

LEASE

854-858 N HIGH ST

854-858 N High St Columbus, OH 43215

PROPERTY DESCRIPTION

This corner building retail opportunity in the Short North Arts District can't be missed. The space has 3,570 SF, great street visibility, wall-to-wall windows, and a dedicated parking spot behind the building. This is one of most highly trafficked and sought after locations in Columbus and it is ready for you to move in. Join local and national retailers in this vibrant, creative neighborhood with monthly Gallery Hops that brings extra foot traffic every month. Building is in the heart of Short North surrounded by businesses, boutique shops, apartments and nonstop foot and vehicle traffic

PROPERTY HIGHLIGHTS

- 3,570 SF street retail in the Heart of Short North
- Corner location with exceptional frontage
- Wall-to wall windows provides amazing visibility on N High Street and natural light
- The building is on the corner of N High and E Prescott convenient for deliveries
- Surrounded by established businesses and dense residential
- Convenient access to Downtown, OSU Campus and I-670
- Ideal for showroom, retail, wellness, or service-based concepts



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
NNN Estimate For 2025	\$2.00 /SF
Available SF:	3,570 SF
Lot Size:	0.11 Acres
Building Size:	10,710 SF

PROPERTY WEBSITE

<https://bit.ly/854-858NHighSt>

Tom Velalis

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Bill Davis

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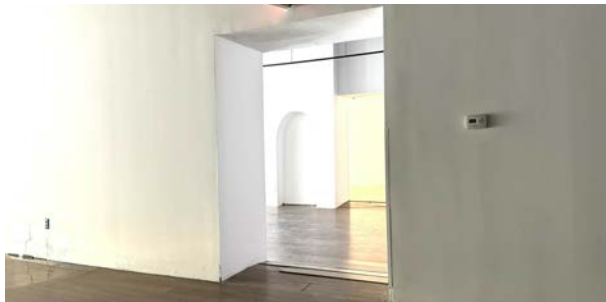
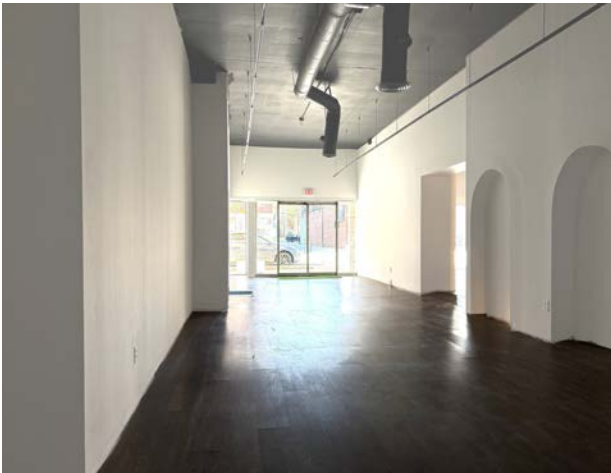


