

FOR LEASE

4409 N High St. Columbus, OH 43214



Clintonville's Corner. Your Business.

1,778

SF Available

\$25

SF/YR NNN

25K+

Vehicles/Day

Now

Available

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

4409 N High St, Columbus, OH 43214

Rare opportunity to place your business at one of Clintonville's most active intersections — N High Street and Henderson Road — with more than 25,000 vehicles passing daily. This 1,778 SF storefront in a newly built brick building offers expansive floor-to-ceiling windows, direct frontage on N High St, and an open floor plan that adapts easily to a wide range of retail, service, or wellness uses.

The space features on-site parking, multiple entry points, and co-tenancy with Papa John's for built-in foot traffic. Surrounded by a dense, affluent residential base — 52,000 residents within 2 miles averaging nearly \$100K household income — and over 4,600 nearby businesses, the customer base is already here.

Available immediately. \$30.00/SF NNN. Don't miss your window in one of Columbus's most sought-after neighborhoods.

Corner visibility — Direct frontage on N High St at Henderson Rd, one of Clintonville's highest-traffic intersections

Newly built — Modern brick construction with floor-to-ceiling storefront windows and strong curb appeal

Open floor plan — Flexible layout adaptable to retail, food & beverage, wellness, medical, and service uses

On-site parking — Multiple entry points convenient for both customers and staff

Co-tenancy with Papa John's — Consistent foot traffic and proven neighborhood draw

Affluent trade area — 52,000 residents within 2 miles, avg household income ~\$97K

Natural light — Expansive storefront windows create a bright, welcoming environment year-round

