



Selby Centre

5625 N High St, Worthington, Ohio 43085

Property Features

- Investment or Owner/User Opportunity
- 8,400 SF Retail & Office Building
- 4,337 SF Available for Owner Occupant
- Well Maintained Property
- 24 On-Site Parking Spaces
- Pylon & Building Signage Opportunities
- Zoned C-2 (Community Commercial)
- Corner Property Situated on 0.3 Acres
- Located 1 Mile South of Old Worthington
- Numerous Amenities & Retailers Nearby
- Convenient Access to SR-161, SR-315, I-71 & I-270

Sale Price: \$1,500,000



For more information:

Matt Gregory, SIOR, CCIM

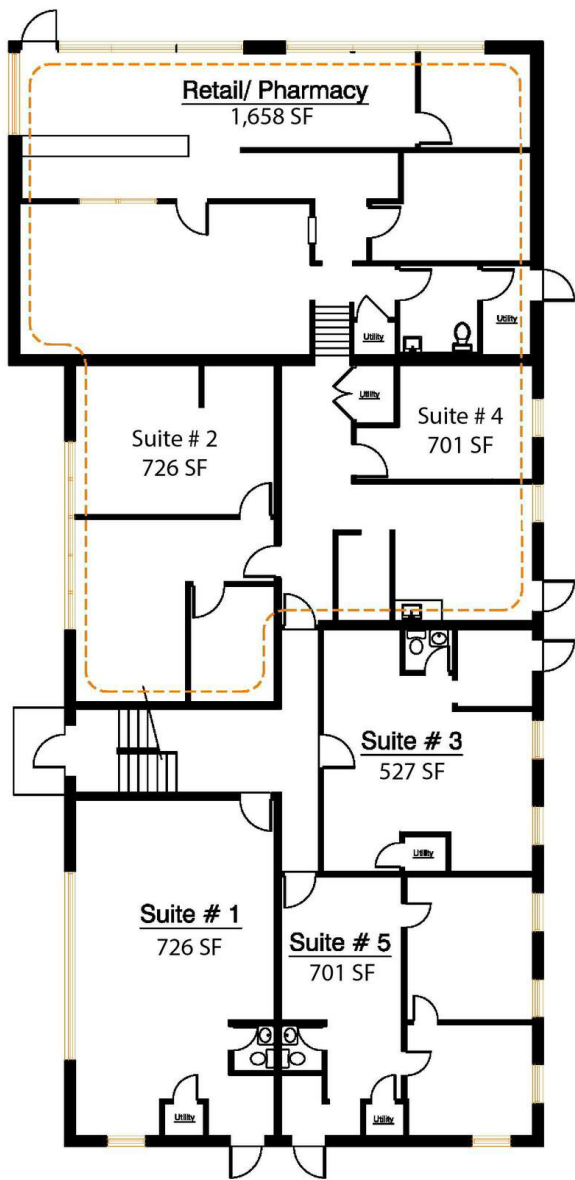
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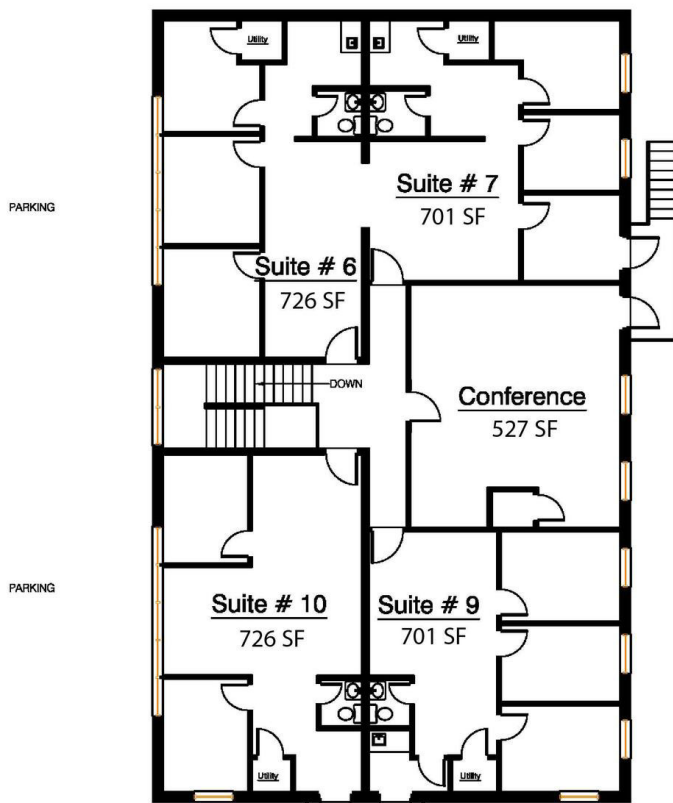
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FIRST FLOOR PLAN