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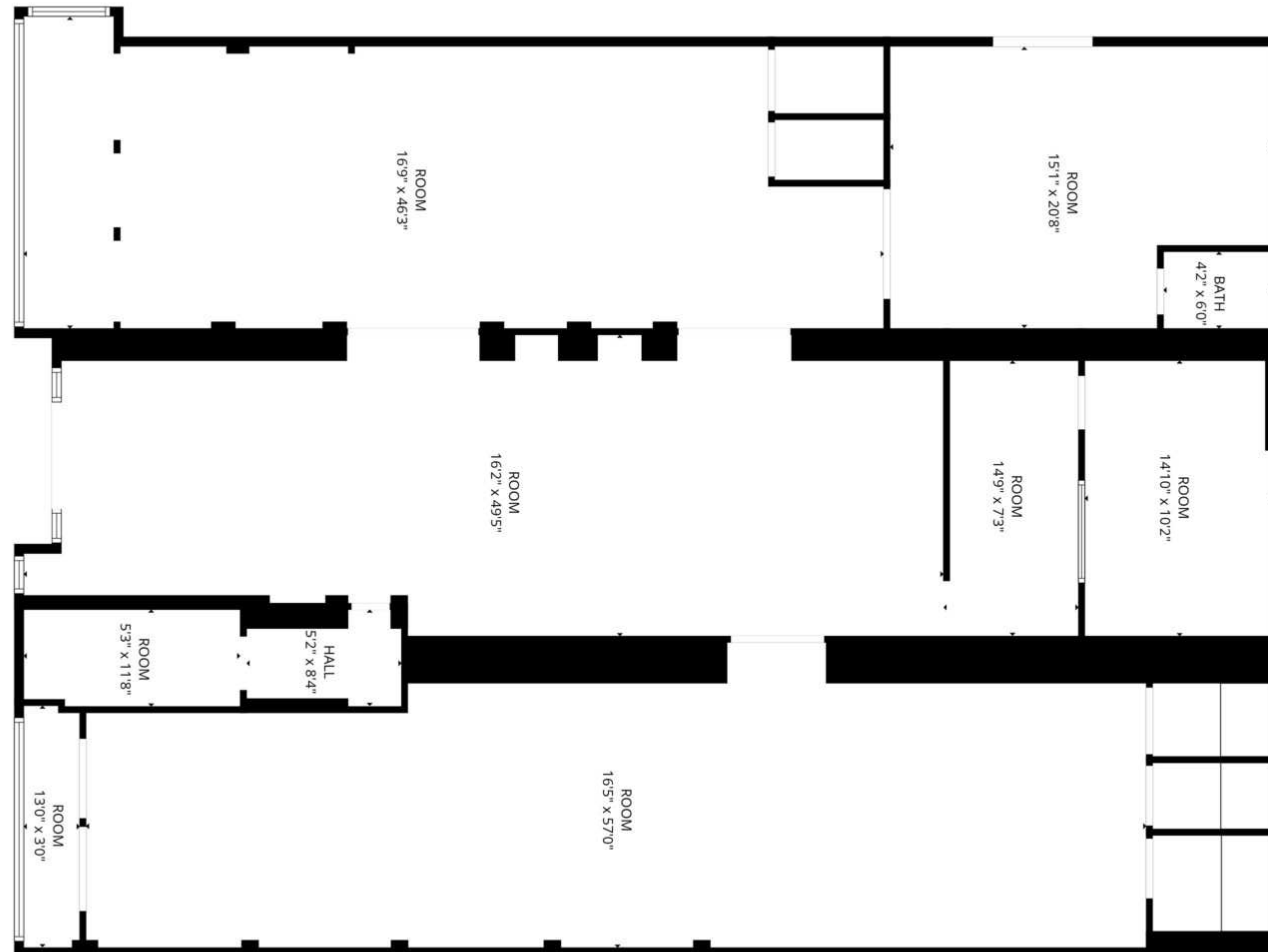
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