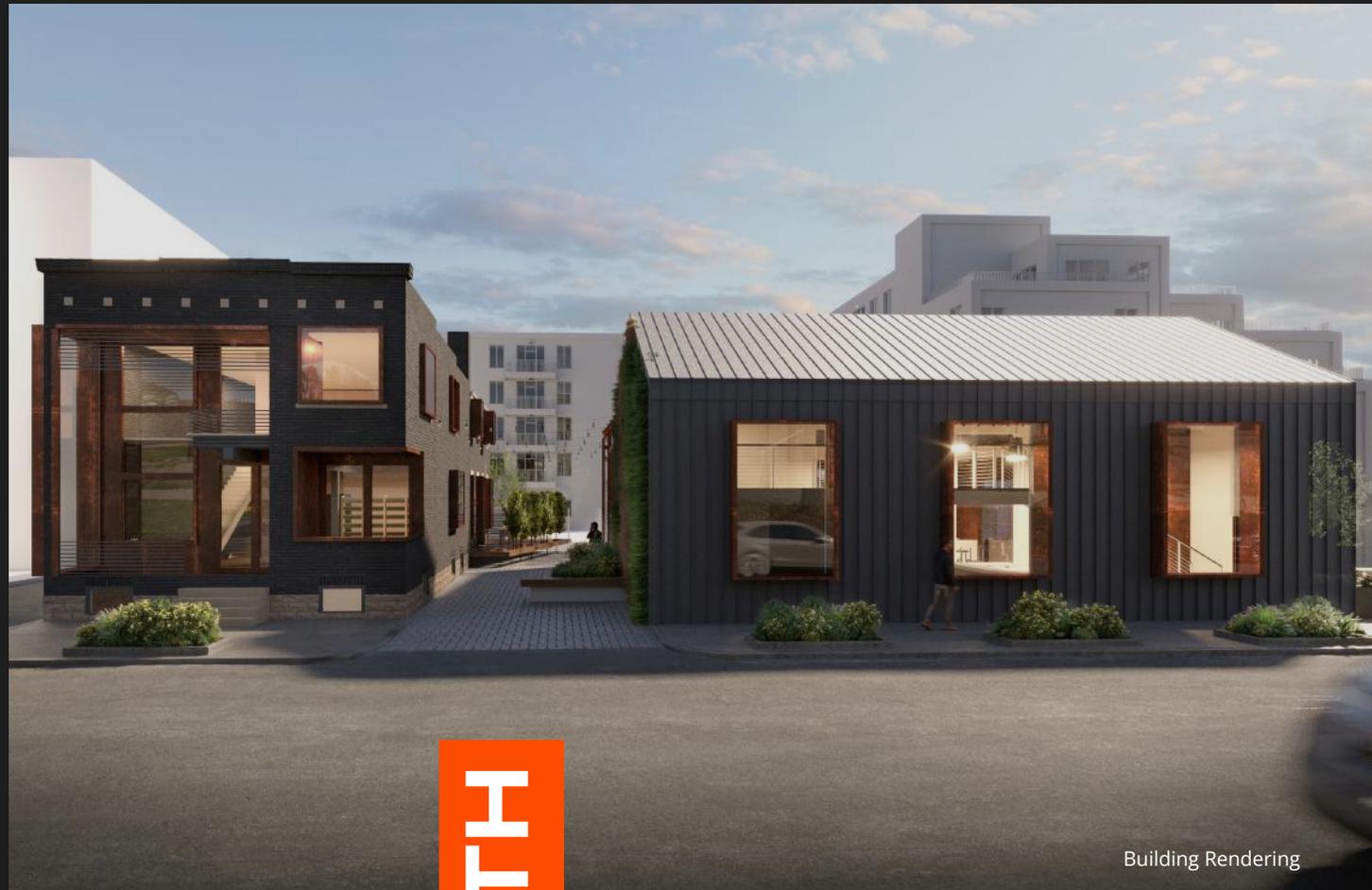
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**TWO STORIES**  
**PLUS BASEMENT**

**4,648 SF RETAIL OR**  
**UNIQUE OFFICE SPACE**

**900 SPACE PUBLIC**  
**PARKING GARAGE**  
**ADJACENT TO THE**  
**PROPERTY**

[SCHEDULE A TOUR](#)



Building Rendering

**ROTH**

REAL  
ESTATE  
GROUP

68 MCDOWELL

68 MCDOWELL ST



**NEW SALE PRICE: \$875K**

# DISCOVER A **HIDDEN GEM** IN FRANKLINTON

Nestled in the heart of Franklinton, Columbus' burgeoning creative district, 68 McDowell stands as a testament to the neighborhood's rich history and promising future. This 4,648 SF property, known locally as the Prieto Building, offers investors a unique opportunity to be part of Columbus' most exciting urban renaissance.

# 68 MCDOWELL

## ADDRESS

68 McDowell St,  
Columbus, OH 43215

## BUILDING SIZE

4,648 SF

## LOT SIZE

6,081 SF

## PARCEL ID

010-042942-00

## YEAR BUILT

1925

## YEAR RENNOVATED

2022

## ZONING

C-4 Regional Scale  
Commercial District

## PROPERTY TYPE

Office, Retail, Restaurant

## ASKING PRICE

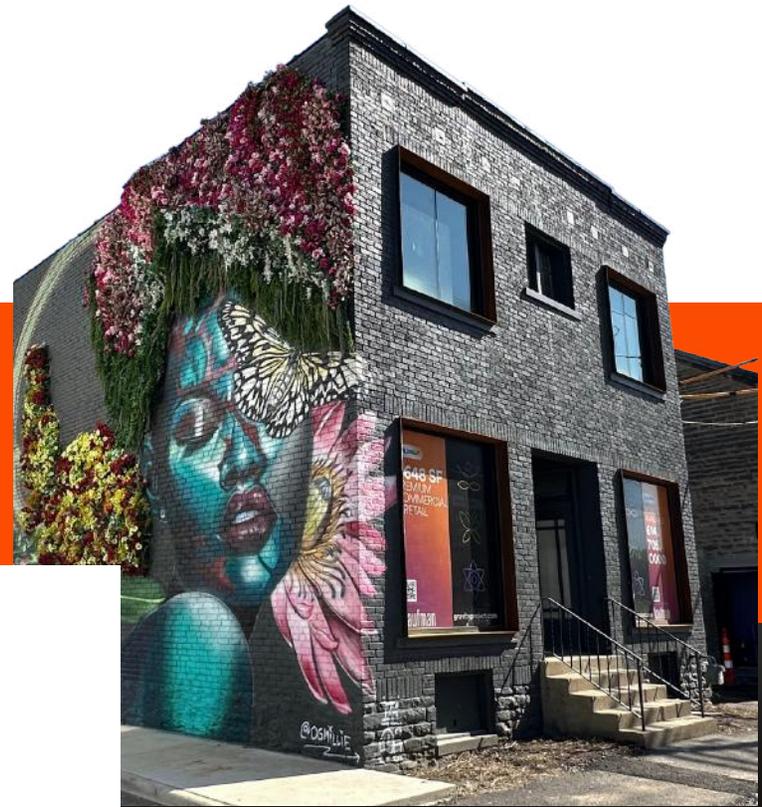
\$875K

## STORIES

2 + Full Basement

## PARKING

Adjacent 900-space  
parking garage



# BUILDING DETAILS

UNIQUE BLEND OF HISTORICAL CHARM AND  
MODERN POTENTIAL, PERFECTLY POSITIONED  
TO CAPITALIZE ON FRANKLINTON'S ONGOING  
RENAISSANCE

# PROPERTY HIGHLIGHTS

68 MCDOWELL



## HISTORICAL SIGNIFICANCE

Originally constructed in 1925, the Prieto Building carries nearly a century of Columbus history within its walls.

## VERSATILE SPACES

Each floor offers 2,324 SF of flexible space, adaptable to a wide range of business needs.

## PRIME LOCATION

Located adjacent to Gravity 2.0 and near Franklinton's newest restaurant, Prim Mason, it's positioned in a rapidly developing area of the neighborhood.

