

LEASE

The Guild

1185 North 6th Street
Columbus, OH 43201



PROPERTY HIGHLIGHTS

- 15 year tax abatement
- 14' ceilings
- Floor to ceiling windows
- Potential for a front patio
- 2 folding glass walls
- Indoor/outdoor overhead bar door
- Parking across the street with 200 public spaces
- Space equipped with HVAC, grease trap, and a hood shaft
- Low net charges \$2.00-\$4.00/SF
- (2) 400 A electrical panels
- 2,000+ units within 0.25 miles



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COMMERCIAL**
ASPIRE REALTY
SERVICES

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OFFERING SUMMARY

LEASE RATE: NEGOTIABLE

AVAILABLE SF: 3,400 SF

LOCATION

Uncover the potential of Columbus, OH, where the location offers an exciting opportunity for retail excellence. Situated in the thriving 6th Street district, the area is surrounded by a diverse array of trendy shops, popular dining spots, and bustling local businesses, creating a vibrant and dynamic atmosphere. Just moments from renowned attractions like the Short North Arts District and Goodale Park, the area provides a prime setting for retail or street retail tenants to tap into a steady flow of visitors. With a rich tapestry of cultural experiences, culinary delights, and community events, the surrounding neighborhood provides an enviable backdrop for businesses seeking to thrive and resonate with a diverse clientele.



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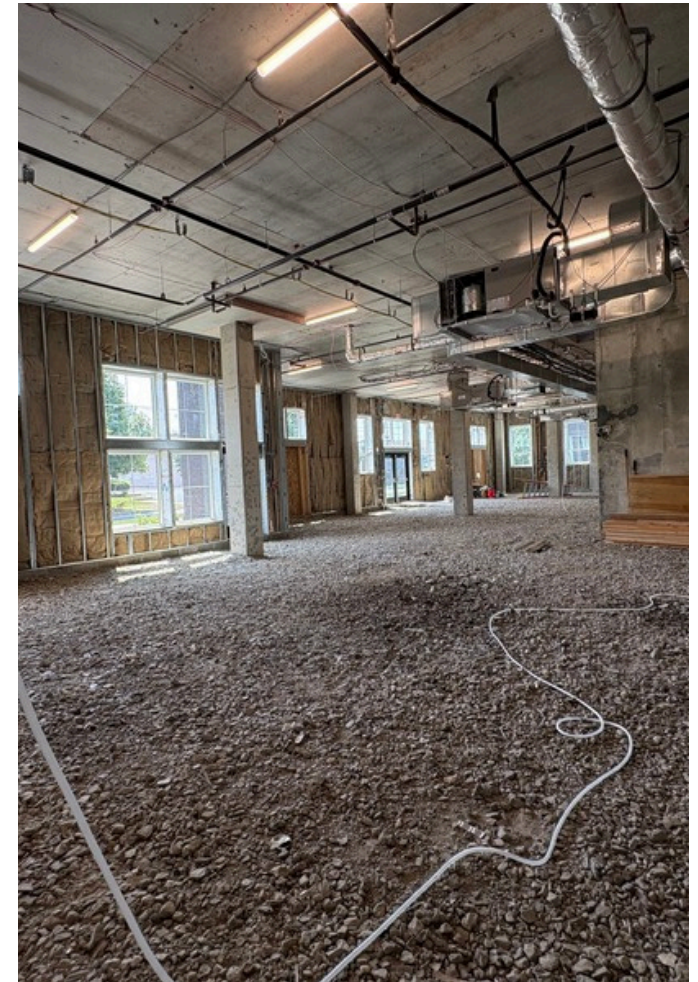
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3,400 SF

Dimensions: 32'-6", 36'-0", 10'-10", 30'-10", 11'-6", 96'-8", 33'-1", 42'-0", 65'-11", 18'-8", 27'-10".

