



CAPITOL
EQUITIES

FOR SALE OR LEASE

Providing creative commercial real estate solutions since 1997



RETAIL CONDO | 1,098 SF

THE DAKOTA

841 N HIGH ST, COLUMBUS, OH 43215

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Property Highlights

- Prime Short North location on High Street, between Hubbard and First Avenue with high visibility and great retail exposure
- Available unit is a 1,098 SF end-cap with a wide open interior, small storage/office space, one restroom, and a secured, separate employee entrance
- The Short North continues to be a vibrant mix of high-end residential projects, street retail, and fine dining, presenting an attractive retail opportunity
- Join other Dakota retail tenants including Roaming Goat Coffee Shop, The Alibi Bourbon & Cocktail Lounge, and Red Giraffe Designs, all long-term, local businesses
- Several public parking garages and on-street parking via the ParkColumbus App make the site easily accessible
- The previous tenant, Prologue Bookstore, has relocated to a larger Short North space just one-block away

Property Description

Introducing a prime retail opportunity in the heart of Columbus' Short North Arts District. This 1,098 SF, first floor condo constructed in 2006, presents an attractive investment or retail space for your business in this thriving community.

OFFERING SUMMARY

Available SF:	1,098 SF
Sale Price:	\$575,000
Lease Rate:	\$38.75 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	\$12.40