AVAILABLE SF: 1,778 SF

BUILDING SF: 3,440 SF

LEASE RATE: \$25.00 SF/YR

LEASE TYPE: NNN

ZONING: Small Retail

Available for
Immediate Occupancy

Property Photos

4409 N High St, Columbus, OH 43214



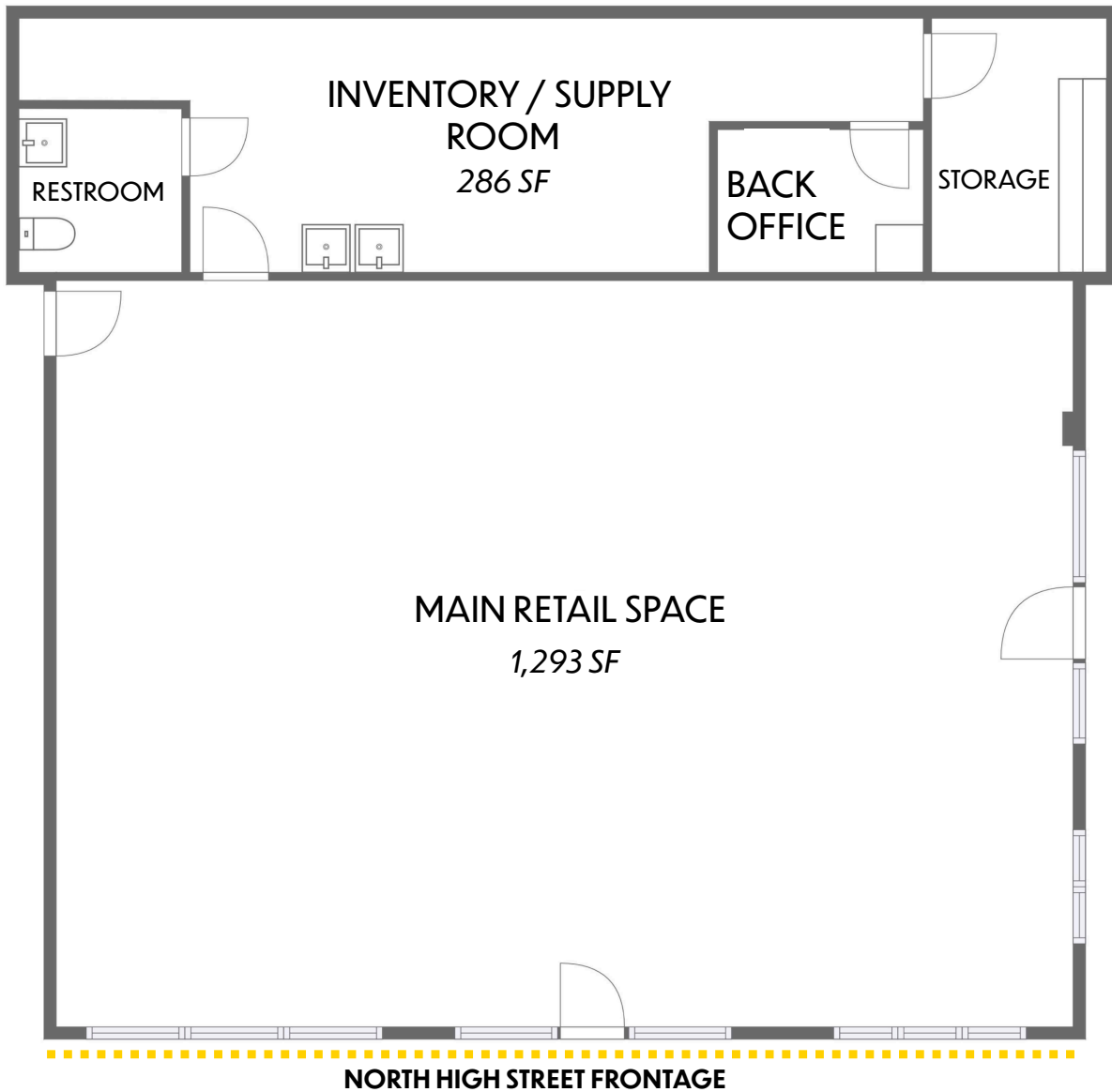
Brent Garland

Paul Trautman

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Floor Plan

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IDEAL USES FOR THIS SPACE

Boutique Fitness

Yoga, pilates, barre. Open floor plan perfect for class format.

Wellness / Med Spa

Affluent demo supports premium services.

Professional Services

Financial, insurance, real estate - high-income trade area

Specialty Retail

Storefront visibility and foot traffic support retail.

Location & Demographics

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Clintonville's N High Street corridor connects Worthington to the north with the Short North and Downtown Columbus to the south, making it a natural destination for the entire north Columbus trade area. The surrounding residential base is dense, established, and highly engaged with local retail.

TRAFFIC COUNTS

W Schreyer Pl & N High St

25,969

VEHICLES PASSING PER DAY

W Henderson Rd & N High St

21,835

VEHICLES PASSING PER DAY

NEARBY ANCHORS

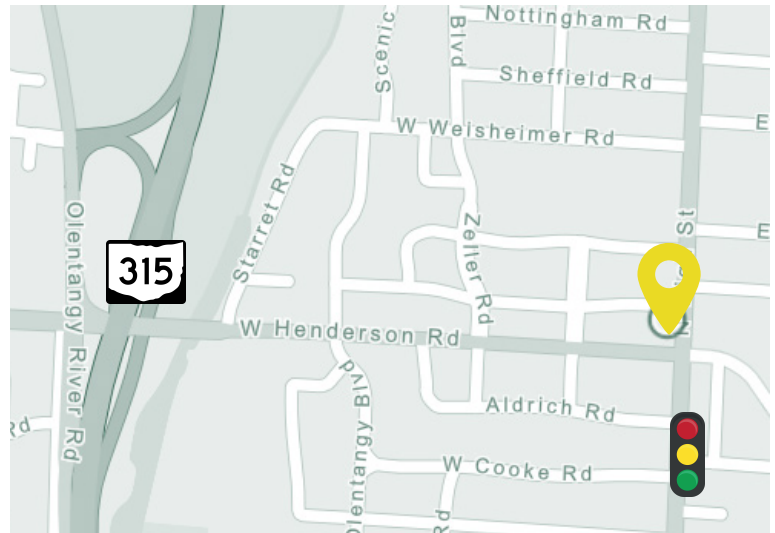
- Papa John's (co-tenant)
- Clintonville retail district
- 6-1-Pho Restaurant
- Salon Lofts
- WesBanco

DEMOGRAPHIC SNAPSHOT

| METRIC | 2 miles | 5 miles |
|------------|----------|----------|
| Population | 52,020 | 366,656 |
| Households | 25,253 | 152,843 |
| Avg HHI | \$97,436 | \$86,028 |
| Businesses | 4,647 | 23,373 |
| Employees | 30,755 | 231,057 |

CONSUMER SPENDING (AVG/HOUSEHOLD)

| CATEGORY | 2 miles | 5 miles |
|----------------|---------|---------|
| Entertainment | \$4,452 | \$4,206 |
| Food & Alcohol | \$8,375 | \$7,904 |
| Household | \$5,090 | \$4,521 |



Schedule a Tour

4409 N High St, Columbus, OH 43214

Ready to see the space in person?

This is a rare opportunity in one of Columbus' most sought-after retail corridors - available now!



Brent Garland

O: 614-255-4381

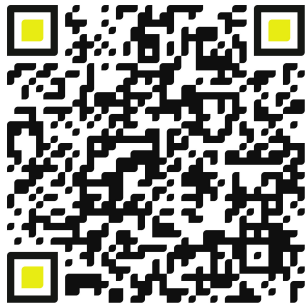
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Commercial Real Estate Services
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.