Available



SUITE	SIZE	TYPE	RATE
1185 N 6th St	3,400 SF	NNN	Negotiable

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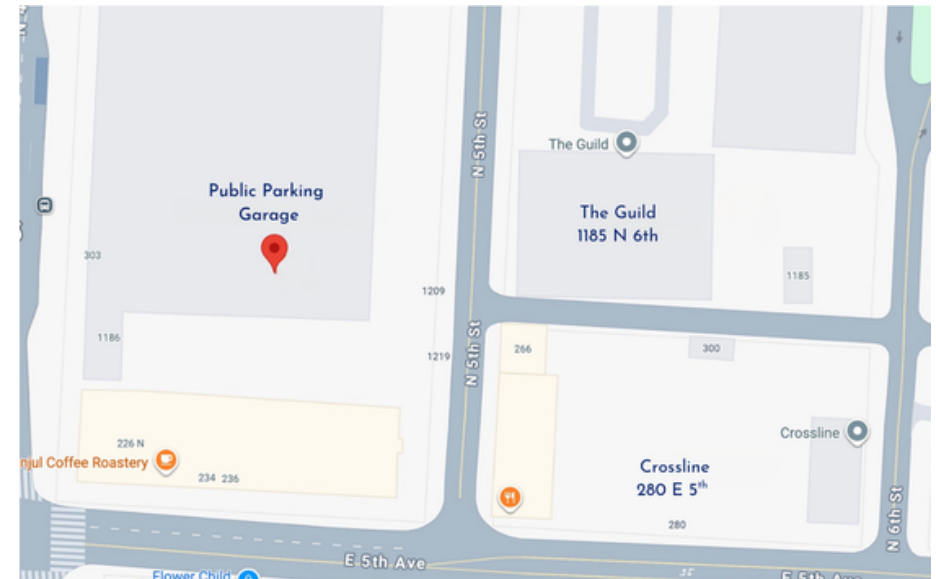
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Step into a world of potential at this premier commercial property on North 6th Street in Columbus, OH. Boasting a spacious layout, contemporary design, and abundant natural light, this versatile space serves as an ideal canvas for realizing your business vision. Offering high visibility and a strategic location, this property delivers a prominent storefront for retail or street retail businesses. With its well-maintained exterior and customizable interior, which includes: HVAC, a grease trap and hood shaft, ample electrical panels, and low net charges, this property is an excellent choice for businesses seeking a dynamic and adaptable environment to showcase their offerings. Elevate your brand presence and engage with potential customers through the exceptional opportunities presented by this prime leasing opportunity.



