



FOR LEASE

Great Southern Shopping Center

3735 S HIGH ST # 3909

COLUMBUS, OH 43207

750 - 26,000 SF
AVAILABLE

\$7.50 - \$18.00
SF/YR

12
SPACES

Lindsey Nussle

Senior Director of Asset Management

210-801-8517 (Direct)

lindsey@spigelproperties.com

Spigel Properties

70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

65,200 SF
AVAILABLE SF

\$7.50 - \$18
ASKING RATE SF/YR

12
SPACES AVAILABLE

1997
YEAR BUILT

37.90
LOT SIZE

311,913 SqFt
BUILDING SQFT

010-111591
PARCEL ID

Commercial
ZONING TYPE

Franklin
COUNTY

2,780.00 Ft
FRONTAGE

39.884090,-83.002327
COORDINATES

EXECUTIVE SUMMARY

Great Southern Shopping Center offers exceptional visibility along Columbus's thriving retail corridor, with exposure to more than 25,000 vehicles per day. The property features ample parking and convenient multiple points of ingress and egress, ensuring easy access for both customers and tenants.

With available spaces ranging from 750 to 10,750 square feet, the center provides flexible leasing opportunities suitable for a variety of retail and service users. Anchored by a strong and complementary tenant mix including Ollie's Bargain Outlet, Citi Trends, Octapharma, and Firestone Complete Auto Care, the center attracts a broad and diverse consumer base.

As Columbus continues to rank among the fastest-growing cities in the United States, Great Southern Shopping Center represents a compelling investment and leasing opportunity in a rapidly expanding market.

PROPERTY HIGHLIGHTS

- Located on High St, a major thoroughfare drawing +25k vehicle per day and premier location in the submarket.
- Power center boasting numerous National tenants including Ollies, Citi Trends, and Shoe Show
- Fantastic Signage, Exposure and Visibility.
- Located in an established commercial corridor that boasts well-known brands such as Walmart, Lowe's, and Kroger.
- One of the fastest growing cities in OH.
- Daytime population of 162,862 within a 5 mile radius of Great Southern Shopping Center.

ACCESSIBILITY

TRANSIT

S High St & Highview Blvd	0.4 mi
S High St & Williams Rd	0.6 mi
300 Obetz Rd	0.7 mi

AIRPORTS

Rickenbacker International Airport	5.8 mi
The Ohio State University Airport	13.9 mi
Department of Transportation Heliport	5.7 mi

HIGHWAYS

Jack Nicklaus Freeway	0.6 mi
South High Street	0.6 mi
South Freeway	1.9 mi
Frank-Refugee Expressway	2.2 mi

Space Available

#6 \$11 SF/Yr

SF AVAILABLE	TERM
1,000 SF	Negotiable
TYPE	USE
NNN	Retail/Salon

#8 \$9 SF/Yr

SF AVAILABLE	TERM
1,750 SF	Negotiable
TYPE	USE
NNN	Retail/Office

#35C \$15 SF/Yr

SF AVAILABLE	TERM
2,200 SF	Negotiable
TYPE	USE
NNN	Retail/Office

#47A \$15 SF/Yr

SF AVAILABLE	TERM
7,000 SF	Negotiable
TYPE	USE
NNN	Retail/Office

#47B \$15 SF/Yr

SF AVAILABLE	TERM
7,250 SF	Negotiable
TYPE	USE
NNN	Retail/Office

#47C \$7.50 SF/Yr

SF AVAILABLE	TERM
10,750 SF	Negotiable
TYPE	USE
NNN	Retail/Salon

#18 NEGOTIABLE

SF AVAILABLE	TERM
750 SF	Negotiable
TYPE	USE
NNN	Retail

#24-25 NEGOTIABLE

SF AVAILABLE	TERM
1,500 SF	Negotiable
TYPE	USE
NNN	Retail

Space Available (continued)