## MODERN RENOVATIONS

Extensive 2022 renovations have brought the property up to contemporary standards while preserving its unique character.

## PARKING CONVENIENCE

The adjacent 900-space parking garage ensures ample parking for tenants and visitors alike.

## GRAVITY PHASE II

Part of the innovative Gravity development, Ohio's conscious community living project.

**ROTH**

REAL  
ESTATE  
GROUP



**68 MCDOWELL**

**A HISTORIC GEM IN COLUMBUS'  
CREATIVE HUB - FRANKLINTON'S  
PREMIER INVESTMENT OPPORTUNITY**

**PART OF GRAVITY  
DEVELOPMENT**

**OPPORTUNITY  
ZONE**

**STRONG ROI  
POTENTIAL**

**HIGH VISIBILITY AND  
FOOT TRAFFIC**

**PRIME  
LOCATION**

# ICONIC PRIETO BUILDING

# HISTORIC TIMELINE

A DISTINCTIVE  
CORNICE

ORIGINAL  
BRICK FAÇADE

MAJOR  
RENOVATIONS

LARGE  
STOREFRONT  
WINDOWS

HISTORIC PRIETO  
BUILDING WAS BUILT

The Prieto is a shining example of early 20th-century commercial architecture in Columbus. Built in 1925 and expertly renovated in 2022, this 4,648 square foot property seamlessly marries historical charm with modern functionality.





68 MCDOWELL STANDS AS A TESTAMENT TO FRANKLINTON'S RICH ARCHITECTURAL HERITAGE AND ITS PROMISING FUTURE.

## PRESS FEATURES

- Columbus Business First included the property in a 2022 piece on "**Franklinton's Top 10 Investment Opportunities**"
- The Columbus Dispatch ran a feature article in 2023 titled "**Franklinton's Renaissance: Historic Buildings Find New Life,**" which prominently featured the Prieto Building's renovation
- (614) Magazine highlighted the building in a 2023 article about Franklinton's emerging arts scene, noting its potential as a gallery or creative workspace



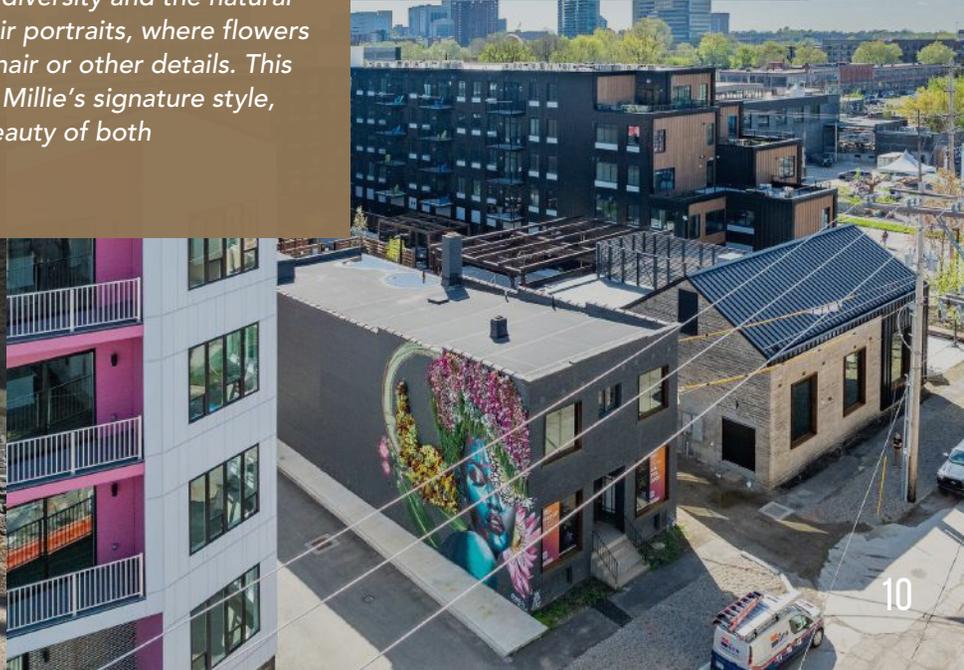
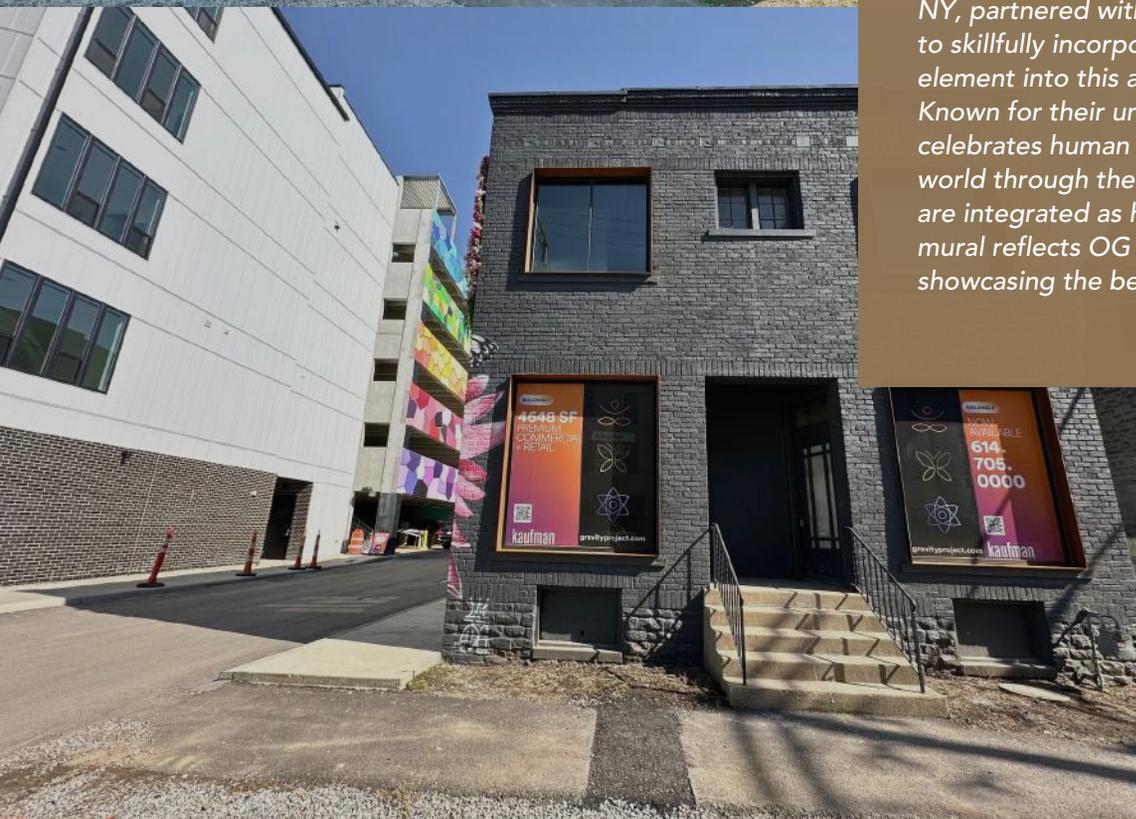
REAL  
ESTATE  
GROUP

[614]