5625 NORTH HIGH STREET
 WORTHINGTON, OHIO



SECOND FLOOR PLAN

5625 NORTH HIGH STREET
 WORTHINGTON, OHIO

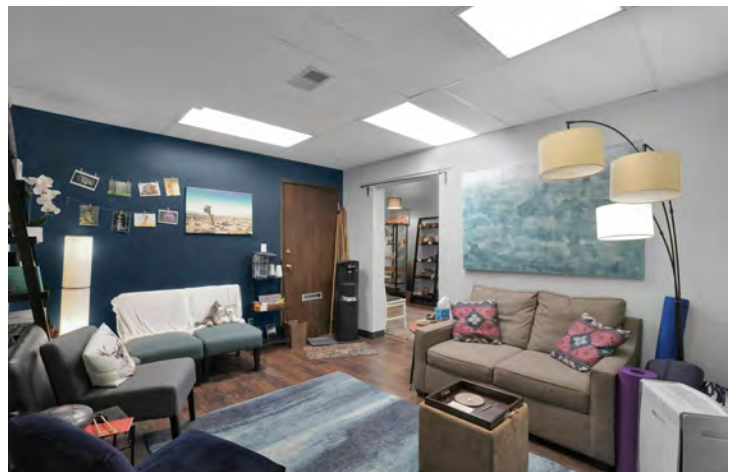
BUILDING HISTORY

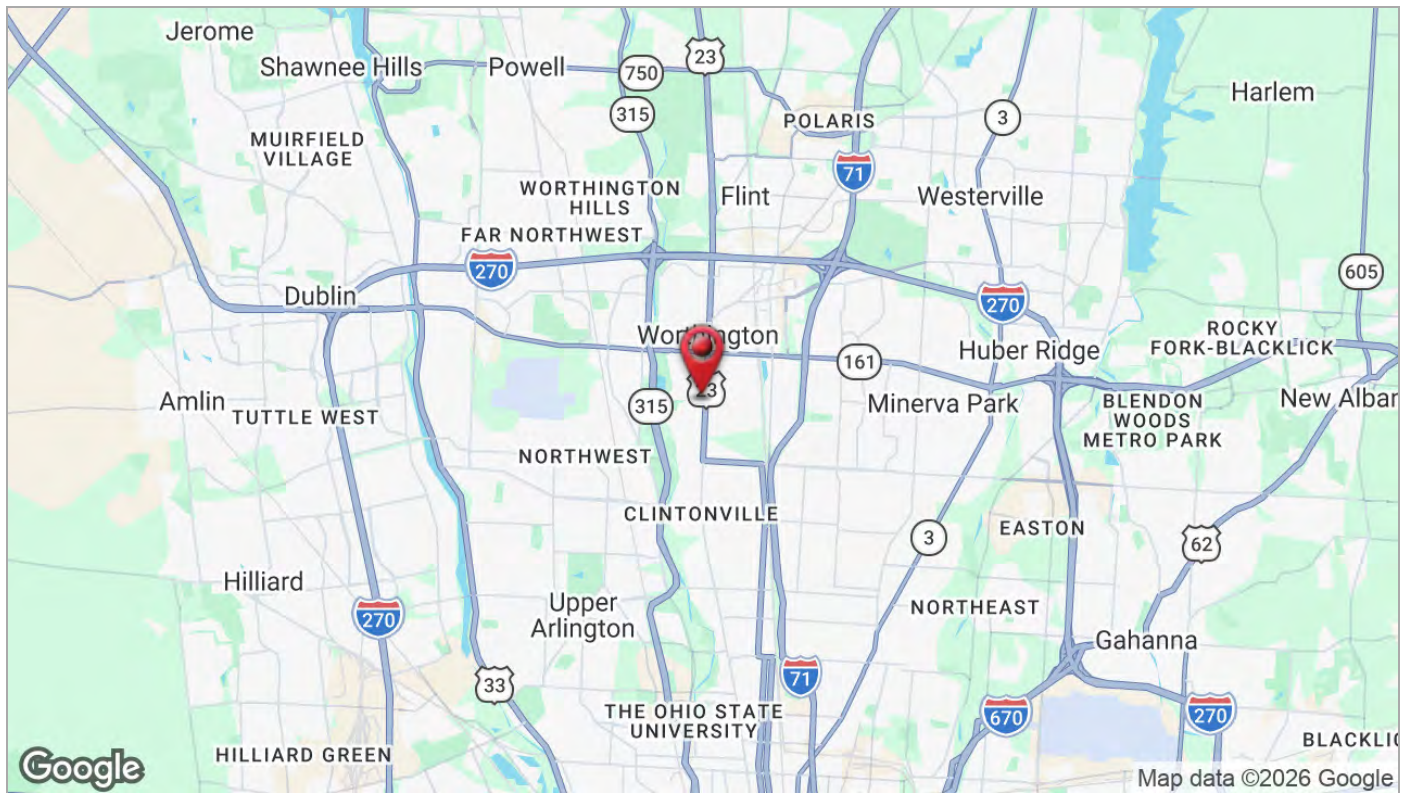
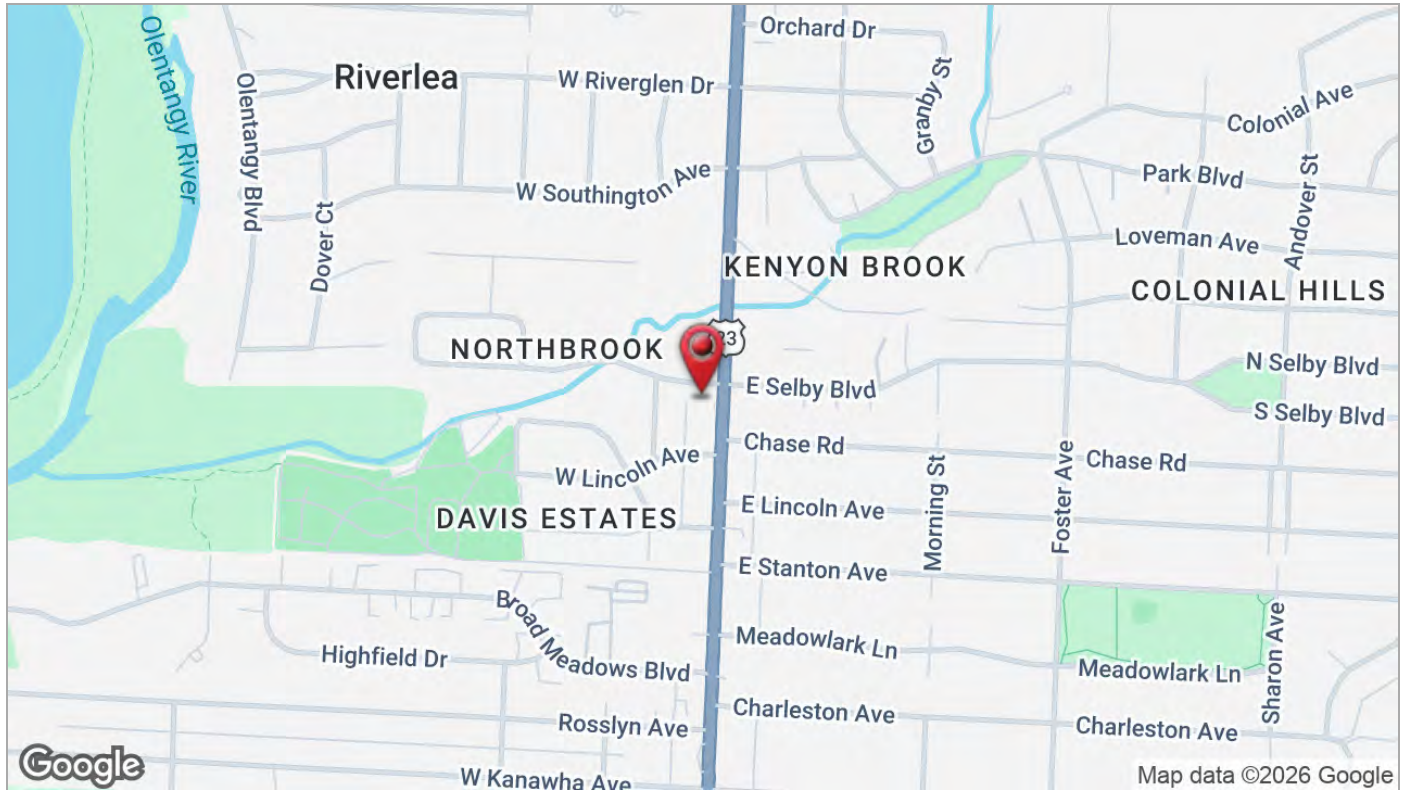
- ▶ 2006: Renovated of 1,500 SF retail area for new tenant. Provided new interior finishes and lighting. Provided new stucco parapets, awnings and signage.
- ▶ 2006: Replaced roofing over retail area.
- ▶ 2010: Resurfaced asphalt parking lot and replaced #10 water heater.
- ▶ 2016: Installed mini-split HVAC in conference room.
- ▶ 2017: Replaced #5 water heater.
- ▶ 2019: Renovated 2,700 SF for pharmacy tenant. Joined 1,500 SF retail space with office suites #1 and #4. Installed HVAC, electric, lighting, plumbing and finishes. Rebuilt front façade, and replaced the parking lot sign.
- ▶ 2019: Installed new modified bitumen roofing over office area of building.
- ▶ 2020: Replaced building awnings, replaced #2 AC, and resealed parking lot.
- ▶ 2022: Replaced #2 water heater.
- ▶ 2023: Replaced furnaces #2, 3, 7 and replaced #3 water heater.
- ▶ 2024: Replaced #4 water heater and replaced lighting #2 with new LED fixtures.

