



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



TURN-KEY SALON | 1,500 SF

SHORT NORTH

1221 NORTH HIGH STREET, COLUMBUS, OH 43201

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com



Property Highlights

- Attractive, turnkey Short North hair salon with open interior available to lease
- Layout includes 4-bowl stations, mostly open interior with attractive lobby/reception area, one restroom and small back-office/storage area
- Potentially available within 60-days of lease execution
- Great Short North retail presence at the intersection of High St and Fifth Ave
- Fantastic high-traffic site near several restaurants and breweries including Condado Tacos, Plas, Service Bar + MiddleWest Spirits, Paulie Gee's Pizza and Hoof Hearted Tap Room
- Located in close proximity to several luxury condo and apartment developments servicing the Italian Village and OSU Campus communities

Location Description

Fantastic location at the intersection of High Street and Fifth Avenue, nestled where the Short North and OSU Campus merge, this location provides great street exposure in a bustling thoroughfare through the heart of Columbus. The neighborhood not only draws from the Short North, Ohio State University, the Italian Village and Harrison West communities, but the larger central Ohio community in the thriving Arts District.

OFFERING SUMMARY

Available Salon	1,500 SF
Net Lease Rate	\$25.00 SF/yr
Op Exp	\$4.62 SF/yr
Utilities	Paid by Tenant

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

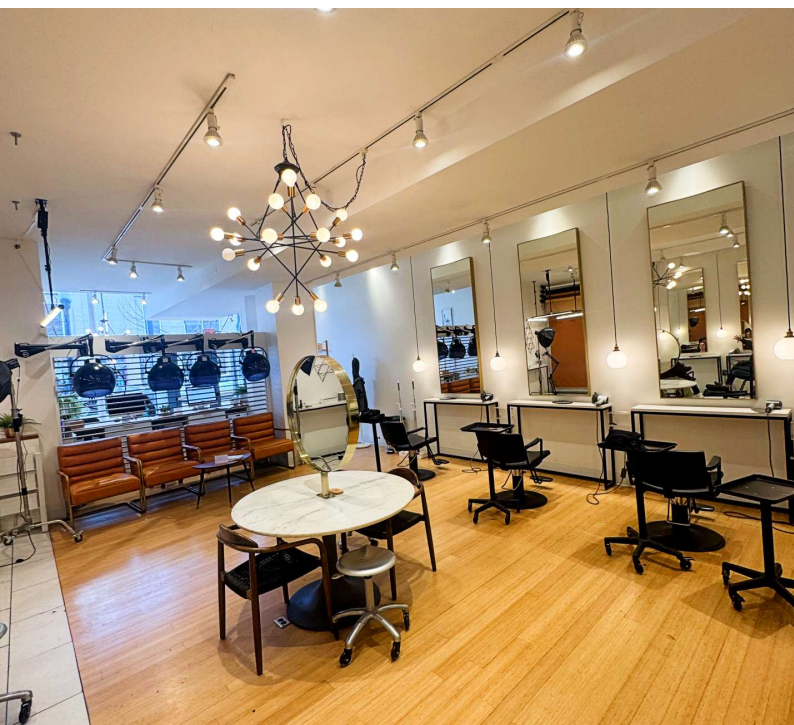
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | SALON SHORT NORTH