The Columbus Dispatch

**CU** COLUMBUS  
UNDERGROUND

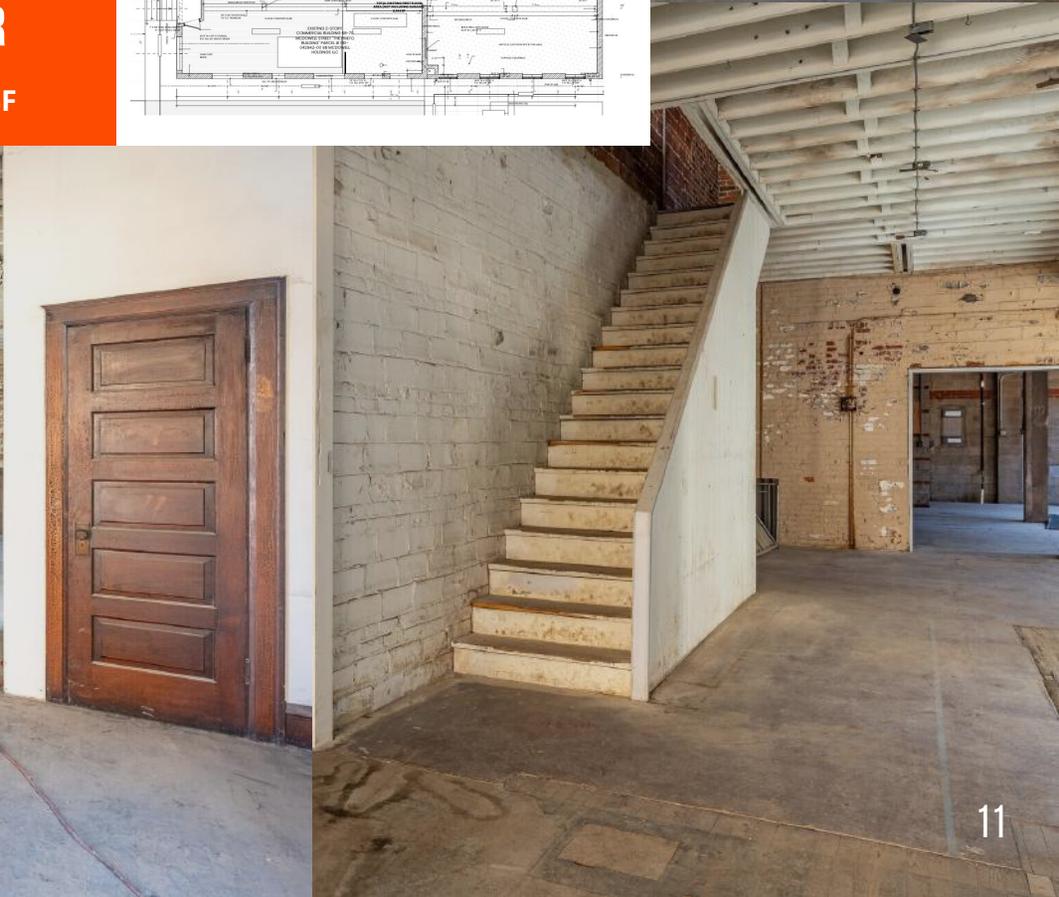
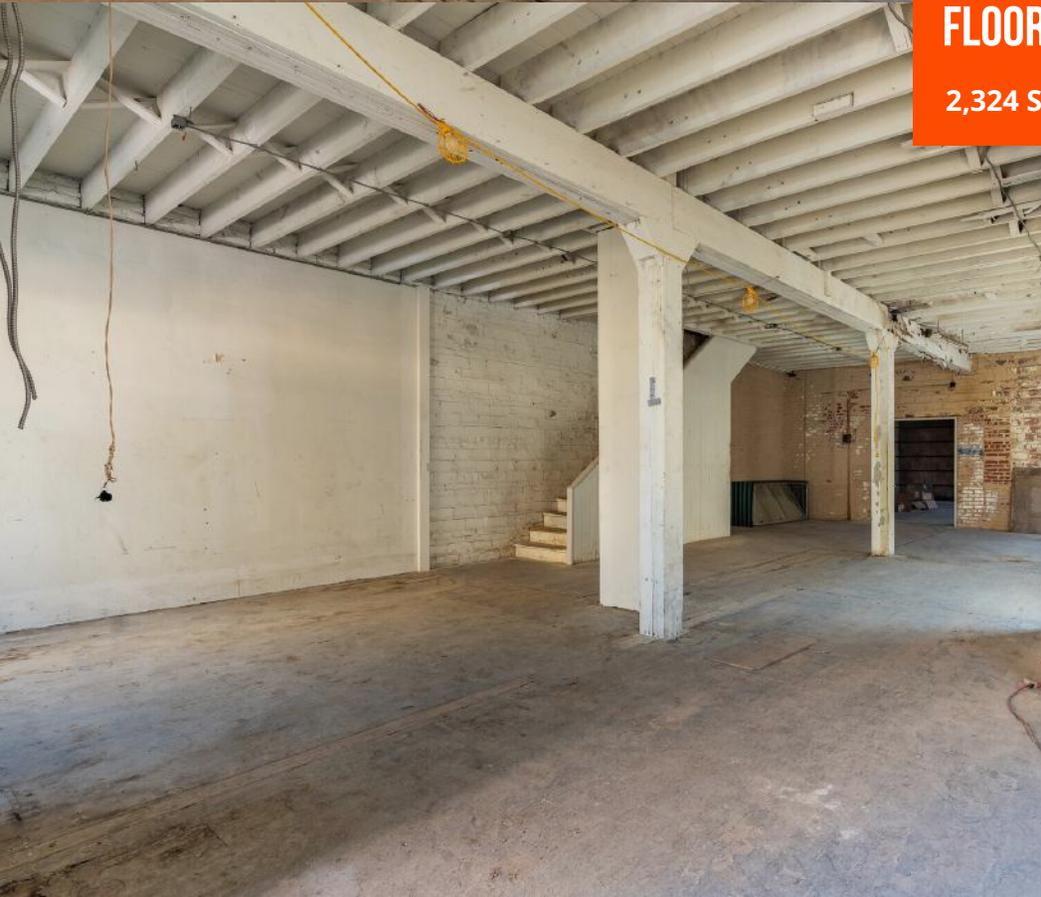
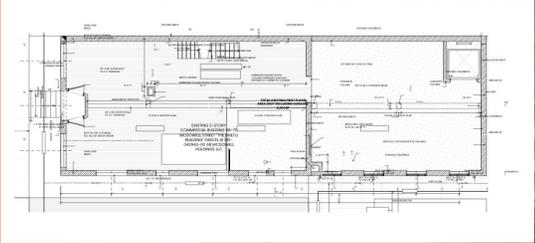
COLUMBUS  
BUSINESS FIRST

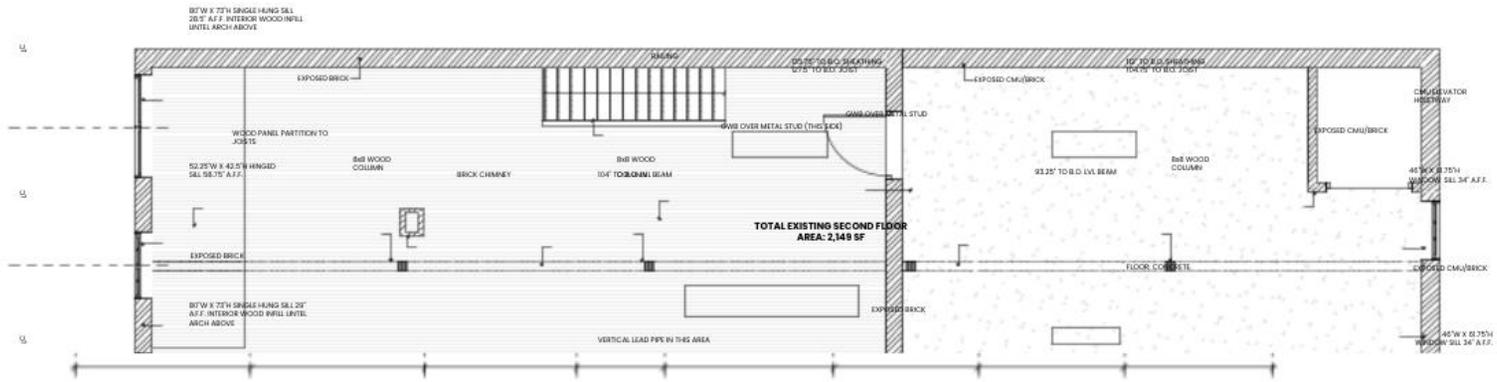


*Renowned artist OG Millie from Queens, NY, partnered with Oakland Green Interiors to skillfully incorporate a stunning floral element into this award-winning mural. Known for their unique style, OG Millie celebrates human diversity and the natural world through their portraits, where flowers are integrated as hair or other details. This mural reflects OG Millie's signature style, showcasing the beauty of both*



