

PRESENTING

84 N High St Dublin, OH 43017



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LEASE

84 N HIGH ST

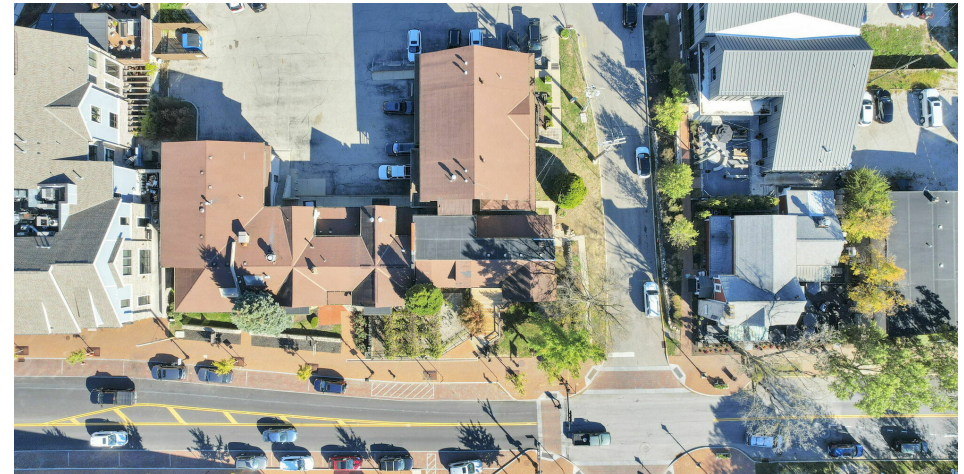
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PROPERTY DESCRIPTION

There are two spaces for lease in this building in Olde Dublin. The first floor is 1,496 SF and will be fully built-out as a standard retail space. The second floor will be a cold dark shell great for retail or restaurant use, that can be leased from a size of 951-4,883 SF (lease rate does not include utilities, property expenses or building services). The building is in the process of being renovated and is set to be completed in March of 2026.

PROPERTY HIGHLIGHTS

- This building is located in a heavily foot trafficked area
- There are lots of unique business around
- It is located within Olde Dublin
- It is close to the Bridge Park pedestrian walkway that connects to Riverside Drive
- Will be newly renovated in March 2026
- Partially vaulted ceilings upon renovation completion
- Large off-street parking lot available
- Easy access to I-270, SR-161, and Riverside Drive



