



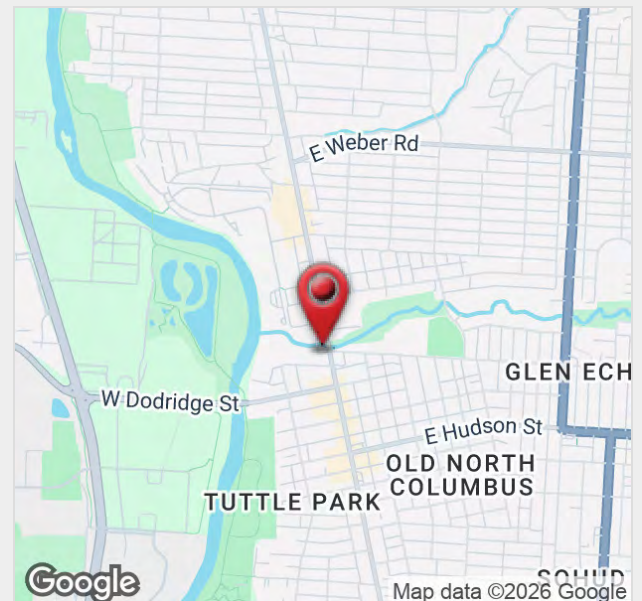
2711 North High Street

Columbus, Ohio 43202

Property Features

- Flexible Mixed-Use Development Opportunity
- Located in Columbus' Ohio State University District, Directly North of Ohio State's Main Campus
- Ideal for Multifamily, Hospitality, Retail or Mixed-Use Development
- 1.12-Acre Development Site
- Located on a Highly Visible, Corner Lot
- Lot Frontage of ± 287 Ft and Lot Depth of ± 137 Ft
- Zoned Mixed-Use, UCT
- $\pm 15,600$ VDP on N. High Street and North Street
- 0.8 Miles from the Corner of N High Street and Lane Avenue
- Walkable Location in Columbus' Old North District

Contact Agent For More Information



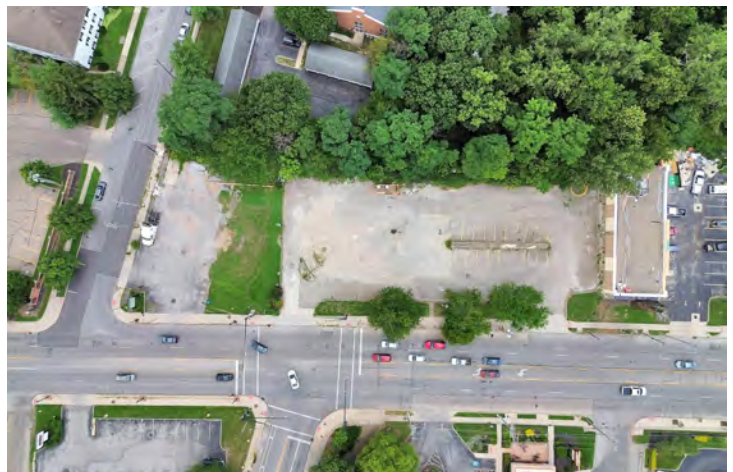
For more information:

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THE OHIO STATE UNIVERSITY

Sitting in Columbus' OSU District directly north of Ohio State's main campus, 2711 N High St fronts High Street and COTA's high-frequency Route 2 (N. High/E. Main), putting it on the same corridor that links OSU to downtown Columbus. The site is walkable to campus-area retail, dining, and student housing, and draws a dense, transit-connected renter base from Ohio State's students, faculty, and staff — enrollment reached a record 67,255 in fall 2025.

It sits roughly 0.8 miles from OSU's campus edge at High Street and Lane Avenue, with quick access west via Dodridge Street and Lane Avenue to State Route 315, connecting the site to I-670 and I-70 and the broader Columbus metro.