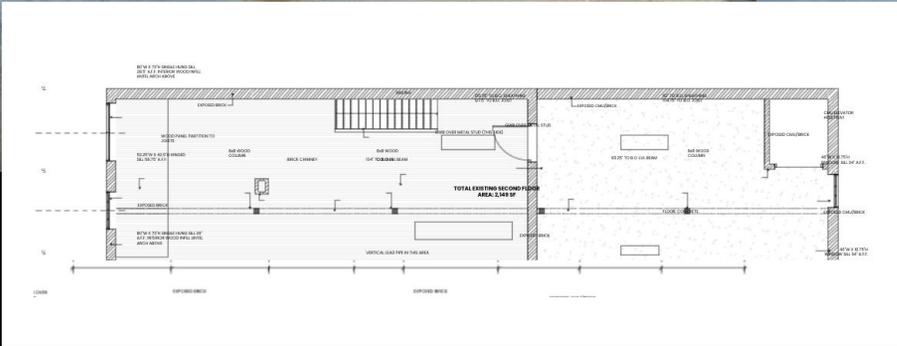
**FIRST FLOOR**  
2,324 SF





**SECOND FLOOR**  
2,324 SF



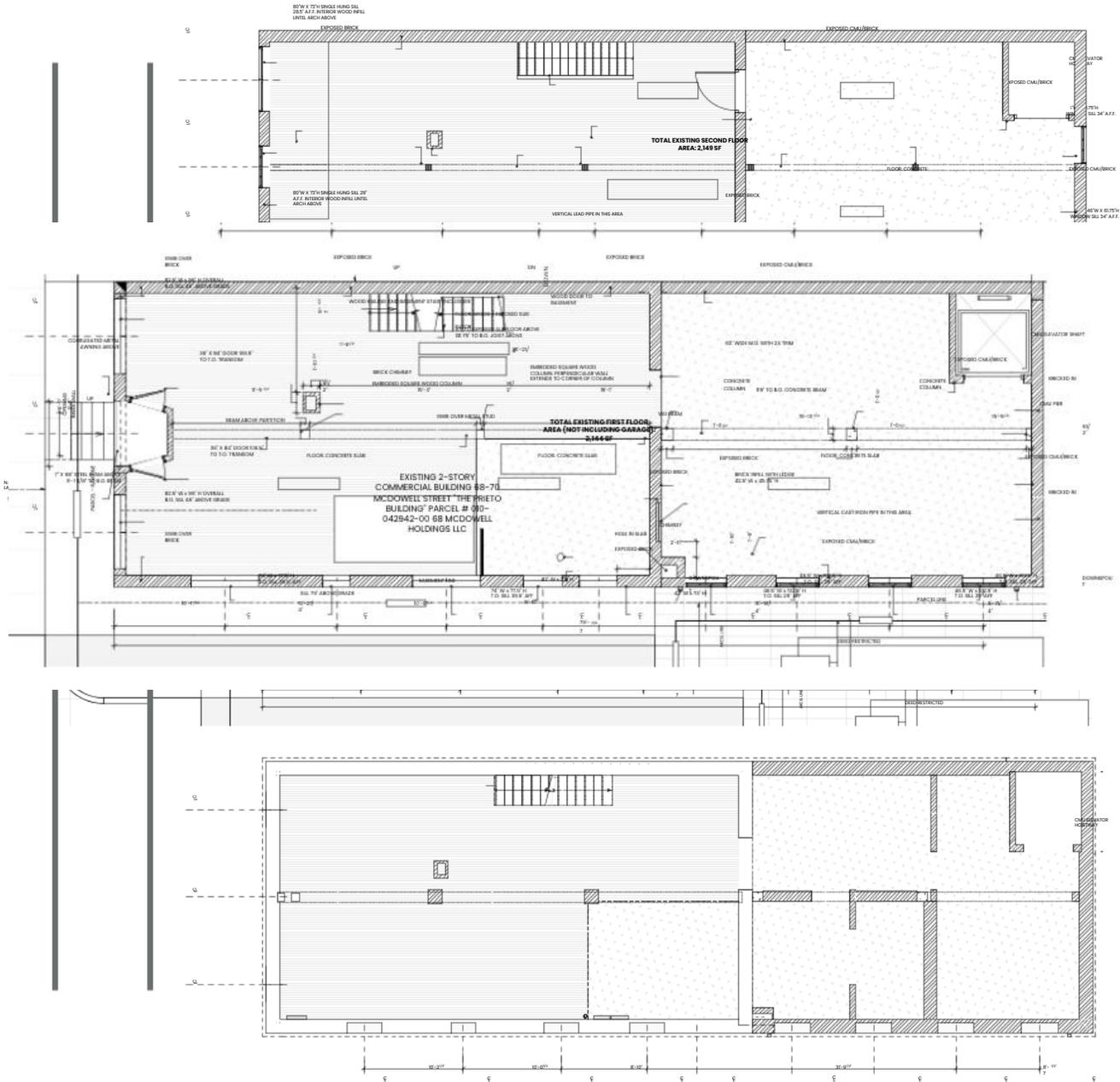


**SECOND  
FLOOR**  
**2,324 SF**



**68 MCDOWELL'S VERSATILE LAYOUT, SPREAD ACROSS TWO STORIES AND A FULL BASEMENT, PROVIDES AN IDEAL CANVAS FOR A VARIETY OF COMMERCIAL VENTURES. FROM INNOVATIVE OFFICE SPACES TO TRENDY RETAIL OUTLETS OR CUTTING-EDGE DINING CONCEPTS, THIS PROPERTY OFFERS UNPARALLELED FLEXIBILITY IN ONE OF COLUMBUS' MOST EXCITING NEIGHBORHOODS.**

MCDOWELL ST



SECOND FLOOR

FIRST FLOOR

BASEMENT

## **ADAPTABLE REUSE SPACE**

### **ZONING INFORMATION**

68 McDowell is zoned C-4 Regional Scale Commercial District, allowing for a wide range of commercial uses.

This flexible zoning opens up numerous possibilities for investors and business owners looking to make their mark in Franklinton.

**IDEAL USE**

- RETAIL SPACE**
- OFFICE SPACES**
- RESTAURANTS AND BARS**
- ENTERTAINMENT VENUES**
- MIXED-USE DEVELOPMENTS**

**UNIQUE BLEND OF HISTORICAL CHARM AND MODERN POTENTIAL, PERFECTLY POSITIONED TO CAPITALIZE ON FRANKLINTON'S ONGOING RENAISSANCE**



# GRAVITY-ADJACENT INVESTMENT OPPORTUNITY: 4,648 SF OF VERSATILE SPACE IN FRANKLINTON



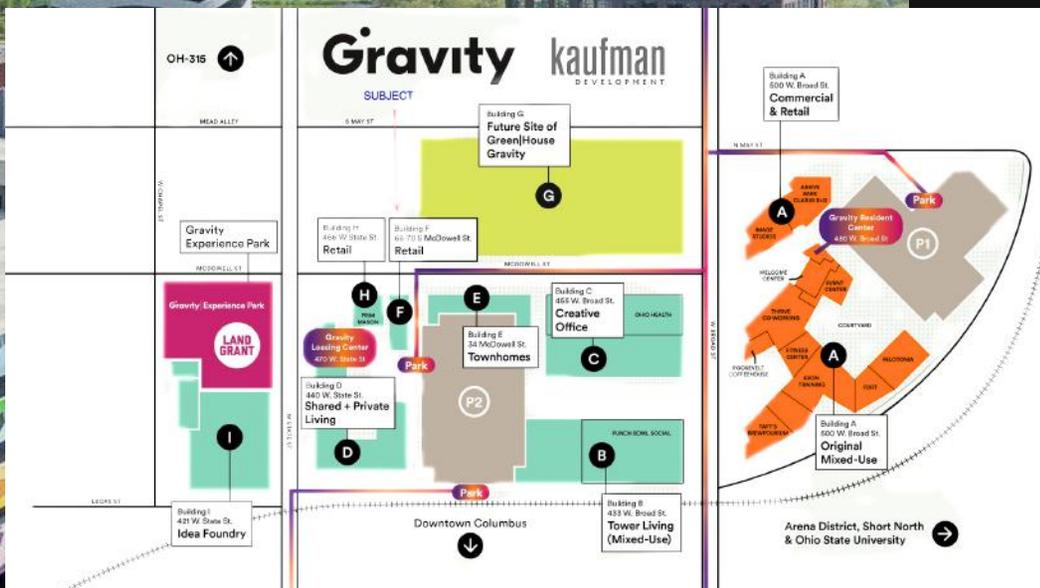
WINNER OF URBAN LAND INSTITUTE'S GLOBAL AWARD FOR EXCELLENCE IN 2021

# Gravity

68 McDowell is situated within the award-winning Gravity development, a mixed-use project that has garnered national attention for its innovative approach to urban living and working. Gravity was recognized with the Urban Land Institute's Global Award for Excellence in 2021, further cementing Franklinton's reputation as a hub for forward-thinking urban development.