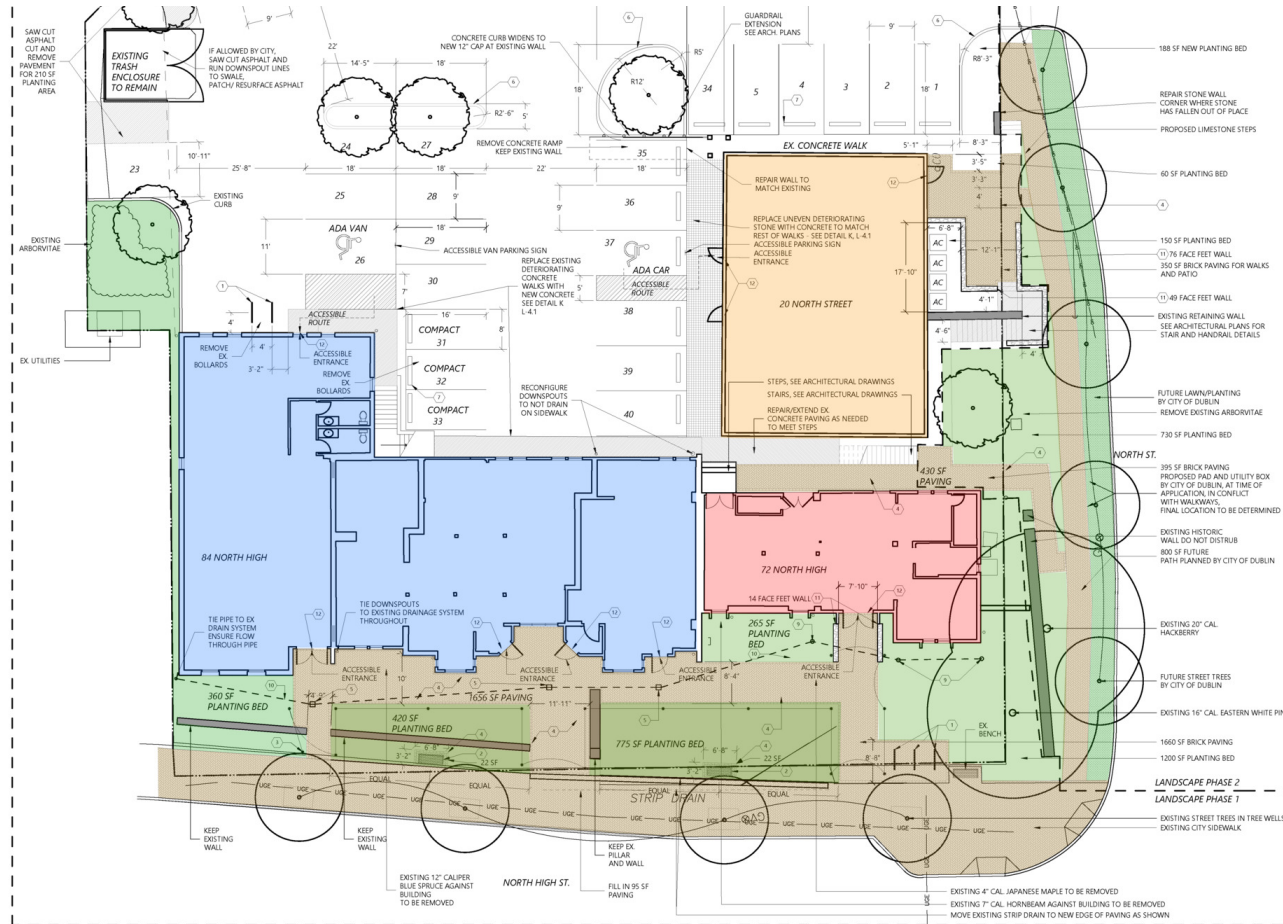
OFFERING SUMMARY

Lease Rate:	\$35.00 - 45.00 SF/yr (NNN)
Number of Units:	2
Available SF:	951 - 4,883 SF
Lot Size:	0.3 Acres
Building Size:	8,286 SF

PROPERTY WEBSITE

<https://bit.ly/84NHighSt>





LANDSCAPING PLAN

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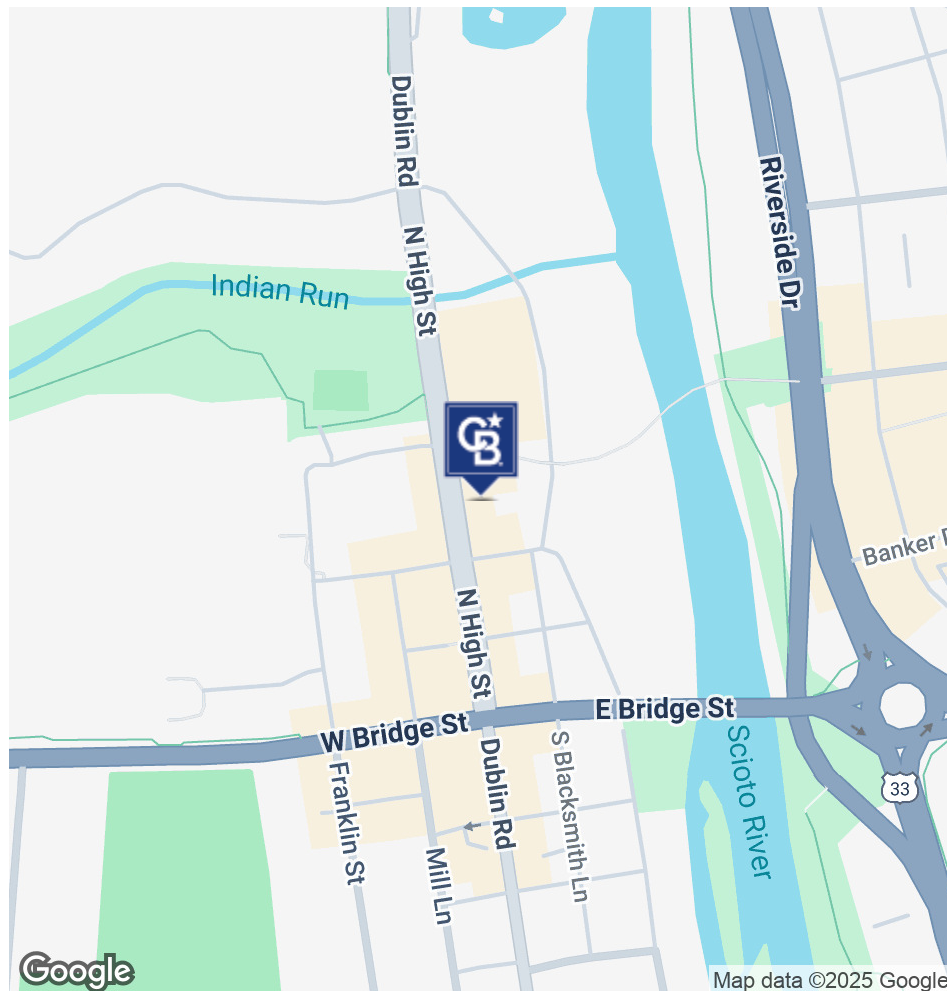
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LOCATION OVERVIEW

These properties are located at the corner of N High Street and North Street in Olde Dublin. The buildings are caddy corner from the Columbus Metropolitan Library Dublin and across the street from North High Brewing. This is a heavy retail and restaurant area and a destination for many people in Columbus. This is a very walkable area and is just steps away from Bridge Park and the pedestrian walkway across the river.