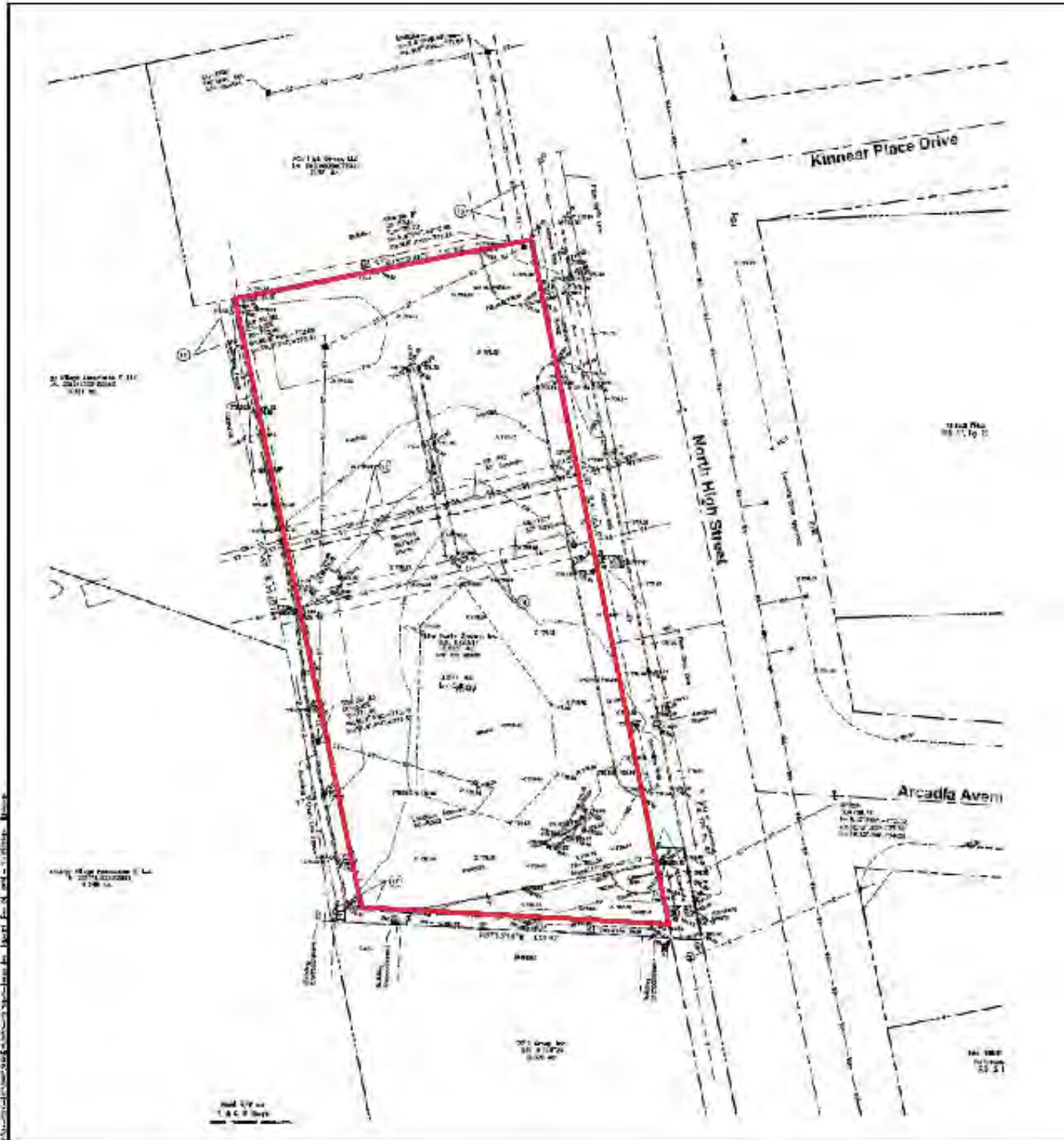


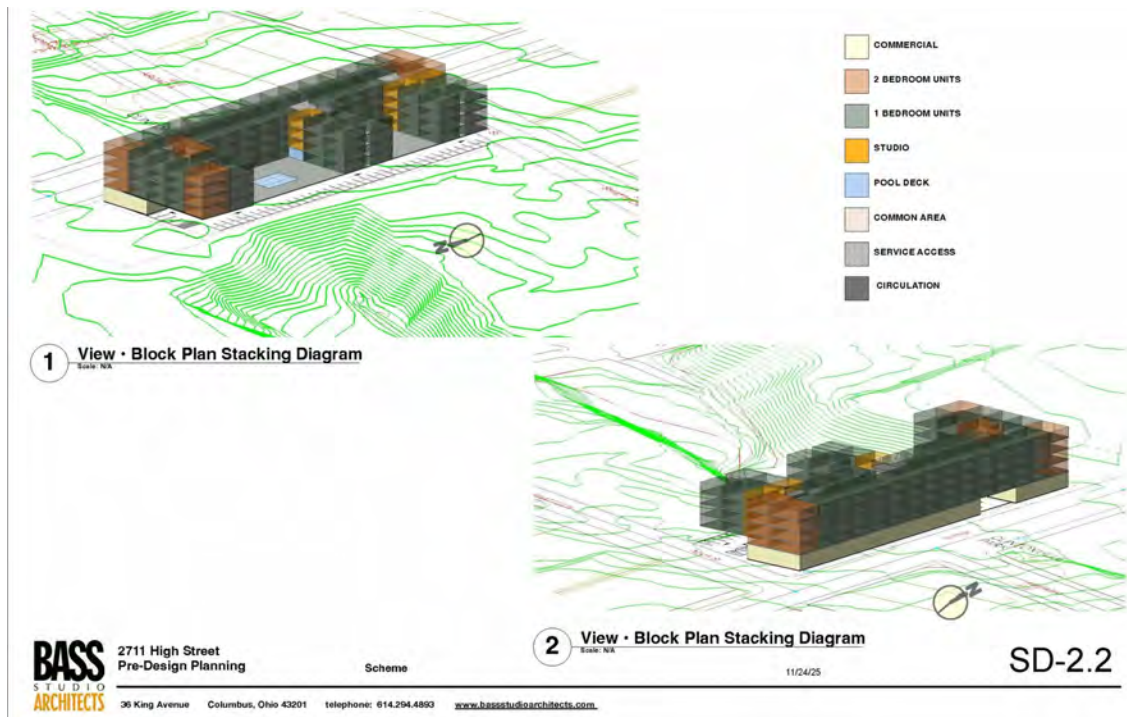