# SITE PLAN





Orange Barrel Media

Cover My Meds Headquarters

Lower.com Field

EAST FRANKLINTON

Gravity Phase I

BARK  
COVA Cowork  
Roosevelt Coffee  
Axon Fitness  
Pelotonia  
FORT  
Taft's Brewpourium

ARENA DISTRICT

SHORT NORTH

Veterans Memorial

Punch Bowl Social  
Prim Mason  
Sow Plated  
Sweetful Desserts

770 W. Broad

642 W. Broad

635 W. Broad

567 W. Broad

663 W. Broad

GreenHouse Gravity

Scioto Peninsula Redevelopment

Gravity Phase II

Gravity Experience Park

Junto Hotel  
Little West Tavern  
Brass Eye

COSI

Former Graham Ford Site

79 McDowell St.

129 Studios

Idea Foundry

DOWNTOWN COLUMBUS

Mount Carmel Hospital Redevelopment

548 W. State

Close Quarters Social Gaming Club

Out of Town Apartments

The Dog Stop

Land Grant Brewing Company

Dorrian Green

Glass Axis

Rehab Tavern

Lundberg Industrial Arts

Lucas Lofts

Brewdog Franklinton

Vanderelli Room

400 Rich & Strongwater

Chromedge Studios

River & Rich

River & Rich Phase 2

One Line Coffee  
Makers Social  
Studio Torch  
ROY G BIV  
Yellow Brick Pizza  
Jewelweed Plant Shop

GERMAN VILLAGE

Situated in Franklinton, **Gravity stands as the most expansive conscious community in Ohio.** This project embodies an ethos-driven concept, featuring apartments, offices, restaurants, retailers, and both indoor and outdoor gathering areas, all centered around promoting wellbeing, expression, and making a positive impact.

GRAVITY PHASE II    PROPOSED/POTENTIAL FUTURE DEVELOPMENTS    EXISTING DEVELOPMENTS AND COMMUNITY ASSETS

# GRAVITY PHASE II





68 MCDOWELL ST

## LOCATION ADVANTAGES

**BIKE SCORE®**  
**VERY BIKEABLE (82)**

0.5 MILES | 3 MINS

### DOWNTOWN COLUMBUS

Just minutes from downtown Columbus, offering easy access to the city's business hub.

8 MILES | 14 MINS

### JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT

15.6 MILES | 23 MINS

### RICKENBACKER INTERNATIONAL

68 McDowell is right in the heart of Columbus's central location which makes it accessible to a large regional market, including nearby cities and suburbs.



[VIEW MAP LIVE](#)

SOUTH VIEW

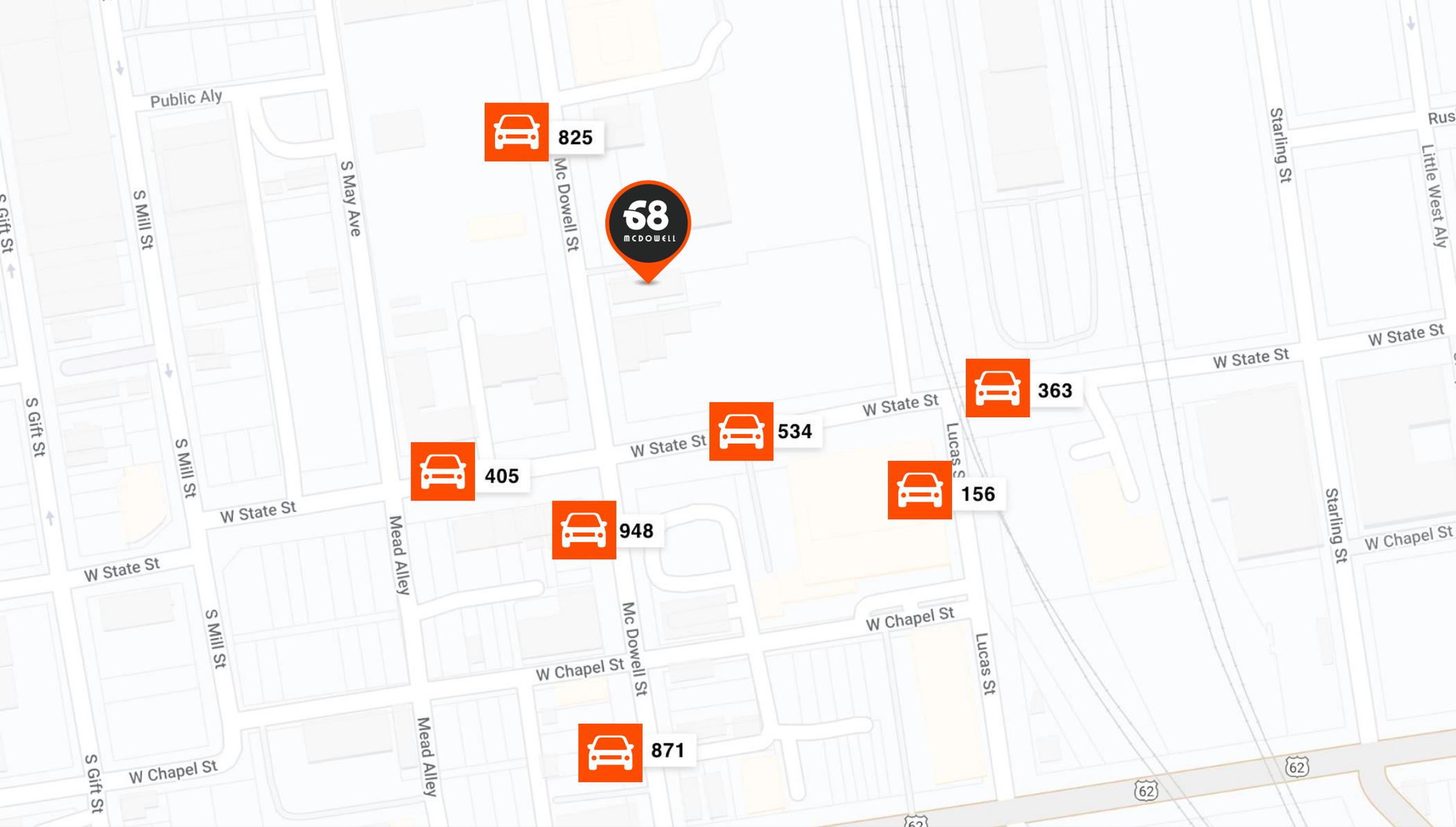
68 MCDOWELL



[VIEW MAP LIVE](#)

