



1195-1209 N HIGH ST

Columbus, OH 43201

LEASE



LEASE RATE

\$25.00 SF/YR

OFFERING SUMMARY

Available SF:	1,350 - 2,700 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0.44 Acres
Year Built:	1900
Building Size:	33,876 SF
Renovated:	1967
Zoning:	C-4 Regional Scale Commercial District
Market:	Columbus CBD
Submarket:	Short North
Traffic Count:	14,349

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LOCATION OVERVIEW

This property is located in the Victorian Village neighborhood of Columbus, Ohio. It is immediately north of downtown and just south of the Ohio State University campus area. It is in close proximity to galleries, theaters, shops, hotels, and restaurants. The Short North Arts District is a vibrant, exciting urban neighborhood with a unique local flavor and culture to spare.

PROPERTY HIGHLIGHTS

- Short North Commercial Space Available
- Ste 1201 - 1,350 SF With Up To 2,700 SF Open Floor Plan With Full Basement
- Ste 1205 - 1,658 SF Former Bar With Full Basement
- Excellent Visibility on High Street
- Easy Access to Ohio State and Downtown
- Great Demographics

PROPERTY WEBSITE

bit.ly/1195-1209nHighSt



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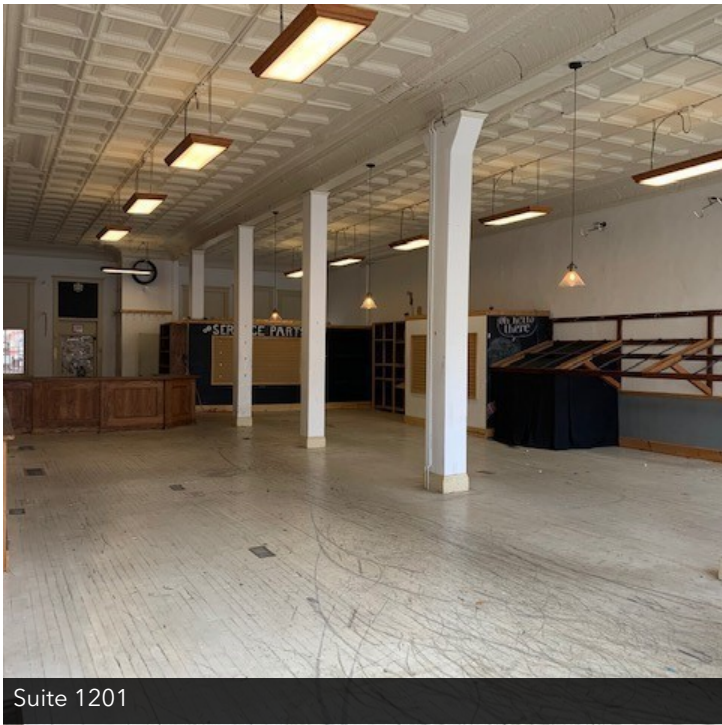
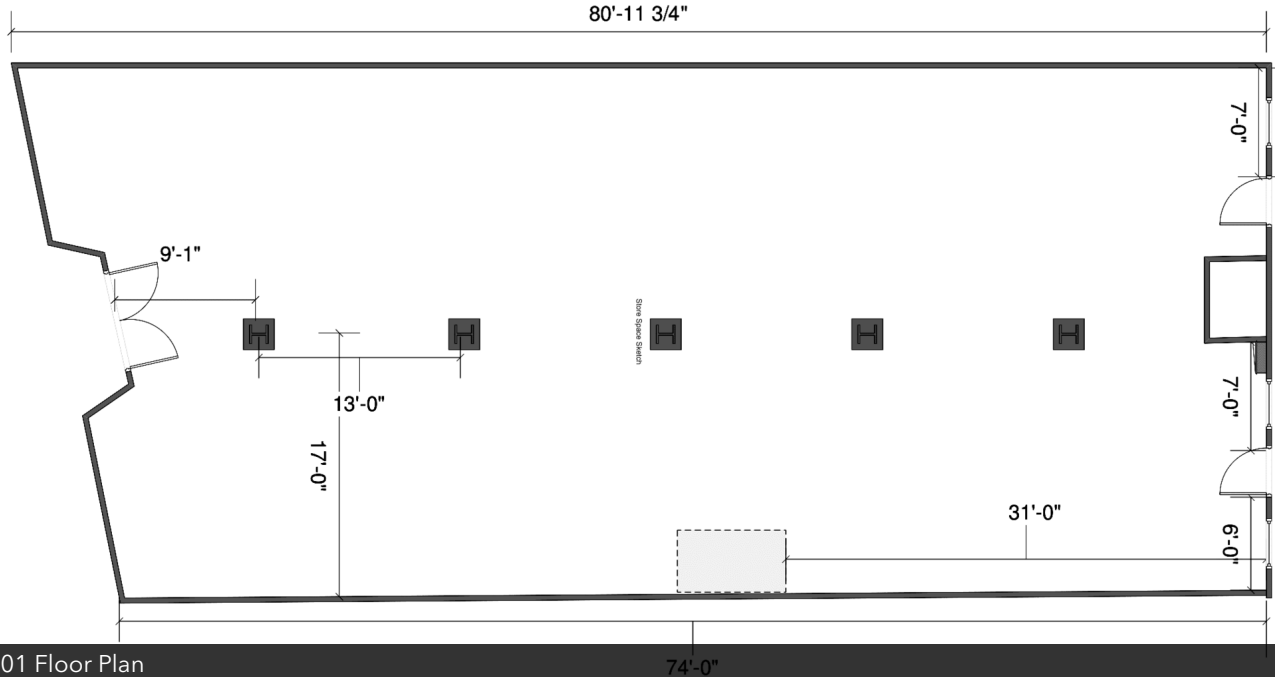
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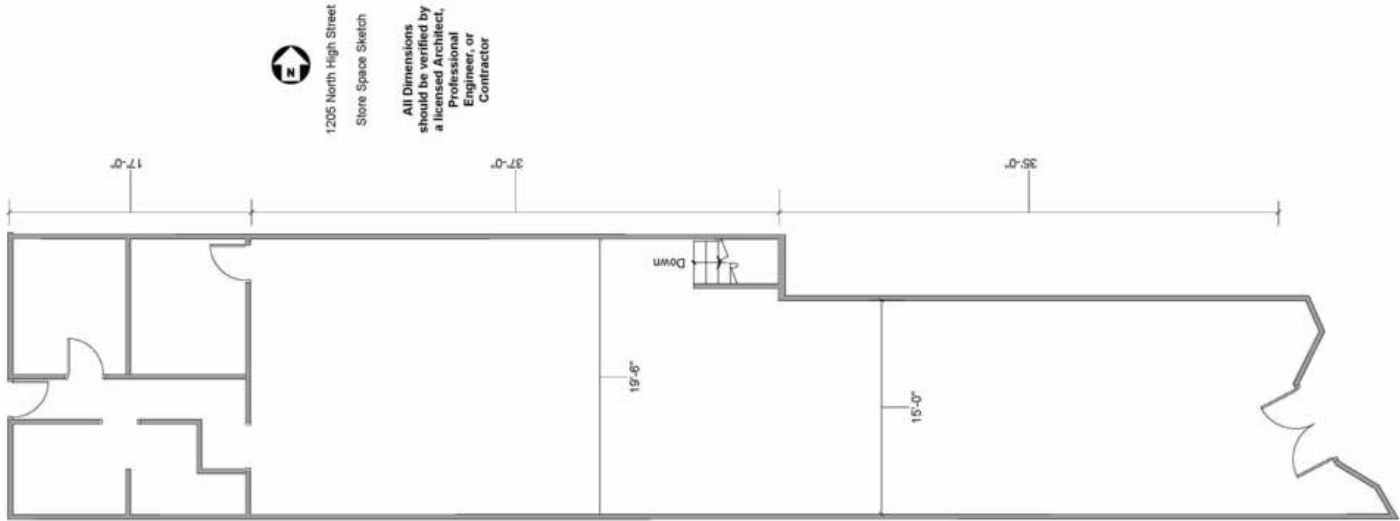
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Suite 1205 Floor Plan