1221 NORTH HIGH STREET, COLUMBUS, OH 43201



ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | SALON SHORT NORTH

1221 NORTH HIGH STREET, COLUMBUS, OH 43201



Available Spaces

SUITE	SIZE	RATE
■ 1221 N High Street	1,500 SF	\$25.00 SF/yr

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | RETAIL SHORT NORTH

1221 NORTH HIGH STREET, COLUMBUS, OH 43201



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

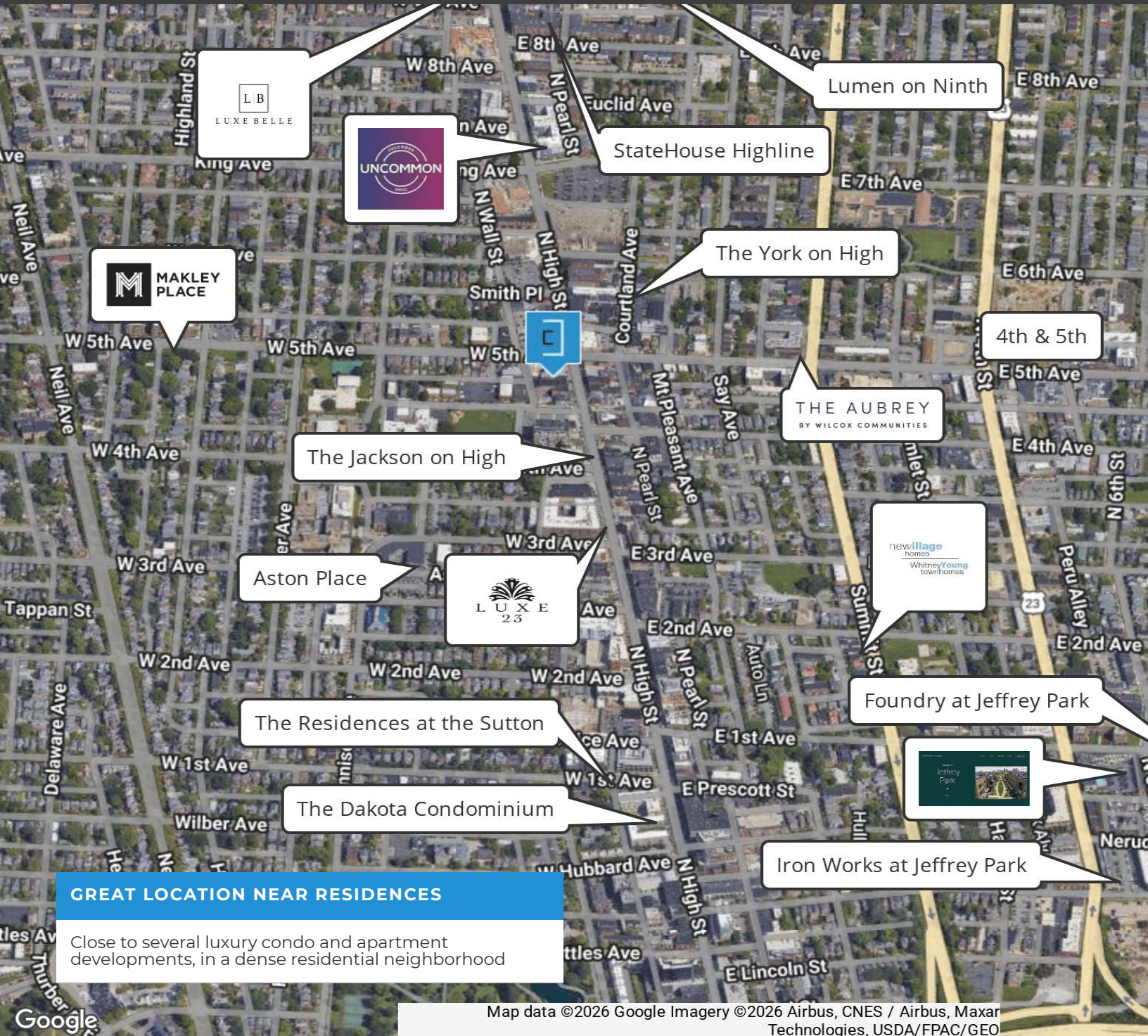
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

FOR LEASE | SALON SHORT NORTH

1221 NORTH HIGH STREET, COLUMBUS, OH 43201



GREAT LOCATION NEAR RESIDENCES

Close to several luxury condo and apartment developments, in a dense residential neighborhood