**NORTH VIEW**

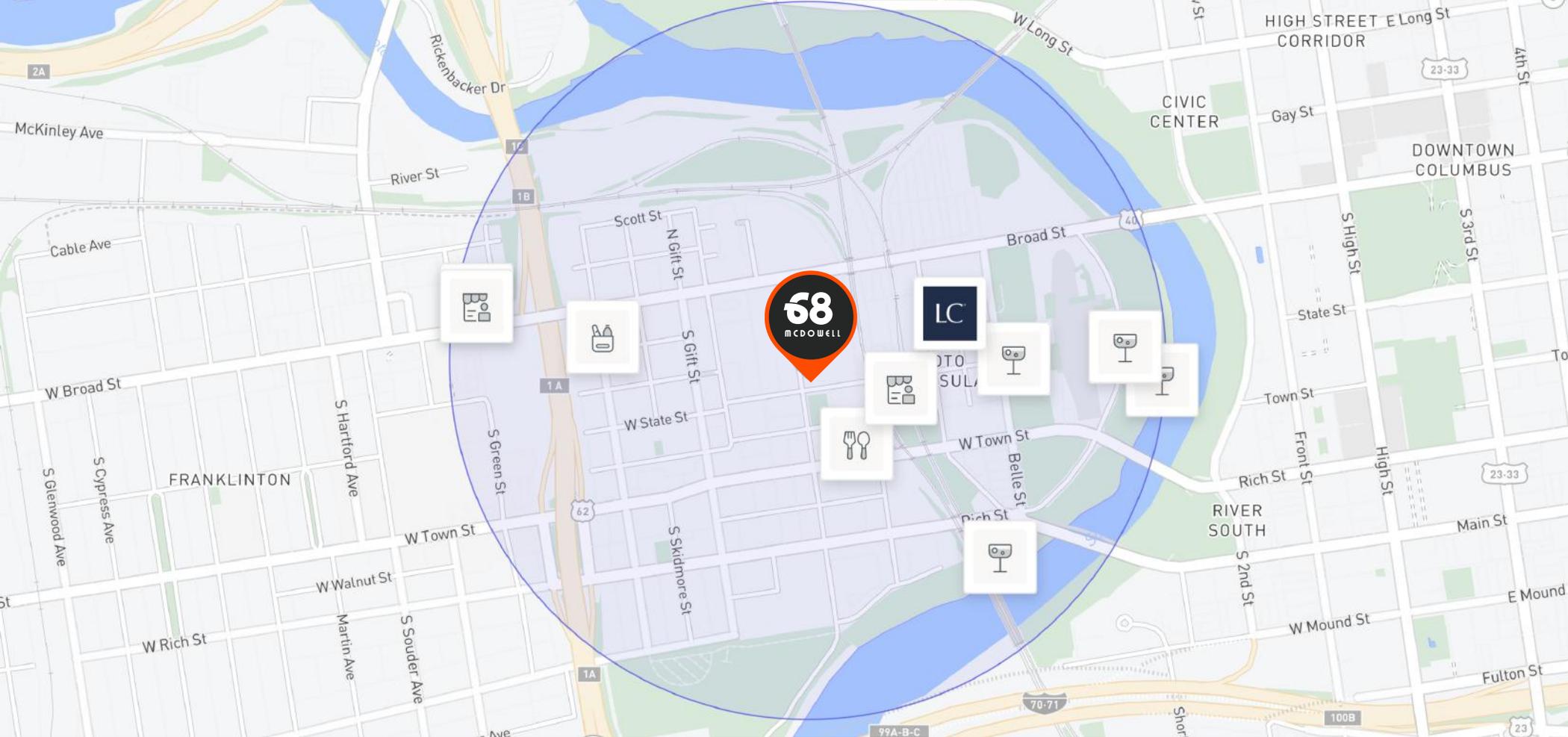




## TRAFFIC COUNTS

# HIGH VISIBILITY

68 MCDOWELL ST



# NEARBY LOCATION INSIGHTS

## MONTHLY VISITS

Local insight data derived from Crexi.

SCIOTO MILE

52.8K

DORIAN GREEN

20.1K

RAY RAYS DOG PIT

6K

### NEARBY MAJOR RETAILERS



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2024 Population	12,223	154,749	357,179	673,118
2029 Population	12,468	157,427	361,495	677,577
2024-2029 Projected Population Growth	2.0%	1.7%	1.2%	0.7%
Median Age	35.9	32.3	32.9	34.3
College Degree + Higher	53%	42%	38%	22%
Daytime Employees	79,518	241,255	316,770	438,392
Total Businesses	4,511	19,730	27,126	44,041
Average Household Income	\$93,140	\$76,757	\$76,862	\$78,692
Median Household Income	\$72,452	\$55,230	\$54,754	\$57,709
Total Consumer Spending	\$184.8M	\$1.8B	\$4B	\$7.6B
2024 Households	6,953	72,790	152,601	280,819
Average Home Value	\$451,754	\$347,272	\$309,918	\$281,518

Demographic data derived from Costar.



# FRANKLINTON: A NEIGHBORHOOD ON THE RISE

Franklinton's vibrant arts scene adds significant value to this investment. The neighborhood is home to numerous galleries, studios, and creative spaces, including 400 West Rich, Chromedge Studios, and the Columbus Idea Foundry. These cultural assets contribute to the area's appeal and foot traffic, benefiting businesses located at 68 McDowell St.

**Franklinton is quickly becoming Columbus' go-to spot for creatives, entrepreneurs, and young professionals.**

FEATURED IN THE NEW  
YORK TIMES AS  
"COLUMBUS'S ARTISTIC  
HAVEN" IN 2019

New York Times

NAMED ONE OF "AMERICA'S  
10 BEST UP-AND-COMING  
NEIGHBORHOODS" BY  
FORBES IN 2020

Forbes

*By Jsjessee - CC BY-SA 2.0, Wikipedia*

The New York Times

Forbes

# FRANKLINTON DEMOGRAPHICS



By [Jsjessee](#) - CC BY-SA 2.0, [Wikipedia](#)

Investors should note Franklinton's demographic trends, with an influx of young professionals and creatives driving demand for innovative spaces. The median age here is around 32, with a growing population of college-educated residents. As the neighborhood continues to evolve, The Prieto stands poised to benefit from this upward trajectory. Franklinton's seeing an influx of young professionals and creatives. It's a neighborhood on the up-and-up.

With Franklinton's ongoing development, property values here have been on a steady climb. This could be a solid long-term play.

**9,030**

**TOTAL  
POPULATION**

**\$64,700**

**MEDIAN  
HOME VALUE**

**\$29,963**

**MEDIAN  
HOUSEHOLD  
INCOME**

## FRANKLINTON

MIDWEST'S MOST  
EXCITING MARKET

As part of this dynamic neighborhood, 68 McDowell offers investors the chance to be part of a community on the rise, with the added value of owning a piece of Columbus history. **The building's prime location, historical significance, and recent high-quality renovation make it an unparalleled opportunity in one of the Midwest's most exciting real estate markets.**