Suite 1205

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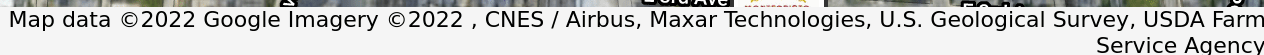
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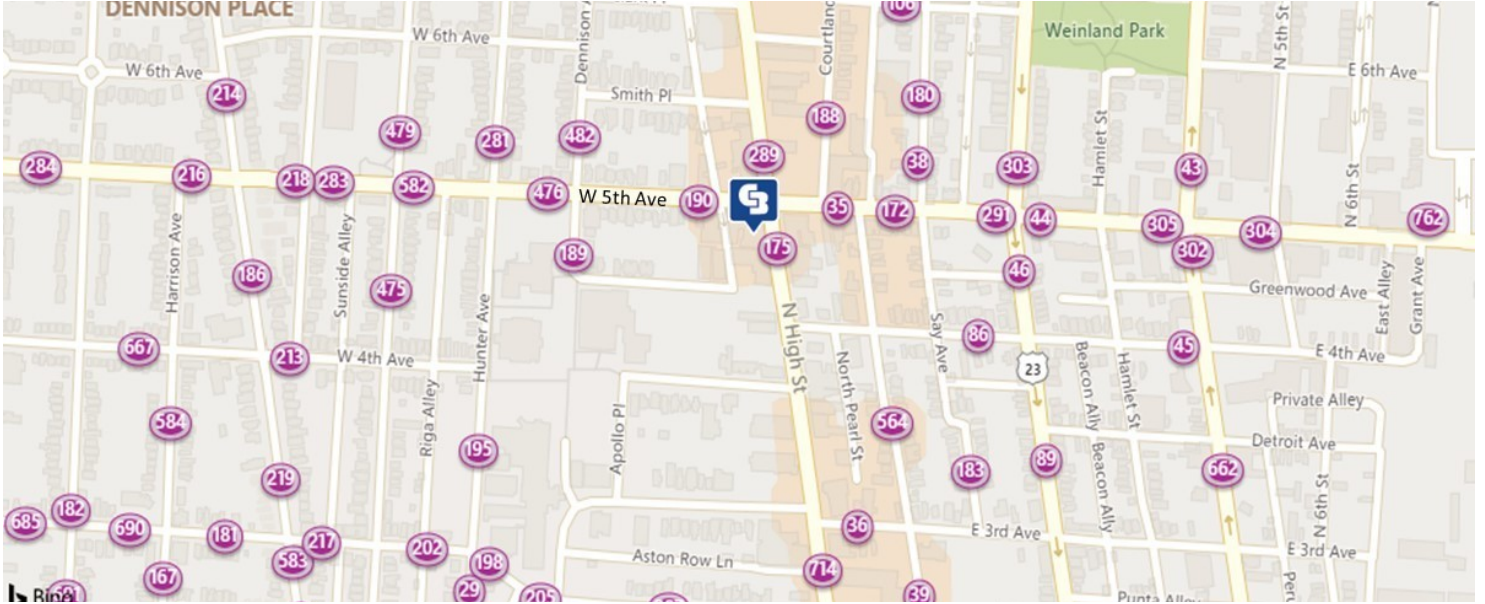




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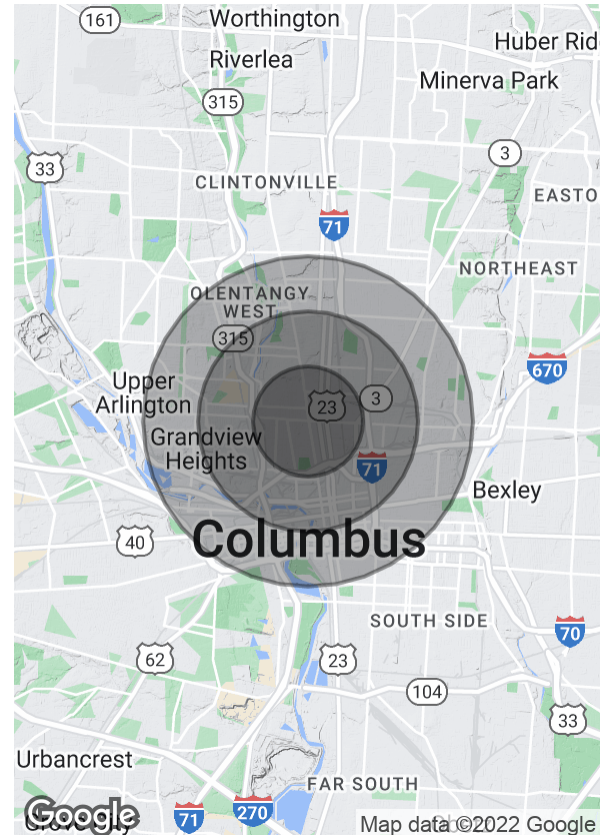
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	32,430	78,861	146,759
Median age	24.7	25.1	27.9
Median age (Male)	25.7	25.5	27.7
Median age (Female)	23.9	24.8	28.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,622	29,254	61,042
# of persons per HH	2.6	2.7	2.4
Average HH income	\$45,420	\$42,346	\$44,839
Average house value	\$254,078	\$241,837	\$192,905

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
35: E 5th Ave & N Pearl St	W	2011	14,084 AADT
175: N High St & W 5th Ave	N	2011	13,071 AADT
190: W 5th Ave & N High St	E	2011	12,161 AADT
289: N High St & W 5th Ave		2015	14,349 AADT



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