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

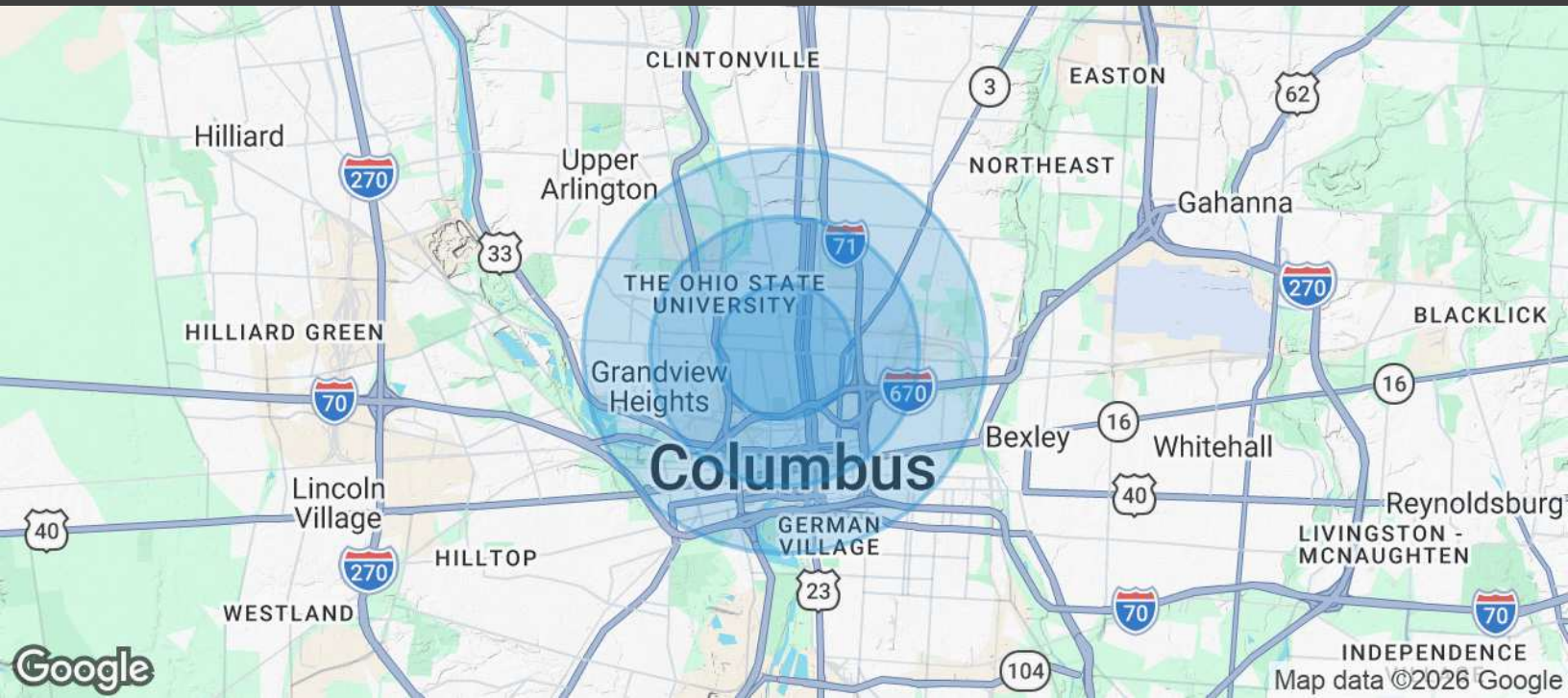
ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	34,776	83,860	155,982
Average Age	25.9	27.0	30.6
Daytime Employees	49,207	187,909	255,345

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	14,729	35,125	70,065
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$94,774	\$86,621	\$91,174
Average House Value	\$473,227	\$420,030	\$380,095

2023 American Community Survey (ACS)

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com