28

RICH  
HISTORY  
CREATIVE  
HUB

ONE OF COLUMBUS' OLDEST  
NEIGHBORHOODS, FOUNDED IN 1797

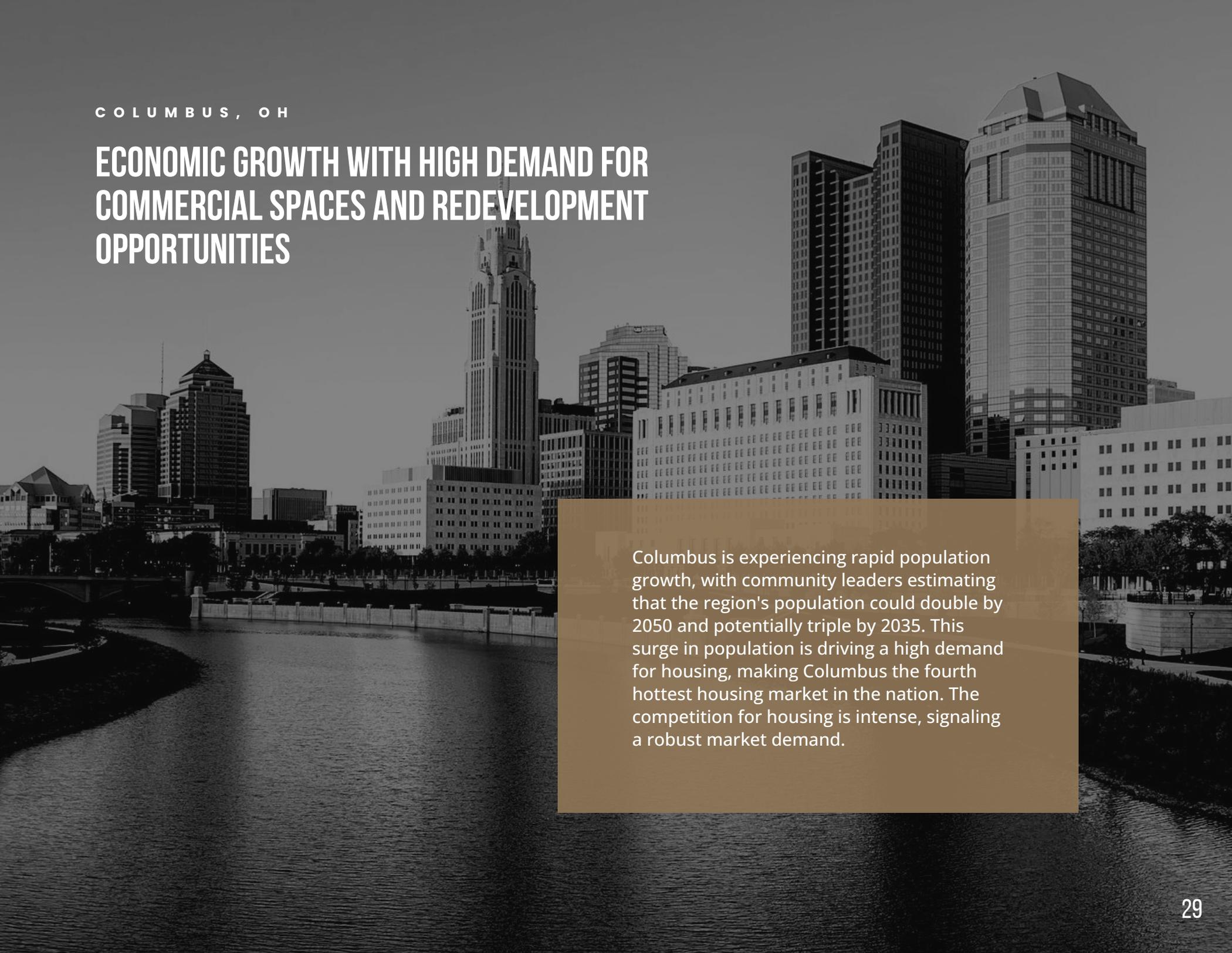
FRANKLINTON

HOME TO NUMEROUS ART  
GALLERIES, STUDIOS,  
AND MAKERSPACES

COMMUNITY  
FOCUS  
TECH  
INNOVATION

STRONG EMPHASIS ON  
COMMUNITY DEVELOPMENT  
AND LOCAL INITIATIVES

EMERGING AS A CENTER FOR  
TECHNOLOGY STARTUPS AND  
CREATIVE BUSINESSES



COLUMBUS, OH

## ECONOMIC GROWTH WITH HIGH DEMAND FOR COMMERCIAL SPACES AND REDEVELOPMENT OPPORTUNITIES

Columbus is experiencing rapid population growth, with community leaders estimating that the region's population could double by 2050 and potentially triple by 2035. This surge in population is driving a high demand for housing, making Columbus the fourth hottest housing market in the nation. The competition for housing is intense, signaling a robust market demand.

THRIVING

# COLUMBUS, OH

## 902,449

TOTAL  
POPULATION

## \$62,994

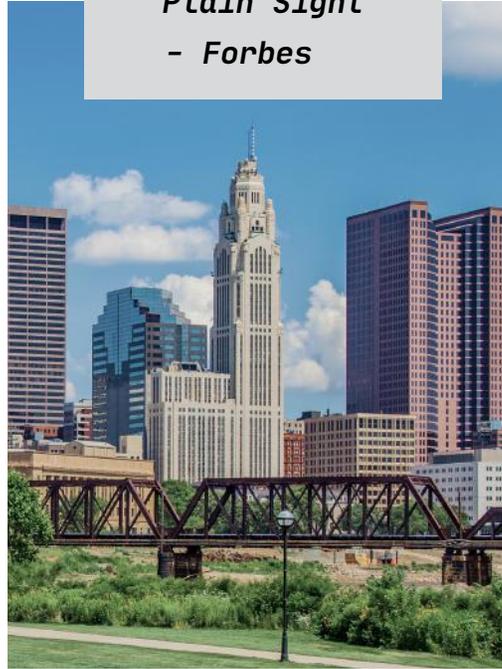
MEDIAN  
HOUSEHOLD  
INCOME

## \$212,500

MEDIAN HOME  
VALUE

*Residential and demographic information comes from public data provided by the US Census.*

*Columbus, Ohio,  
A Hidden Gem In  
Plain Sight  
- Forbes*



# 97%

EMPLOYMENT RATE

**NAMED TOP 10 BEST CITIES TO  
MOVE TO IN 2024 | FORBES HOME**

**OHIO RANKED #7 AMERICA'S TOP  
STATES FOR BUSINESS 2024 | CNBC**

**#3 BEST BEER CITIES IN THE US |  
USA TODAY**

**BEST DESTINATIONS FOR CULINARY  
TRAVEL 2024 | ESSENCE**

**#3 HOTTEST HOUSING MARKET  
HEADING INTO 2024 | ZILLOW**

**Columbus is one of the fastest-growing cities in the Midwest. In fact, Columbus has the most population growth out of any metropolitan in U.S. Vibrant and alive, Columbus is known for its public-private collaborations and entrepreneurial spirit.**

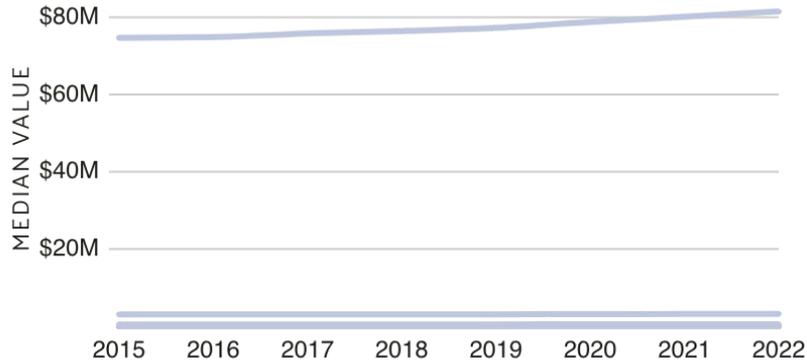
# COLUMBUS DEMOGRAPHICS

Columbus, OH United States

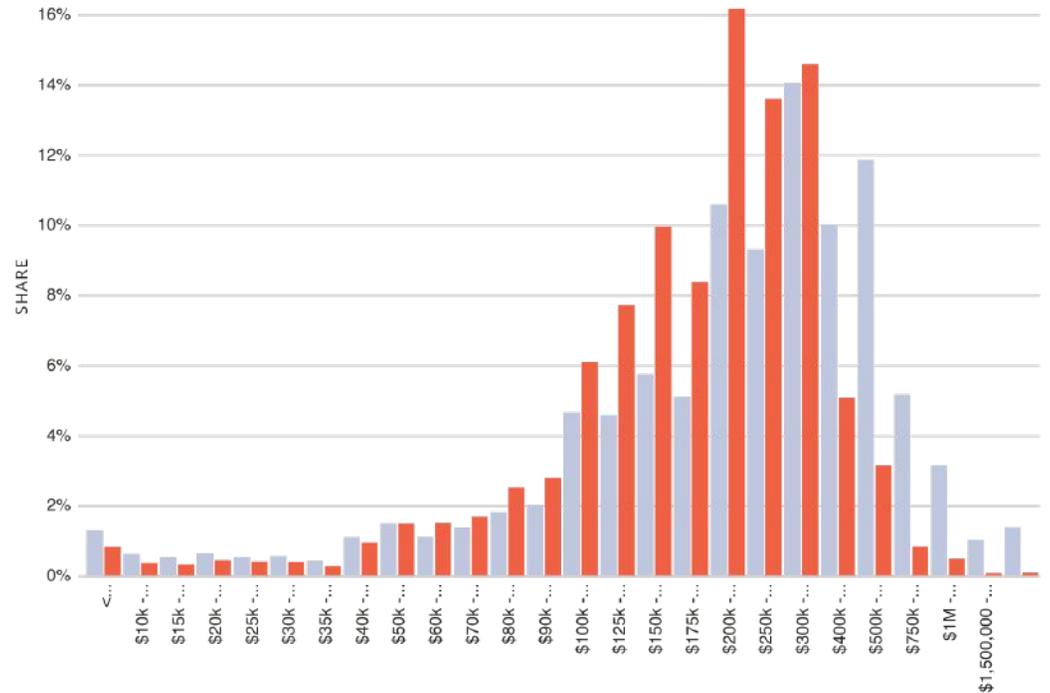
## HOUSEHOLD INCOME [2022]