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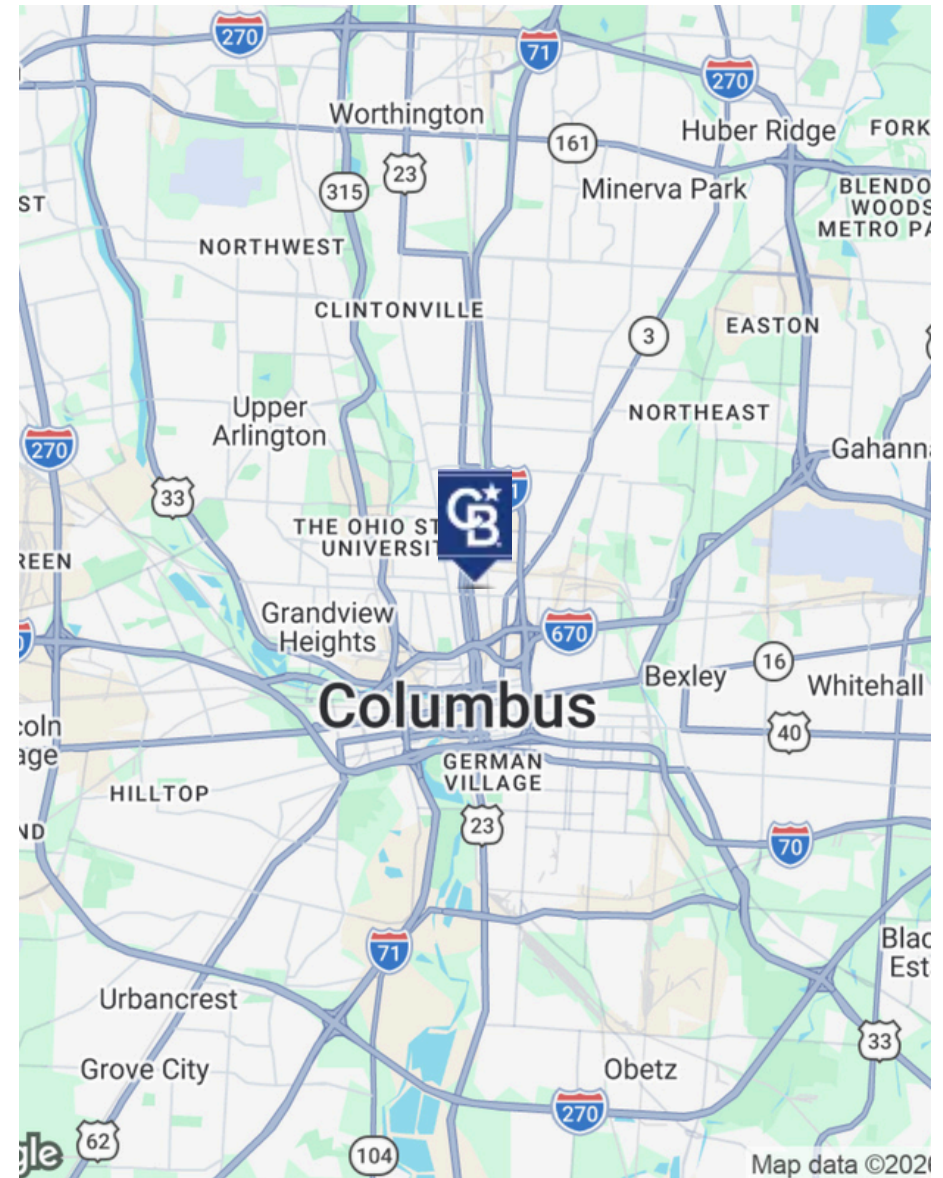
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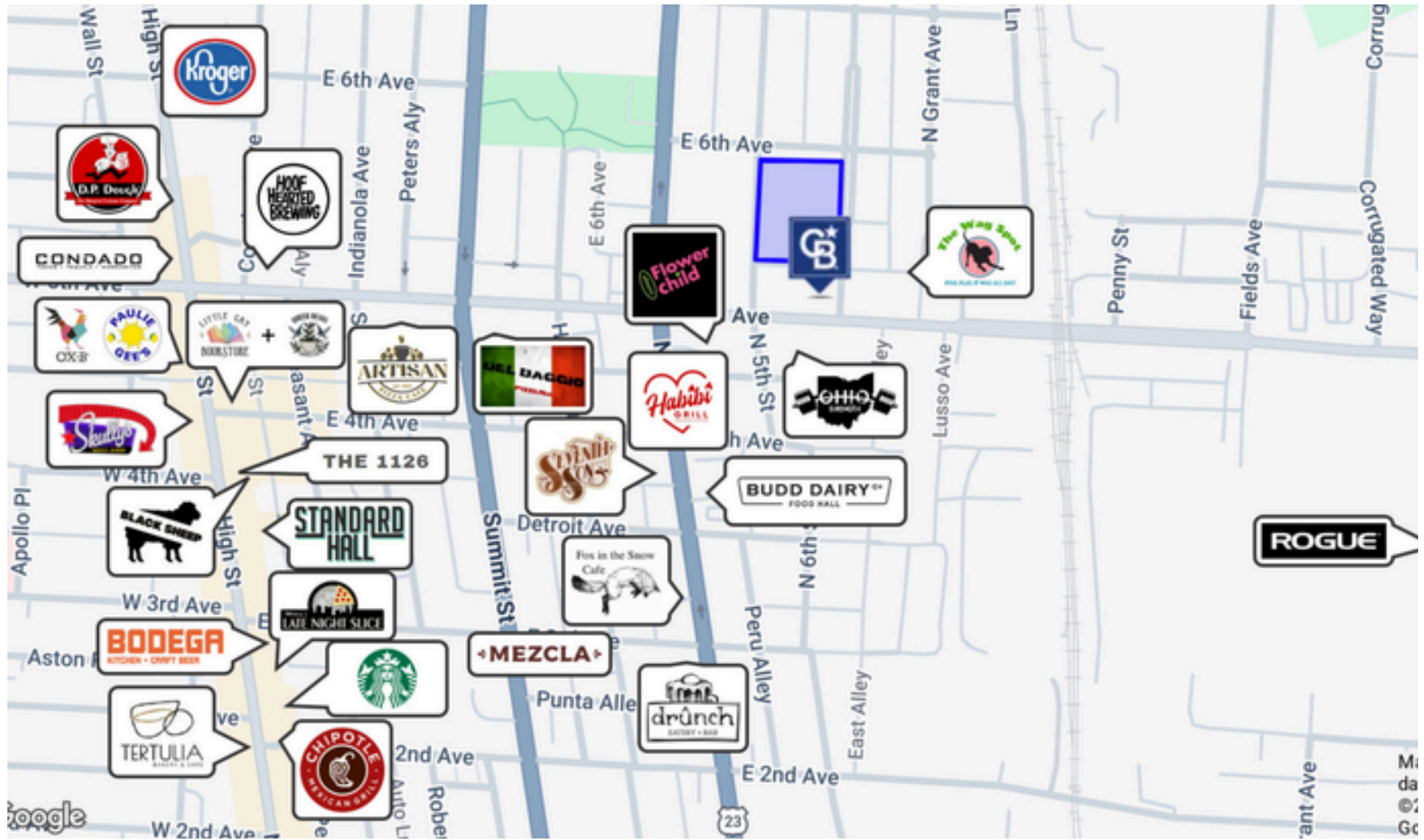
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RETAILER MAP