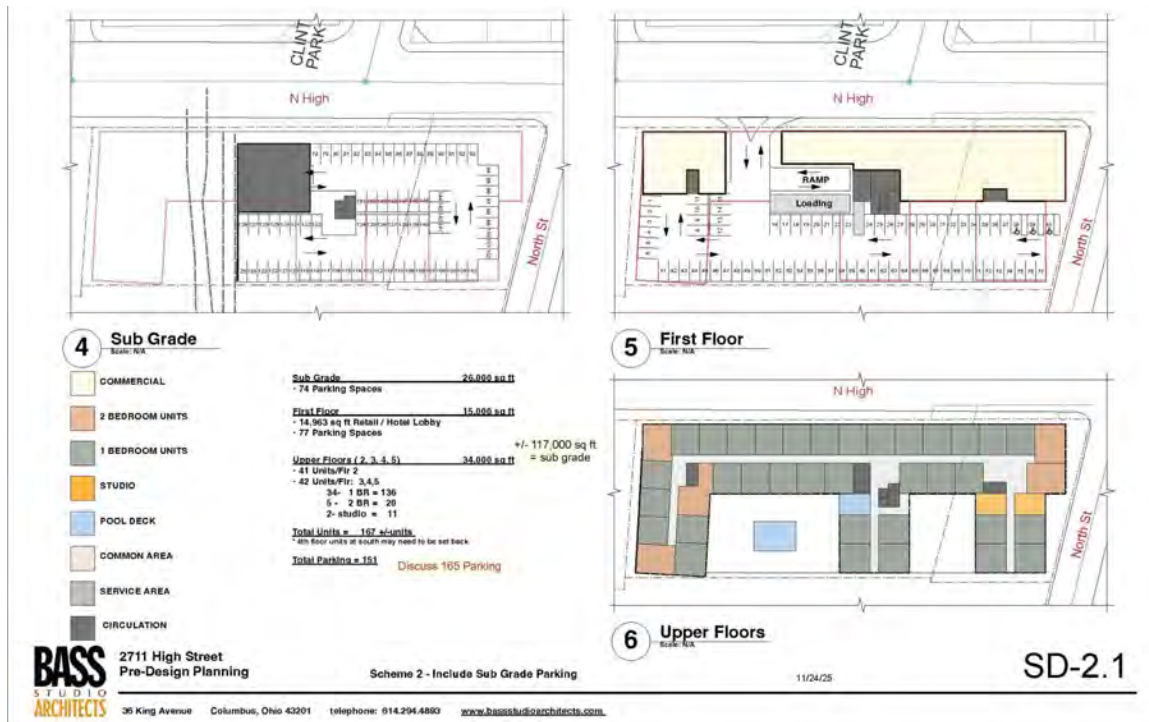
E.20.060 Urban Center (UCT)

