

FOR SALE



— RENOVATED BANK BRANCH & OWNER-USER OPPORTUNITY

923 N High Street

Worthington, OH 43085



Property Profile



RENOVATED BANK BRANCH ON A PREMIER OLD WORTHINGTON CORNER

A ± 1,769 SF bank branch on a ± 0.44-acre hard corner at N High Street and W North Street, offering turnkey financial-institution infrastructure with High Street frontage in the heart of Old Worthington.

CURRENT USE

Bank

BUILT / RENOVATED

1970 / 2018

BRANCH RENO.

± \$612K

THE OPPORTUNITY

- ✓ ±1,769 SF freestanding building on a high-visibility, signalized hard corner in the supply-constrained Old Worthington market
- ✓ Adjacent to the 28,260 SF Fresh Thyme Market, which attracts approximately 1.4 million visits annually according to Placer.ai, making it the second most visited Fresh Thyme location within a 50-mile radius
- ✓ Exposure to approximately 28,056 vehicles per day along N High Street
- ✓ Renovated in 2018, with approximately \$612,000 invested in the branch build-out and brand implementation

WHAT SETS IT APART

- ✓ Hard-corner location with N High Street (US-23) frontage in Old Worthington
- ✓ Turnkey branch infrastructure, renovated 2018, with prior drive-up teller and ATM
- ✓ Bank / credit-union reuse with existing branch layout in place
- ✓ Affluent trade area with \$119,491 median household income within 1 mile

Pricing & Property Specifications



LIST PRICE	BUILDING AREA	LAND AREA	YEAR BUILT / RENO.	PARKING
\$1,250,000	± 1,769 SF	± 0.44 Acres	1970 / 2018	13 Surface Spaces

PARCEL ID	100-002147	LAND SF	19,210 SF
FRONTAGE · HIGH ST	140.5'	FRONTAGE · NORTH ST	140'
STORIES	1	CONSTRUCTION	Masonry / Brick
BUILDING FAR	0.09	TENANCY	Single
DRIVE-UP	Prior ATM / Video Teller	2024 TAXES	\$11.86 / SF
UTILITIES	Public Available		

SITE FEATURES

- ✓ Signalized hard-corner intersection with a dedicated turn lane
- ✓ Two points of access: curb cuts on both N High St and W North St
- ✓ Exceptionally car-friendly location, CoStar score 90 / 100