#26

NEGOTIABLE

SF AVAILABLE

750 SF

TERM

Negotiable

TYPE

NNN

USE

Retail/ Barber Shop

#36 A

NEGOTIABLE

SF AVAILABLE

4,250 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#51

NEGOTIABLE

SF AVAILABLE

26,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#52

\$18 SF/Yr

SF AVAILABLE

2,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Photo Gallery



Market Overview



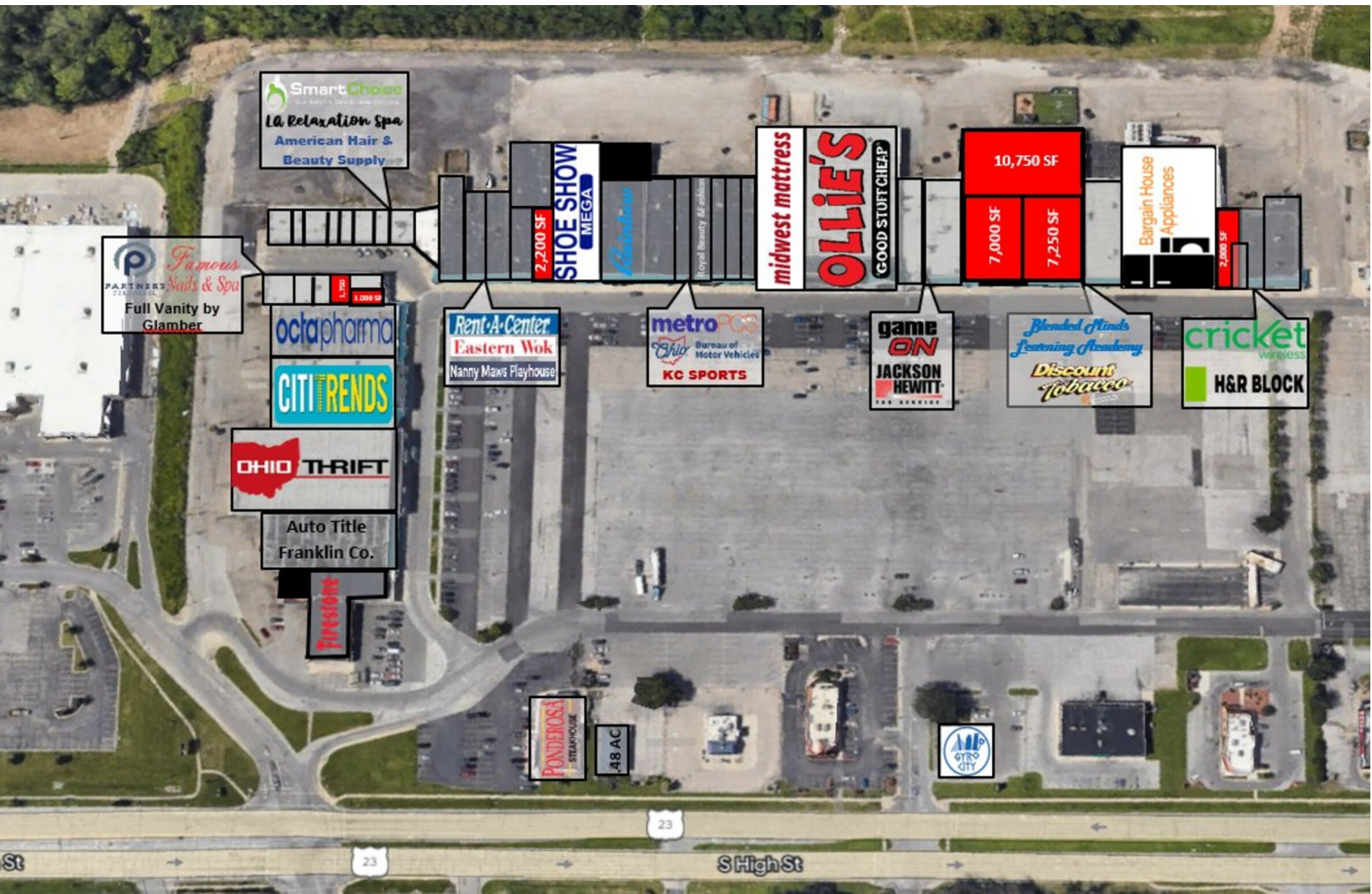
Market Overview: Columbus, OH

Columbus is the capital and most populous city of the U.S. state of Ohio. With a 2020 census population of 905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous U.S. state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,843	Population	40,131	Population	154,593
Median HH Income	\$54,608	Median HH Income	\$75,908	Median HH Income	\$75,981
Households	1,859	Households	15,196	Households	63,361