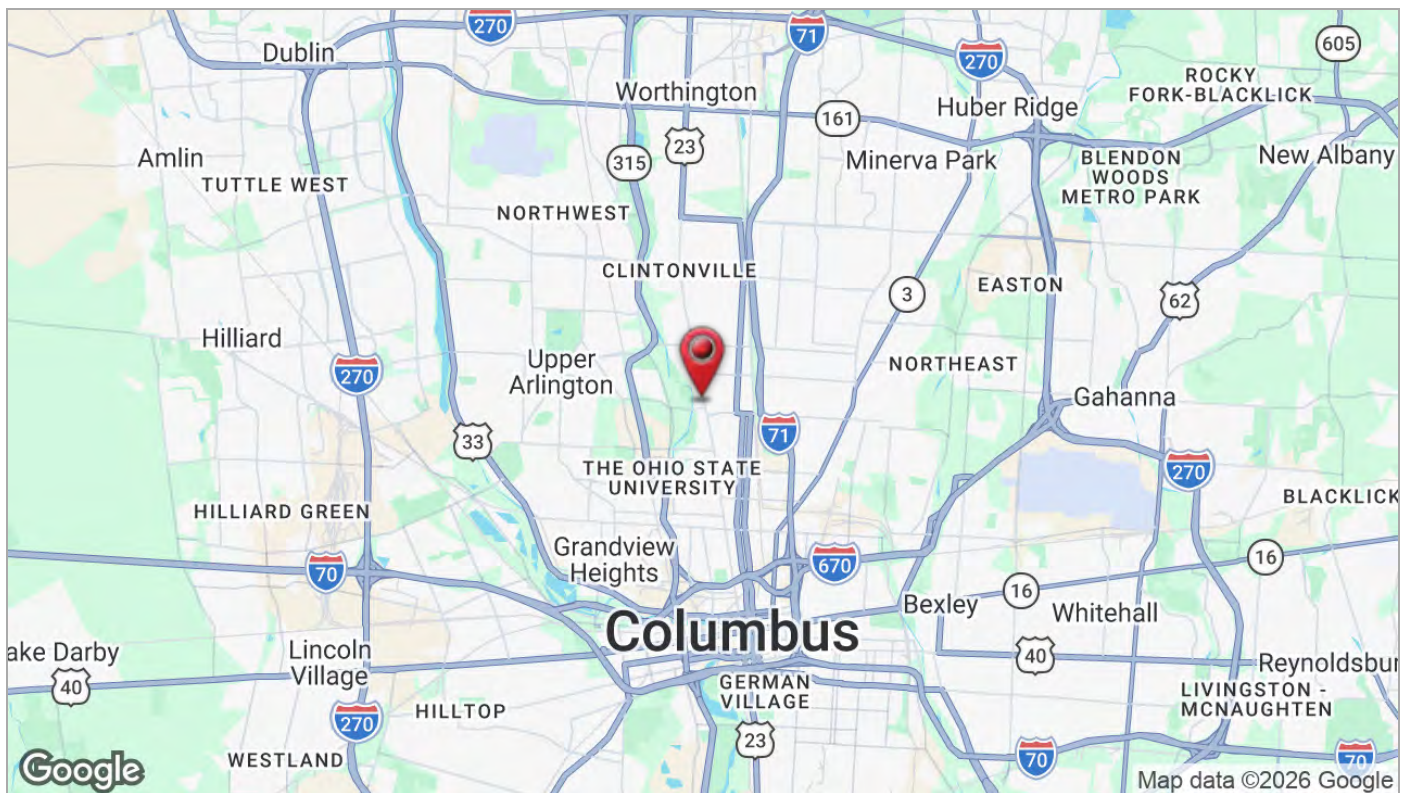