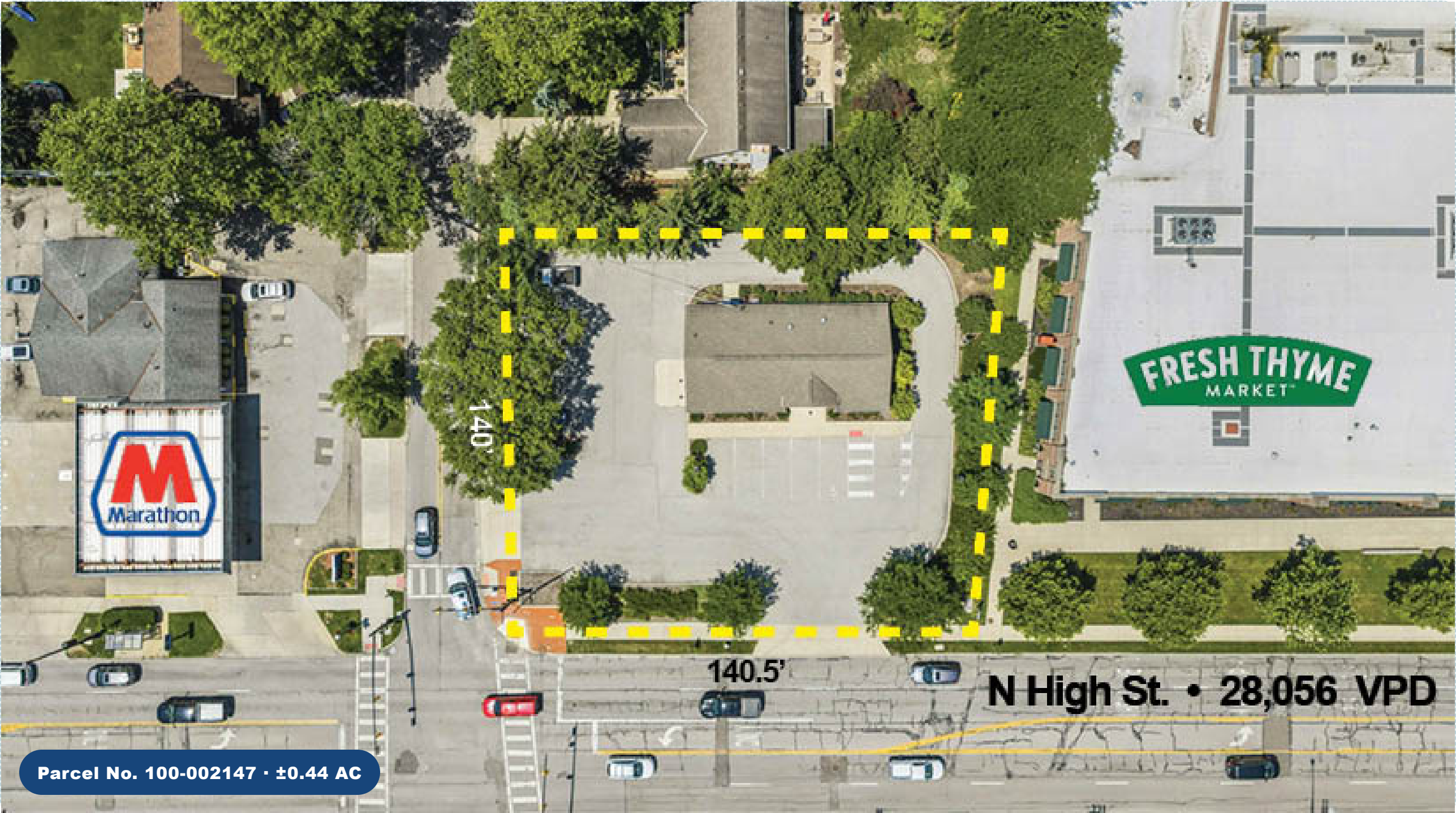


TRAFFIC COUNTS (via MORPC)	VPD
N High Street	28,056

Property Photos



Parcel Map



LOCATION HIGHLIGHTS

- ✓ Old Worthington historic retail & dining district
- ✓ Next door to Fresh Thyme Market grocery: 1.4M+ visits/year, 2nd most visited Fresh Thyme within a 50-mile radius (Placer.ai)
- ✓ Nearby banks: Chase, Huntington, PNC, Fifth Third, US Bank, KeyBank
- ✓ Minutes from the I-270 / SR-161 interchange
- ✓ N High Street • 28,056 vehicles per day (MORPC)

Aerial - Southwest View



Fresh Thyme Market: 1.4M+ visits/year · 2nd most visited Fresh Thyme within a 50-mile radius (via Placer.ai)

DIRECTORY
Who's Nearby

- RETAIL & DINING**
Fresh Thyme Market · CVS · Ace Hardware · Dairy Queen · Hollywood Feed · Anytime Fitness · Marathon
- WORTHINGTON CENTER**
Twelve7 Barbershop · Jersey Mike's · Pizza Primo · Rad Nails · Mrs. Goodman's
- THE SHOPS AT WORTHINGTON**
Kroger · First Financial Bank · Panera Bread · Bank of America · Chase · First Watch
- NEIGHBORHOOD CENTER**
Clarkson Eyecare · Edward Jones · Porch Growler
- INSTITUTIONAL & OFFICE**
Thomas Worthington High School (±1,700 students) · Kilbourne Middle School (±450 students) · The Grove Professional Offices
- BANKS & FINANCIAL**
Huntington Bank · U.S. Bank · United Midwest Savings Bank · PNC · Telhio Credit Union · Park National Bank · Fifth Third Bank · FC Bank · First Bank of Central Ohio
- CIVIC & MUNICIPAL**
Worthington Municipal Building · Worthington Fire Department · Worthington Police Department
- OTHER AREA NOTABLES**
Old Worthington Library · Stafford Village Apartments (86 Sr. Living Units) · Worthington Presbyterian Church · Worthington United Methodist Church · The Old Bag of Nails Pub

