

LEASE

1526-1530 S HIGH ST

1526-1530 S High St Columbus, OH 43207

LOCATION DESCRIPTION

This property is located just south of downtown Columbus in Merion Village. The space has great visibility and signage options. Situated on the corner of Welch and S High Streets in proximity to Greenlawn Avenue OH-104/Frank Rd. High Street is a bustling commercial corridor surrounded by a residential area.

PROPERTY HIGHLIGHTS

- Two street retail spaces for lease with great visibility and signage options
- Units are 1,300SF each and can be combined for 2,600SF
- Unit 1526 has a retail storefront, open floor plan, tin ceiling, restroom, lighting and bar in place
- Unit 1530 has a retail storefront with open area in front of house and then offices and storage in rear, along with restrooms
- Both units are approximately 20' wide x 68' deep
- There is an unfinished basement below and apartments above

OFFERING SUMMARY

Lease Rate:	\$1,295.00 per month (MG)
Number of Units:	2
Available SF:	1,300 - 2,600 SF
Lot Size:	0.12 Acres
Building Size:	6,912 SF

WEBSITE

bit.ly/1526-1530sHighSt



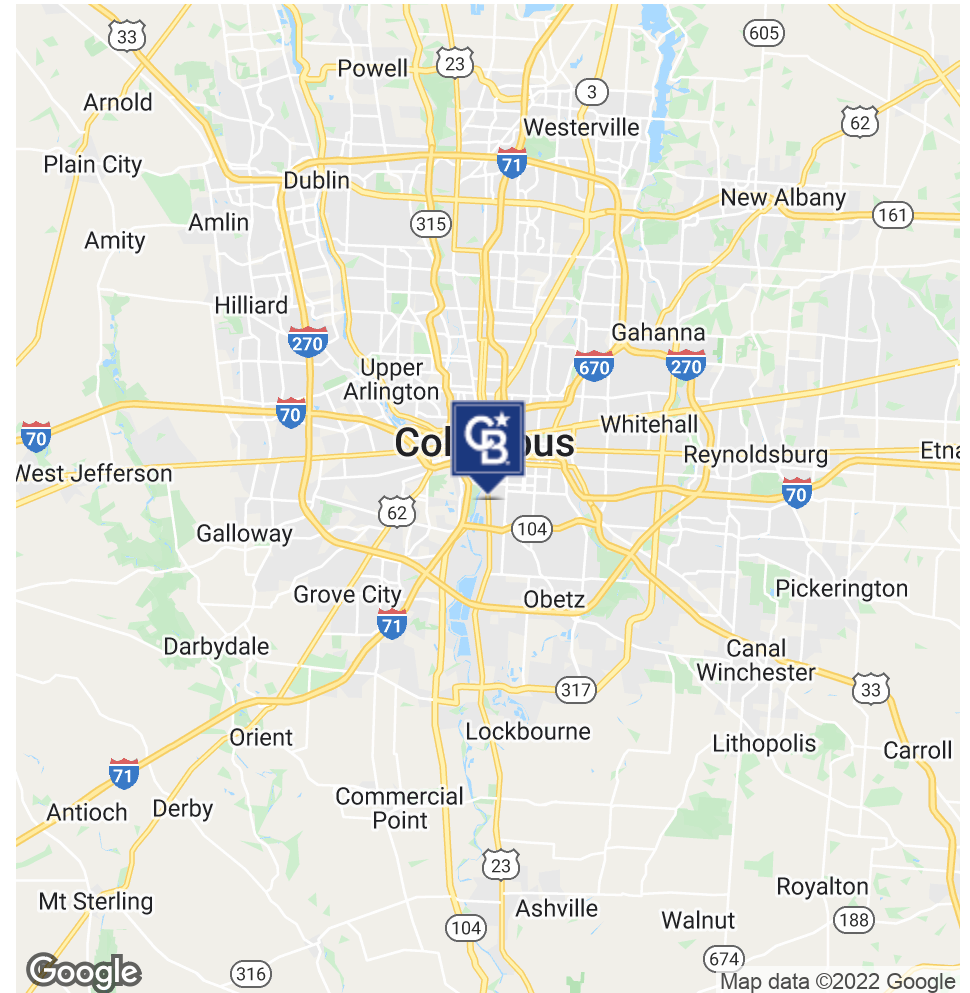
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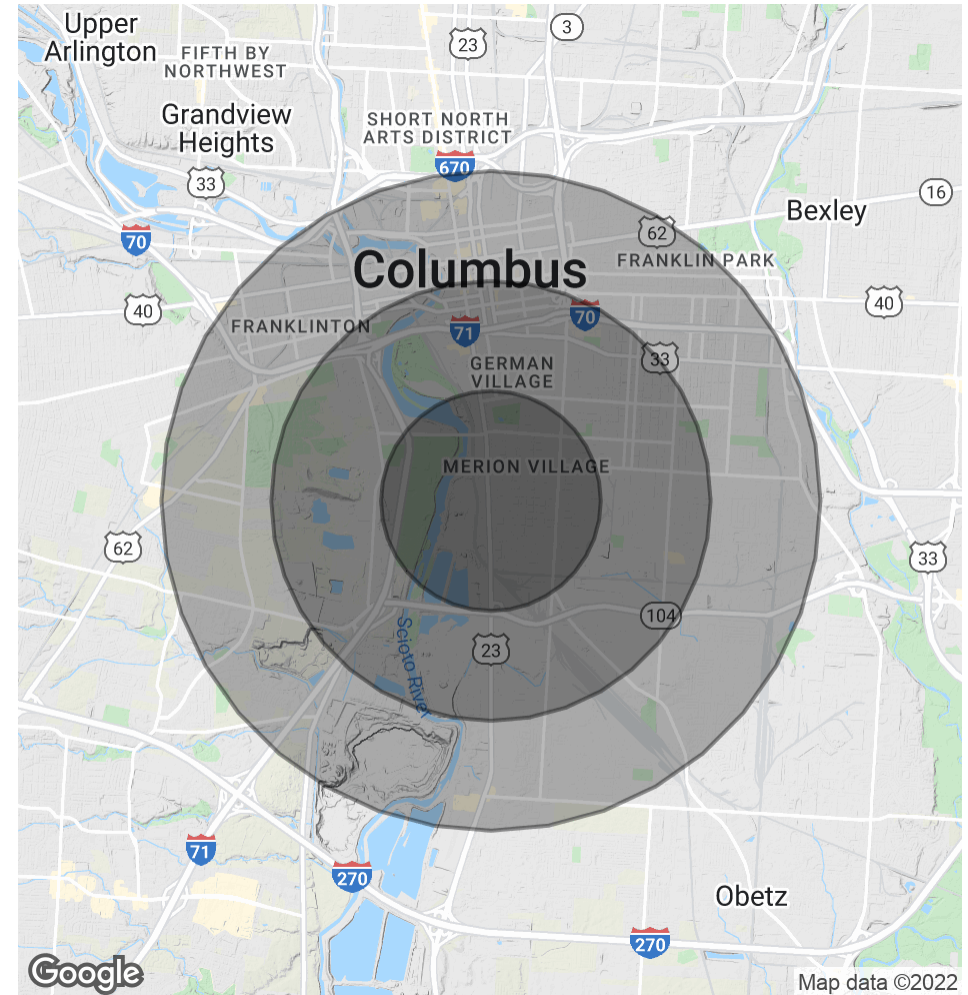
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,414	42,904	83,949
Average Age	33.3	35.1	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,720	19,035	35,971
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$53,181	\$54,210	\$48,092
Average House Value	\$212,721	\$179,409	\$157,816

* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNTS
S High Street, south of Greenlawn	2-way	2021	25,303
W Welch Ave, west of S High Street	2-way	2021	465



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