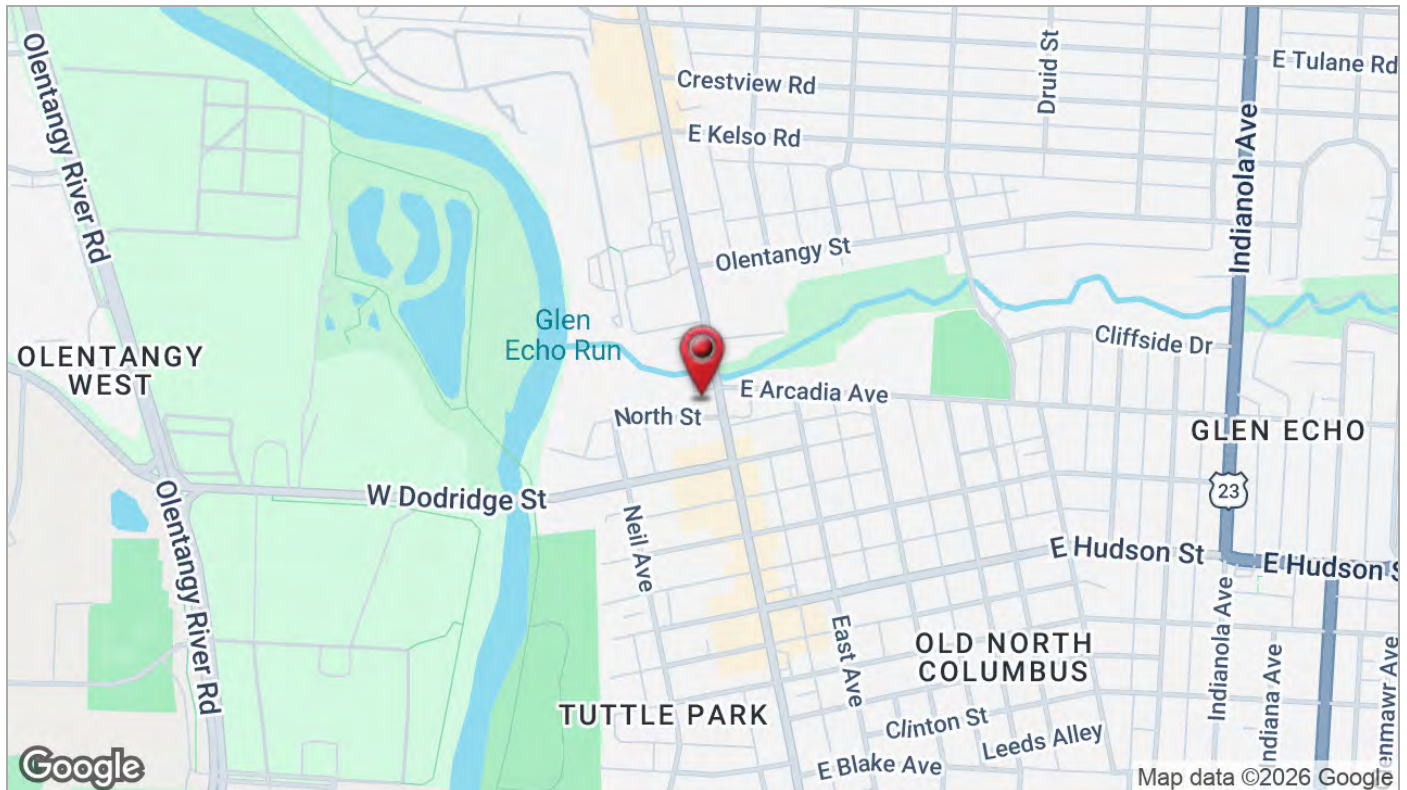