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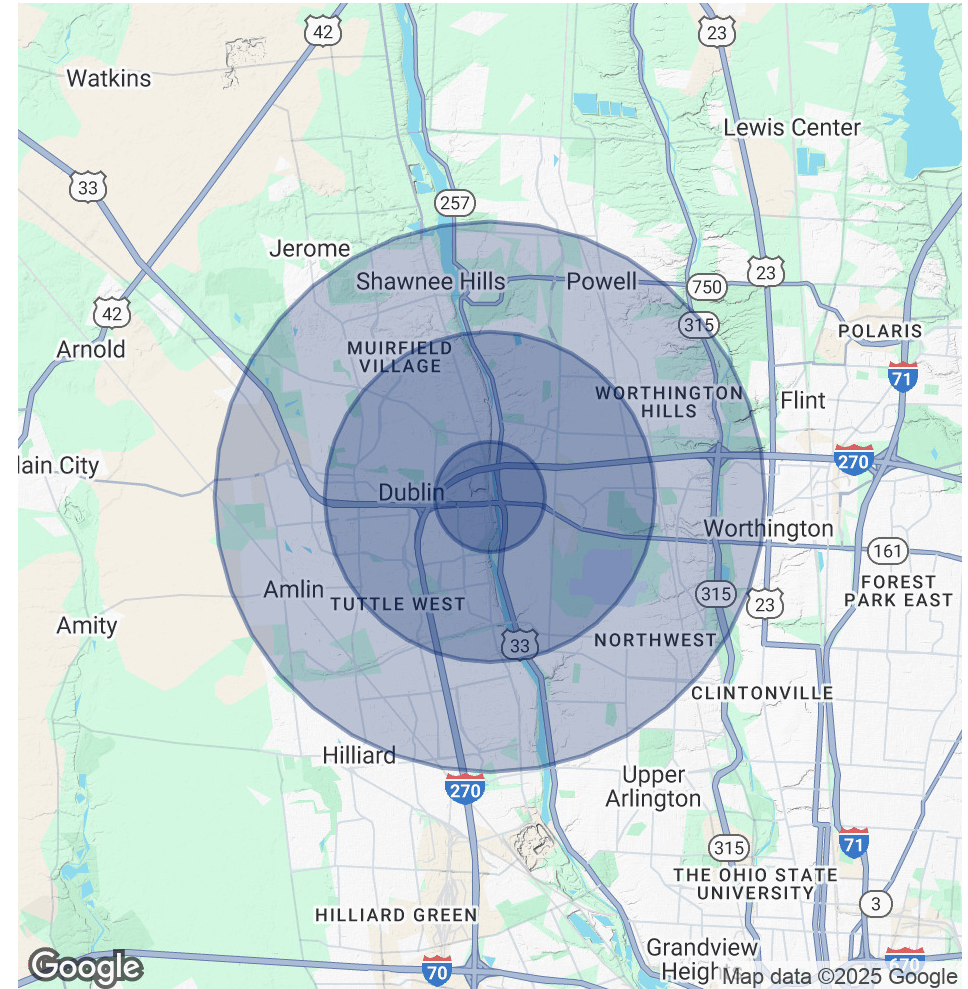
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,095	90,551	208,187
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,199	37,220	84,564
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$136,412	\$134,998	\$150,520
Average House Value	\$447,563	\$423,303	\$462,986

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
E Bridge St (US-33) east of N High Street/ Dublin Road	2-way	2025	26,266
Riverside Dr north of US-33/ E Bridge St	2-way	2024	23,507



MEET THE TEAM



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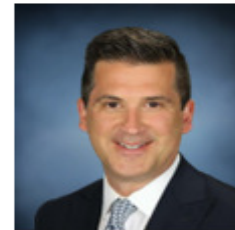
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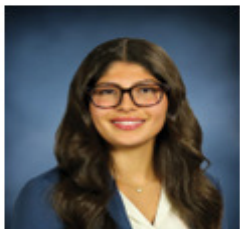
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