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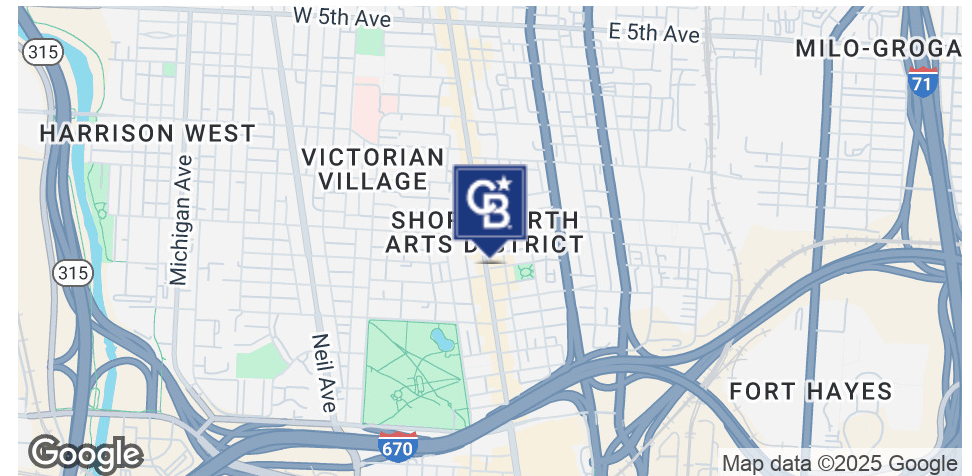
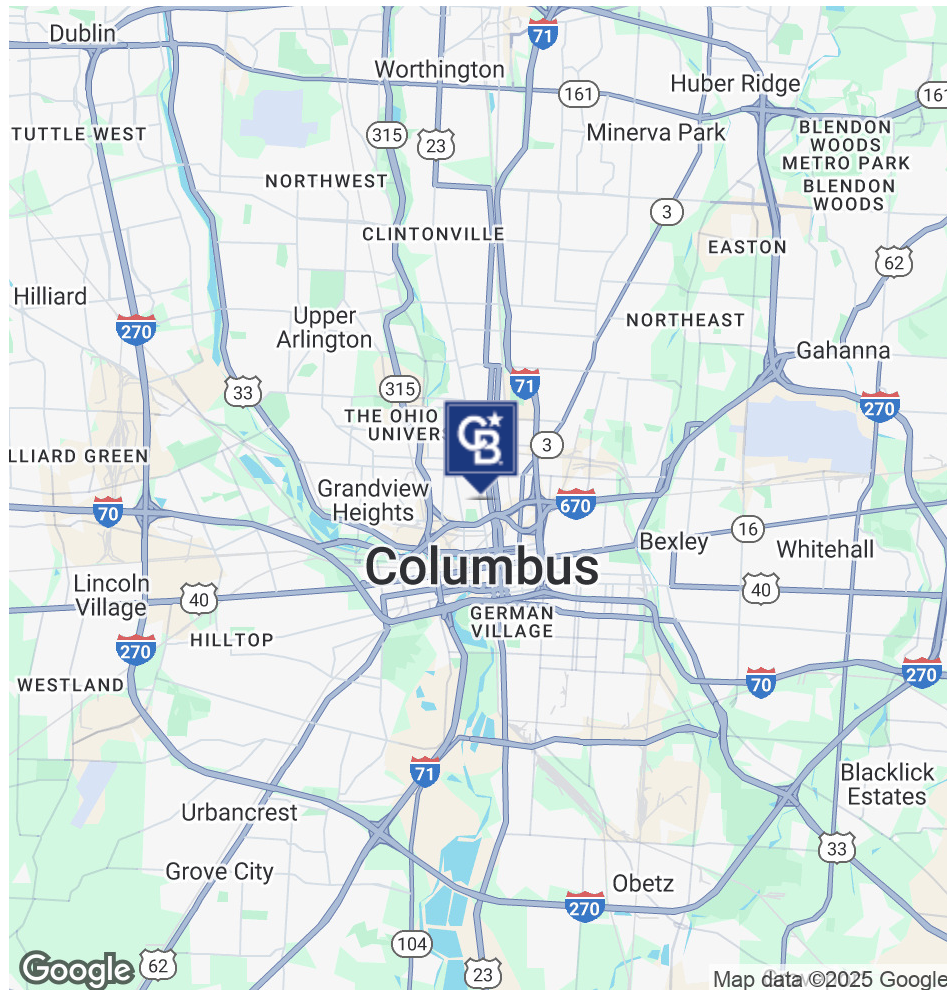