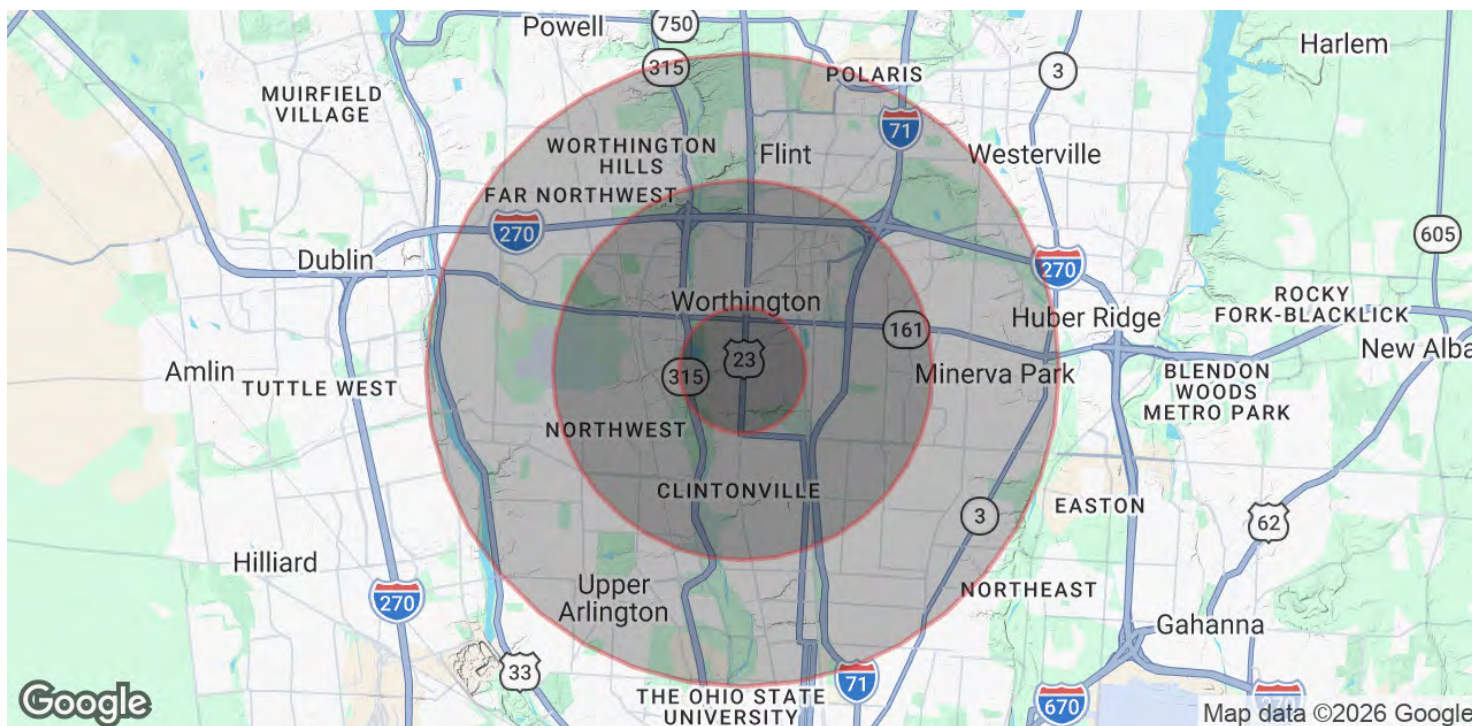












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,408	111,672	338,956
Average Age	41.1	39.7	36.7
Average Age (Male)	40.6	38.6	35.8
Average Age (Female)	42.2	40.4	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,938	49,148	144,989
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$123,298	\$108,325	\$101,089
Average House Value	\$376,062	\$335,510	\$319,694

2023 American Community Survey (ACS)