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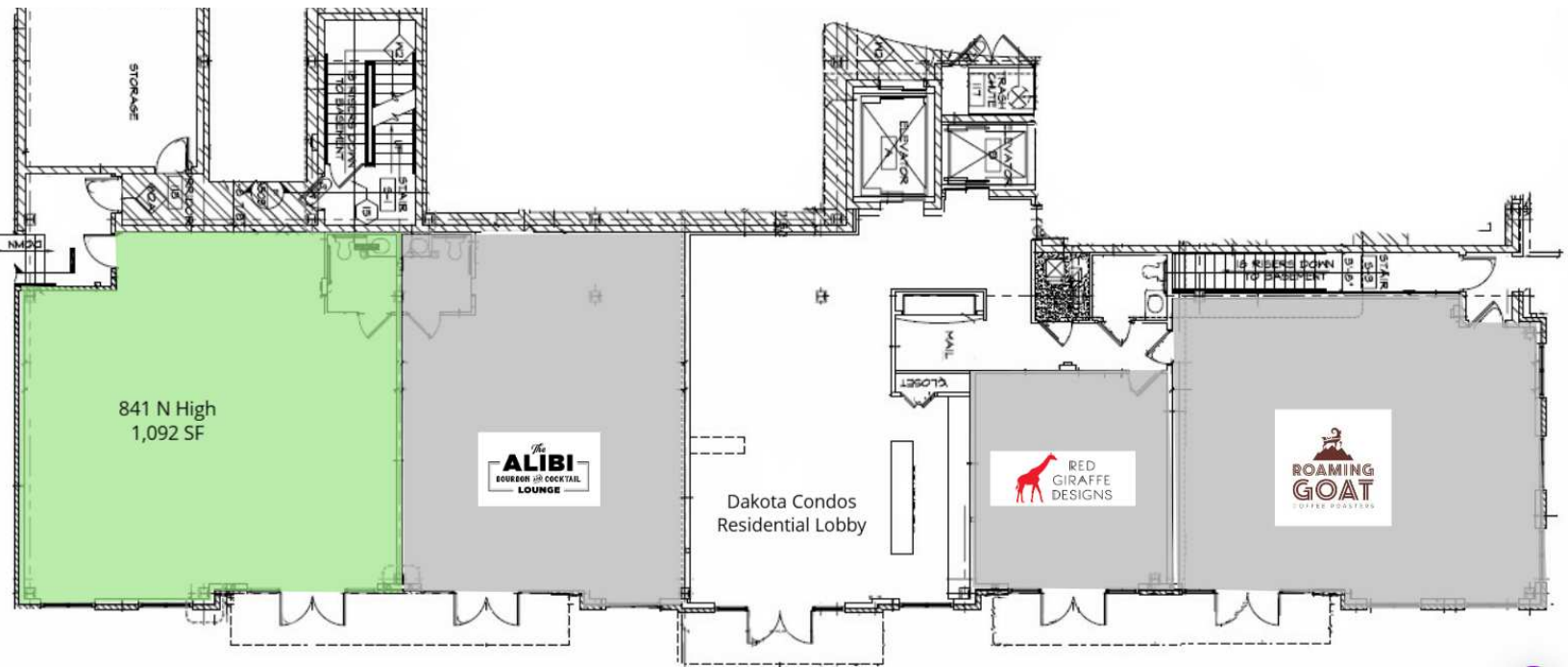
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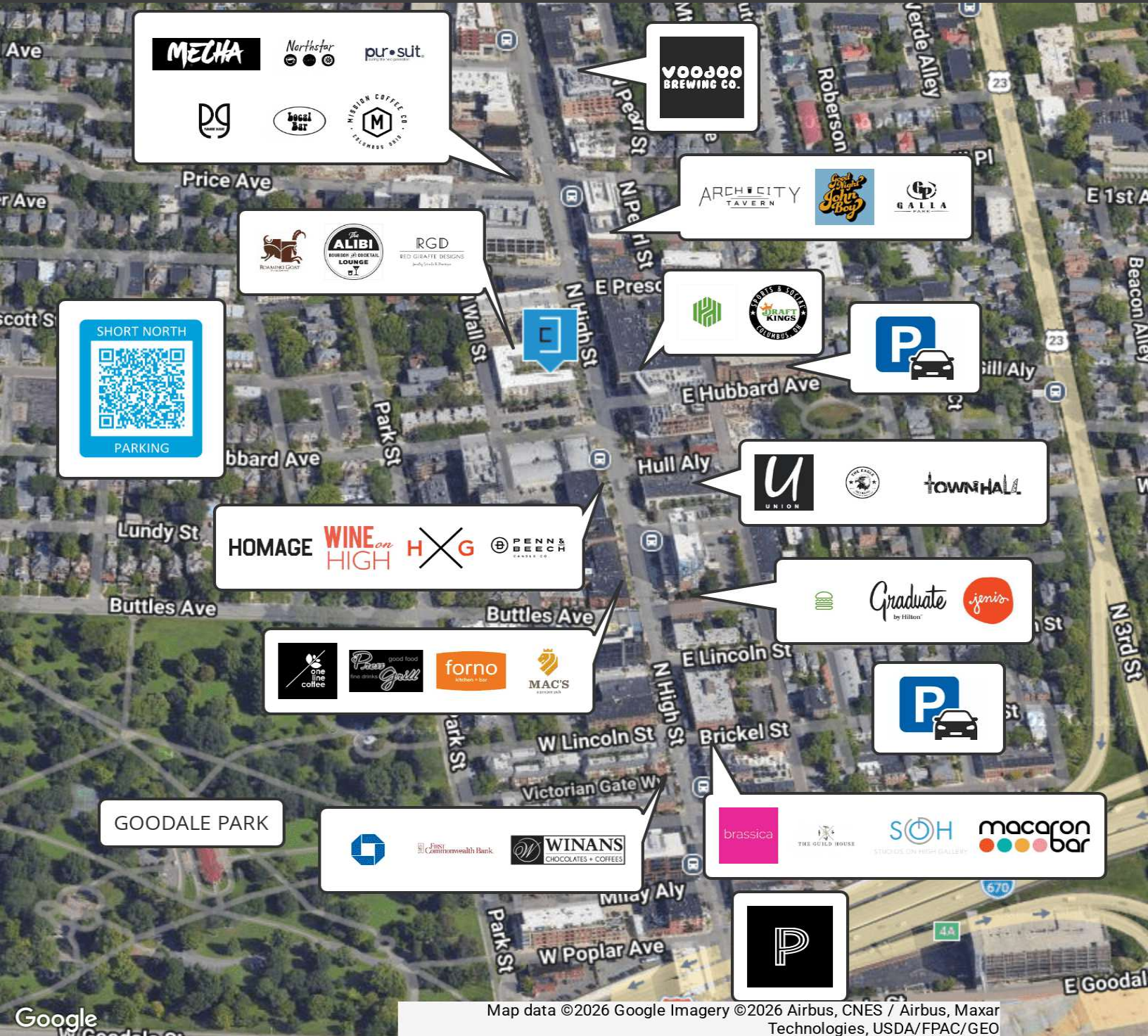
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	27,023	88,918	163,711
Average Age	34	32	33
Daytime Employees	35,904	199,451	256,280

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	15,735	41,780	74,999
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$100,480	\$77,586	\$78,172
Average House Value	\$525,987	\$421,848	\$375,120

2020 American Community Survey (ACS)

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