N High Street · 28,056 VPD

Aerial - Downtown Columbus View



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N High Street • 28,056 VPD

Aerial - Northbound View



1.3M+ visitors / year • The Shops at Worthington (via Placer.ai)

DIRECTORY
Who's Nearby

RETAIL & DINING
Fresh Thyme Market • CVS • Ace Hardware • Dairy Queen • Hollywood Feed • Anytime Fitness • Marathon

WORTHINGTON CENTER
Twelve7 Barbershop • Jersey Mike's • Pizza Primo • Rad Nails • Mrs. Goodman's

THE SHOPS AT WORTHINGTON
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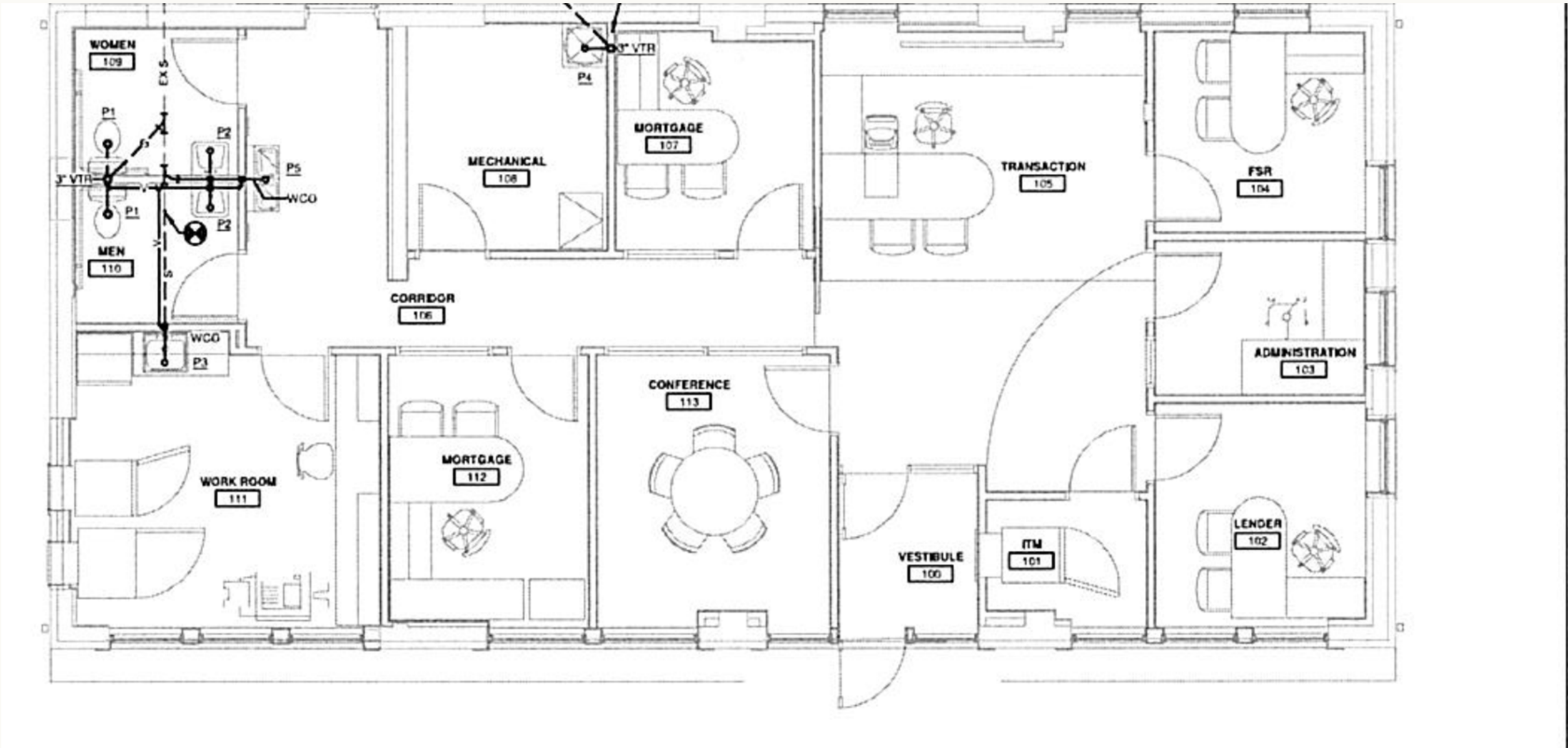
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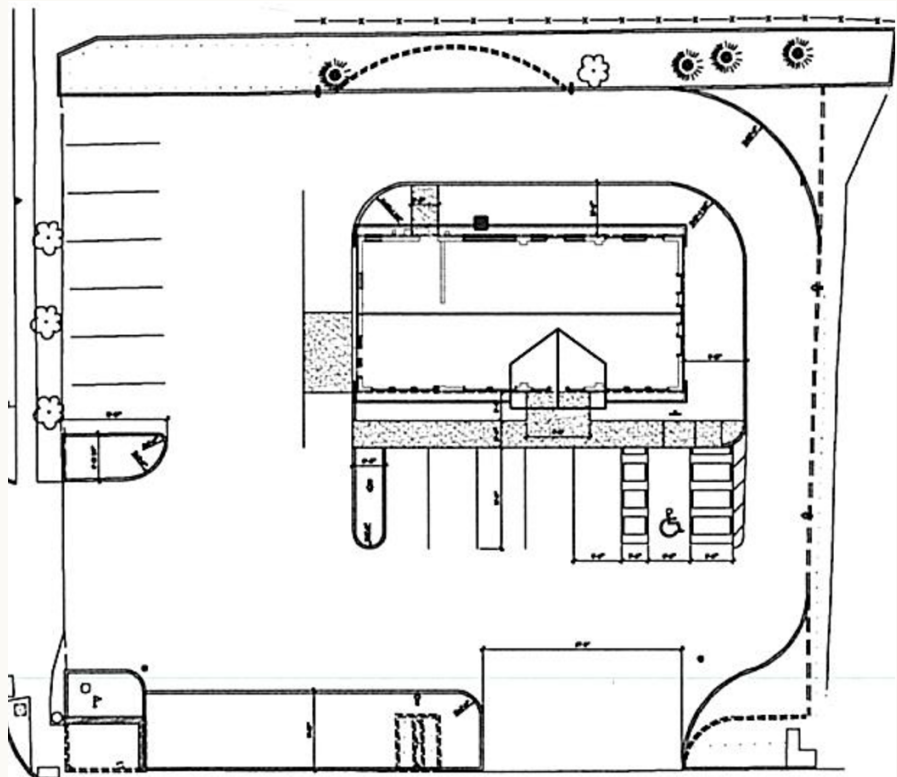
Site & Floor Plan