## MEDIAN PROPERTY VALUE



## PROPERTY VALUE



Residential and demographic information comes from public data provided by the US Census.



## FRANKLIN COUNTY

# LOCAL MARKET OVERVIEW

Franklin County, is a vibrant region with a diverse economy and a strong community spirit. The county is known for its excellent infrastructure, educational institutions, and cultural amenities. With a focus on economic development, Franklin County offers numerous resources for businesses, including support programs and networking opportunities.

The county's commitment to growth is evident in its ongoing investments in public infrastructure and community services. This supportive environment makes Franklin County an ideal location for businesses looking to expand and thrive.

## INNOVATION FOR BUSINESS

Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the **No. 1 Rising City for Startups** and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

## ECONOMIC INFRASTRUCTURE

Franklin County stands out in terms of retail growth due to its strategic location and robust economic infrastructure. The Columbus Region is a leader in population, job, and GDP growth, outpacing other major Midwest metros. This growth is supported by a diverse economy that includes key sectors such as retail, logistics, healthcare, and finance. The region's central location provides unparalleled market access, with the ability to reach 45% of the U.S. population within a one-day drive, which is a significant advantage over other cities.

# FRANKLIN COUNTY THE HEART OF OHIO

- > A STRONG JOB MARKET WITH OPPORTUNITIES IN VARIOUS SECTORS
- > HOME TO MULTIPLE FORTUNE 500 COMPANIES
- > EXCELLENT HEALTHCARE FACILITIES AND RESEARCH CENTERS
- > A THRIVING ARTS AND CULTURE SCENE
- > NUMEROUS PARKS AND RECREATIONAL AREAS

Situated in Franklin County, 68 McDowell benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents. By investing in 68 McDowell, ***you're not just acquiring a property; you're becoming part of a larger story of progress and opportunity in the heart of Ohio.***

#3 IN AMERICA'S  
BEST COUNTIES 2024



#8 BEST COST OF DOING BUSINESS

AREADEVELOPMENT

10% LOWER COST OF LIVING  
THAN THE NATIONAL AVERAGE

THE  
COLUMBUS  
REGION

1.32M

TOTAL POPULATION

\$71,070

MEDIAN HOUSEHOLD  
INCOME

\$243,100

MEDIAN HOME VALUE

42.3%

BACHELOR'S DEGREE  
OR HIGHER



Residential and demographic information comes from public data provided by the US Census.

UNIQUE OPPORTUNITY

# INVESTMENT HIGHLIGHTS



- **FLEXIBLE SPACE ADAPTABLE TO VARIOUS BUSINESS NEEDS**
- **UNIQUE BLEND OF HISTORICAL CHARM AND MODERN FUNCTIONALITY**
- **STRONG POTENTIAL FOR APPRECIATION AS FRANKLINTON CONTINUES TO DEVELOP**
- **PART OF THE INNOVATIVE GRAVITY DEVELOPMENT, ENSURING A BUILT-IN COMMUNITY**
- **HIGH VISIBILITY IN A RAPIDLY GROWING AREA**

# FRANKLINTON'S PREMIER INVESTMENT OPPORTUNITY



A PART OF HISTORY  
LIVING IN A  
THRIVING BUSINESS  
COMMUNITY AND  
CULTURAL HUB  
TODAY

## MORE THAN JUST A BUILDING

As part of this dynamic neighborhood, 68 McDowell offers investors the chance to be part of a community on the rise, with the added value of owning a piece of Columbus history. The building's prime location, historical significance, and recent high-quality renovation make it an unparalleled opportunity in one of the Midwest's most exciting real estate markets.

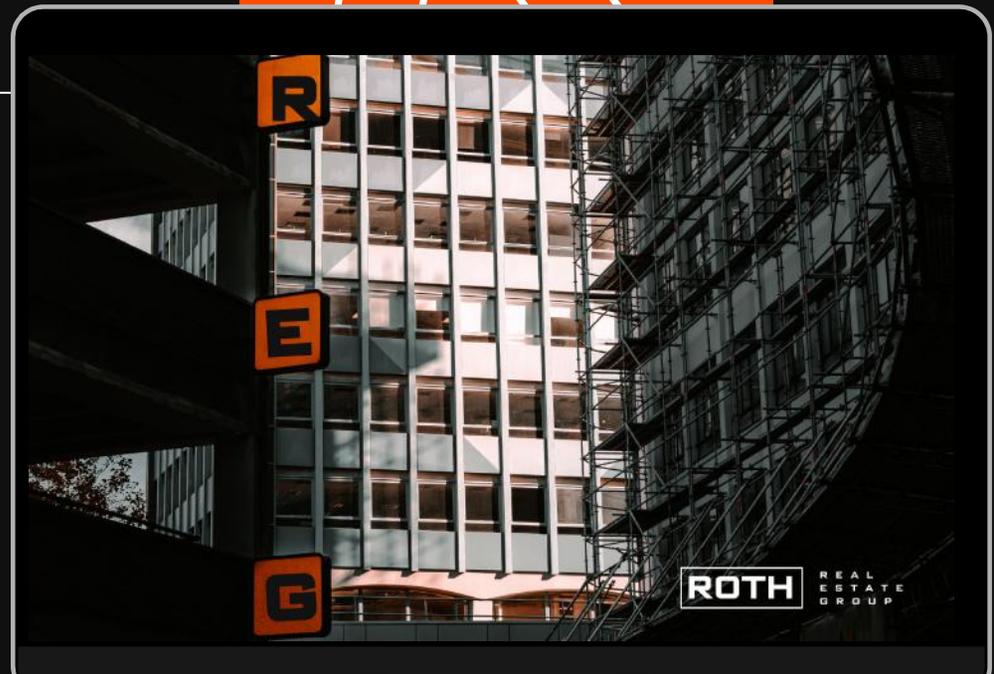
The Prieto Building's renovation and its place within Franklinton's broader redevelopment have made it a focal point for those interested in Columbus' urban renewal. Its blend of historical character and modern functionality, coupled with its location in one of the city's most dynamic neighborhoods, positions it as a unique investment opportunity in the Columbus real estate market.

# SHAPING THE COLUMBUS SKYLINE ONE PROPERTY AT A TIME



Roth Real Estate Group delivers a comprehensive suite of commercial real estate services tailored to maximize value and achieve your business objectives. Our team leverages cutting-edge technology and data-driven insights to strategically invest in your vision and drive results. At Roth, we're committed to keeping our clients informed and empowered throughout the entire process.

As our partner, you'll have access to the latest market intelligence and emerging opportunities that align with your commercial property goals. Our expertise ensures you're always positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.



[CONTACT US](#)





6 8 M C D O W E L L S T

**DON'T MISS THIS CHANCE TO BE PART  
OF FRANKLINTON'S EXCITING FUTURE.**

**CONTACT US**

**ROTH**

REAL  
ESTATE  
GROUP



# 68 MCDOWELL

**ROTH**

REAL  
ESTATE  
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**kaufman**



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