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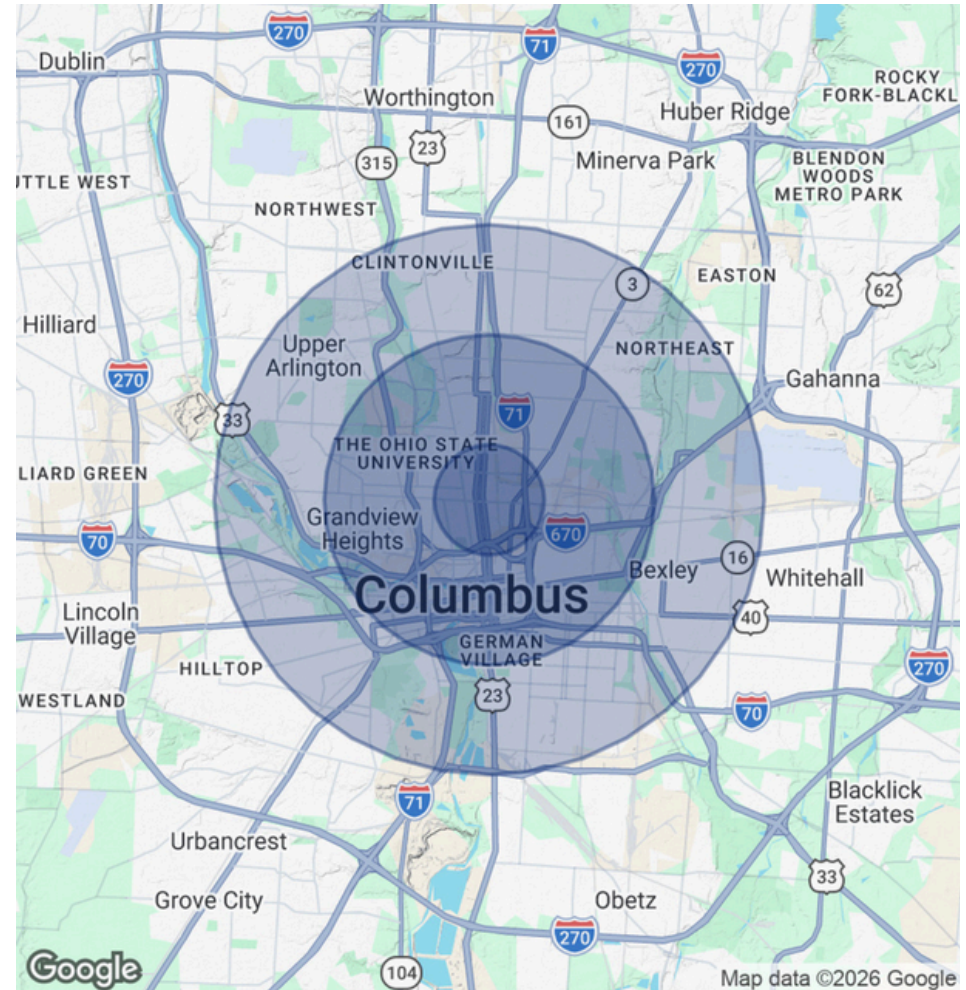
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,184	156,618	354,028
Average Age	26.2	30.4	34
Average Age (Male)	26.7	30.9	33.5
Average Age (Female)	25.1	30.4	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,830	70,158	152,091
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$88,765	\$86,779	\$94,712
Average House Value	\$419,743	\$345,564	\$332,250

2023 American Community Survey (ACS)

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
W 5th Ave. east of 4 th St.	2-way	2025	12,355
I-71 at 5 th Ave.	2-way	2025	148,759
Cleveland Ave. north of Shoemaker Ave.	2-way	2025	10,879
US-23 north of 11th Ave.	south bound	2025	12,955



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