FLOOR PLAN



SITE PLAN



Demographics



923 N HIGH ST · WORTHINGTON, OH	1 MI	3 MI	5 MI
POPULATION			
Current Population	10,122	105,544	313,028
Projected Population (2030)	11,303	112,720	328,084
Median Age	44	39	38
Households	4,061	45,565	132,324
INCOME & SPENDING			
Median HH Income	\$119,491	\$81,086	\$79,417
Average HH Income	\$147,651	\$106,390	\$104,891
Consumer Spending	\$154.7M	\$1.4B	\$4.0B
EMPLOYMENT & BUSINESS			
Total Employees	8,767	56,064	164,340
Total Businesses	752	4,791	12,845

EDUCATIONAL ATTAINMENT

EDUCATION	1 MI	3 MI	5 MI
Bachelor's & Beyond	72%	54%	52%
Some College / Assoc.	21%	22%	23%
High School Graduate	6%	18%	18%
No Diploma	2%	6%	7%

WORKFORCE & EMPLOYMENT

COMPOSITION	1 MI	3 MI	5 MI
White Collar	82.9%	70.0%	70.8%
Blue Collar	7.7%	14.7%	14.9%
Services	9.4%	15.3%	14.2%
Unemployment Rate	3.6%	3.5%	3.4%



FOR MORE INFORMATION

Contact the Team

Contact the exclusive listing team for additional information.

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