General note: the illustrations above are intended to provide a brief overview of the district and are descriptive in nature.

A. Intent	B. Sub-District(s)
This district is a predominately walkable district comprised of attached and some detached buildings accommodating a range in height, including mostly medium-rise buildings. Typically found around neighborhood centers with commercial amenities, near a transit stop, or along corridors transitioning between an urban core and lower intensity district. These areas provide opportunities for infill development of vacant parcels and parking lots, reuse of older buildings, and redevelopment at higher densities. Allows residential, retail, service, and other commercial uses.	N/A

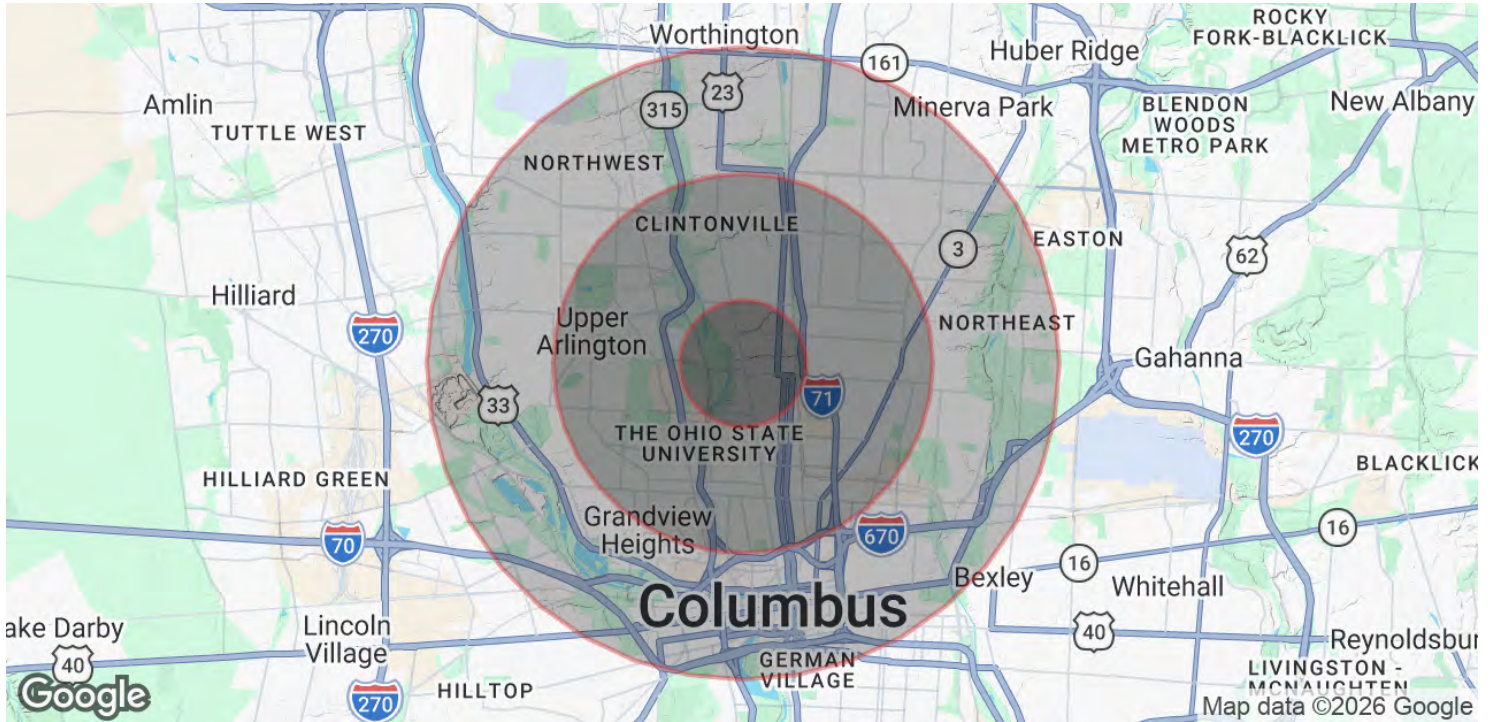








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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,280	162,348	356,684
Average Age	28.2	32.8	34.5
Average Age (Male)	28.9	32.6	34.1
Average Age (Female)	27.9	33.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,481	69,324	155,159
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$77,566	\$96,842	\$98,870
Average House Value	\$293,130	\$345,310	\$354,393

2023 American Community Survey (ACS)