Source: ESRI / ArcGIS Business Analyst

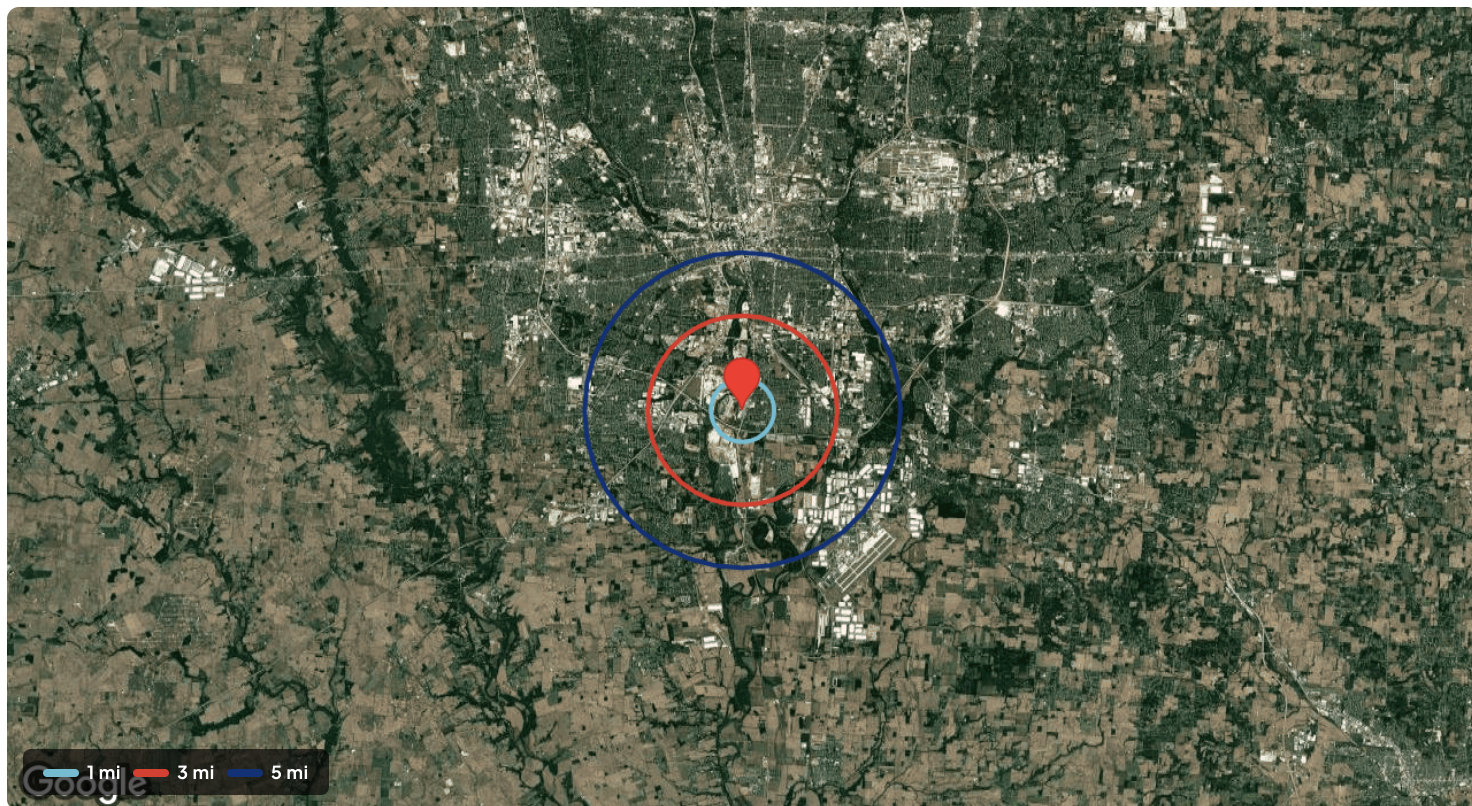




Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,765	30,669	134,119
2010 Population	4,012	34,920	140,882
2026 Population	4,843	40,131	154,593
2031 Population	5,197	41,090	157,673
2026–2031 Growth Rate	1.42 %	0.47 %	0.40 %
2026 Daytime Population	5,674	40,779	154,072

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,536	11,488	52,603	less than \$15,000	420	1,293	5,614
2010 Total Households	1,611	12,937	55,532	\$15,000–\$24,999	164	750	3,140
2026 Total Households	1,859	15,196	63,361	\$25,000–\$34,999	144	948	4,127
2031 Total Households	1,983	15,621	65,131	\$35,000–\$49,999	168	1,652	6,831
2026 Avg. Household Size	2.54	2.56	2.39	\$50,000–\$74,999	172	2,817	11,473
2026 Owner Occupied Housing	1,114	10,401	37,237	\$75,000–\$99,999	466	2,704	9,337
2031 Owner Occupied Housing	1,223	10,912	38,460	\$100,000–\$149,999	192	3,138	11,680
2026 Renter Occupied Housing	745	4,795	26,124	\$150,000–\$199,999	73	1,003	5,655
2031 Renter Occupied Housing	761	4,709	26,671	\$200,000 or greater	61	890	5,503
2026 Vacant Housing	129	905	5,830	Median HH Income	\$54,608	\$75,908	\$75,981
2026 Total Housing	1,988	16,101	69,191	Average HH Income	\$68,846	\$90,102	\$99,781



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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Senior Director of Asset Management

210-801-8517 lindsey@spigelproperties.com



Mary Brown

Property Manager

614-360-2030 mary@spigelproperties.com

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