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LOCATION OVERVIEW

This property is located in the heart of the Short North Arts District. The Short North Arts District is the most vibrant spot in the City of Columbus and is home to over 300 exciting businesses, the majority of which are locally owned or headquartered. It has received numerous national accolades, is considered a model for urban revitalization, and is the art and soul of Columbus. The area is home to a variety of bars, restaurants, retailers, and art galleries. The building is close in proximity to several high-end apartments and hotels. The surrounding area boasts high average base household incomes with upwards of \$112,747 within a one-mile radius. N High Street is one of the most highly trafficked and sought after locations in Columbus. It is a straight-shot to the heart of the city and has nearby access to I-670 and SR-315.

Tom Velalis

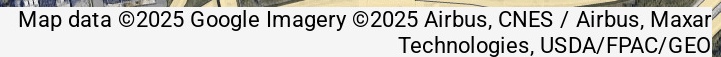
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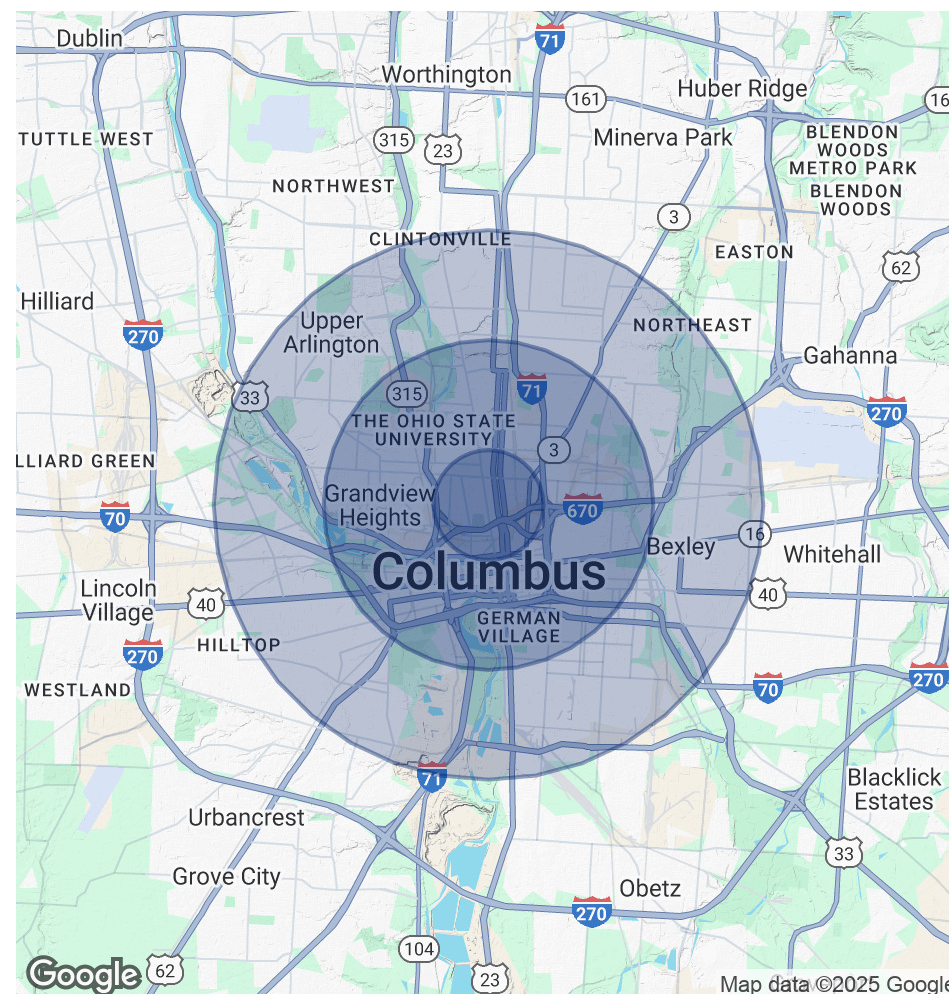
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,994	162,870	341,717
Average Age	34	33	36
Average Age (Male)	34	33	35
Average Age (Female)	34	33	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,718	74,695	148,196
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$100,452	\$78,223	\$85,716
Average House Value	\$525,848	\$376,384	\$338,184

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
High Street between E Fifth Ave & King Ave	2-way	2024	10,202
Summit St/US-23 DA 3rd St N of ramp to I-670	Southbound	2025	13,300



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