

Columbus, Ohio

4675 N High St



FOR LEASE

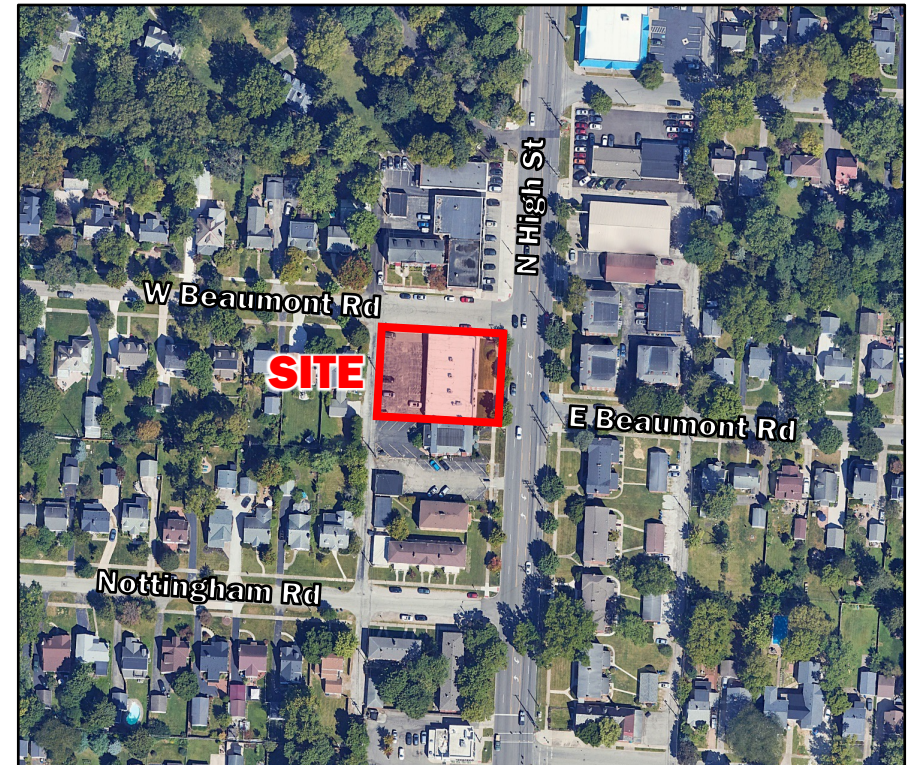


Property Highlights:

- Prime high-visibility frontage along prominent North High St.
- Situated in a vibrant, walkable neighborhood commercial district
- Desirable location in the heart of the Clintonville corridor
- Convenient access to major thoroughfares & regional corridors
- Prominent corner lot offering excellent exposure & accessibility

Property Information:

Address	4675 N High St, Columbus, OH
Building SF	6,322 ft ²
Building Dimensions	160' x 60'
Land	0.35 acres
Zoning	UGN-1
Asking Rent	\$27/SF
Lease Type	NNN
Parking	19 spaces + Street Parking on W Beaumont Rd
Signage Type	Pylon & Building



The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Mark W Zelnik

614.551.3719

mwzelnik@zelnikrealty.com



Kevin T. Thaxton

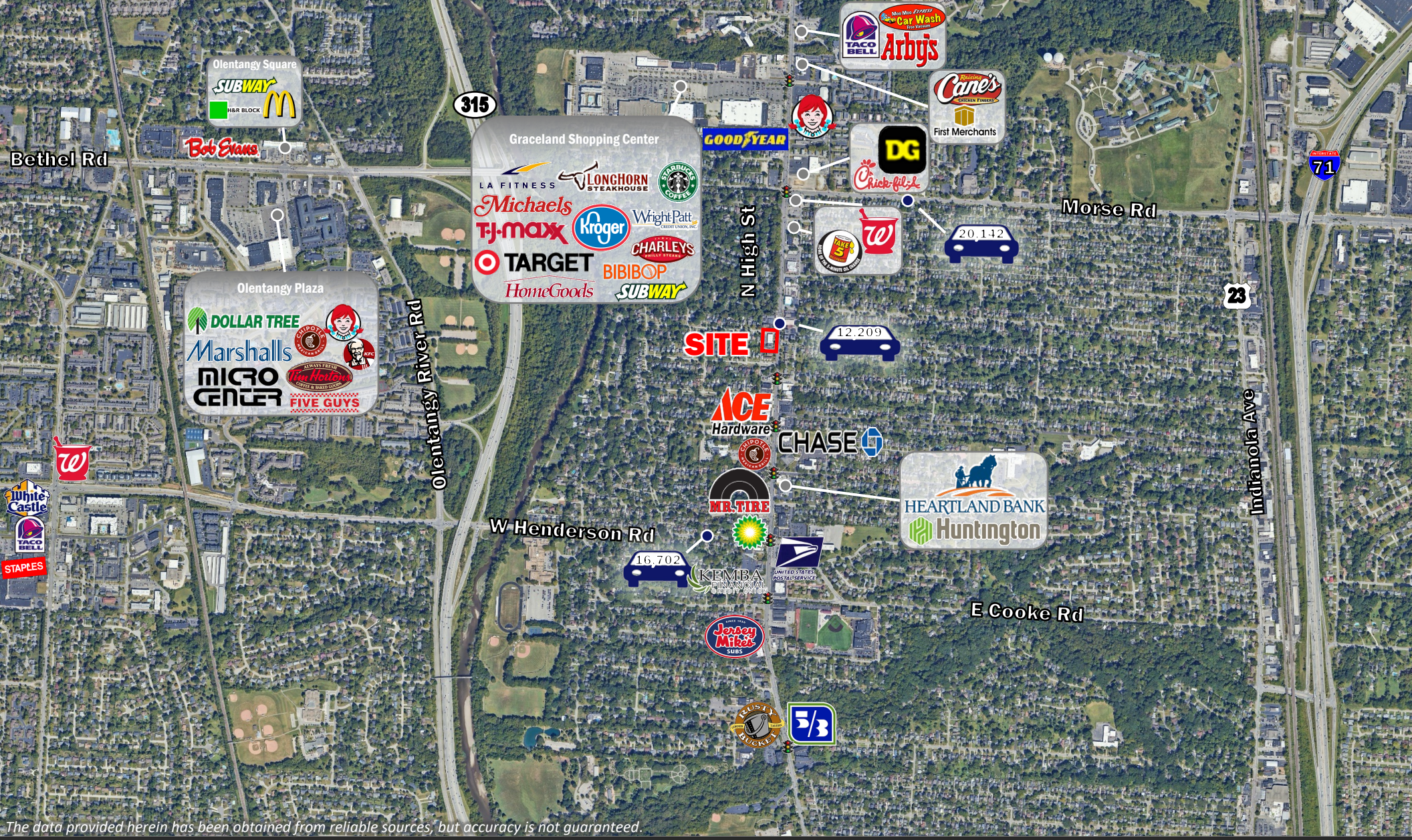
614.309.1597

kthaxton@zelnikrealty.com

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Market Summary

1, 3, 5 Mile Radius Demographics

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,303	115,357	331,127
2010 Total Population	10,884	112,510	332,672
2018 Total Population	11,635	125,120	379,459
2018 Group Quarters	288	1,106	17,528
2025 Total Population	11,500	124,539	384,194
2018-2023 Annual Rate	-0.23%	-0.09%	0.25%
2018 Total Daytime Population	10,300	121,108	411,177
Workers	5,874	64,769	232,056
Residents	4,426	56,339	179,121
Household Summary			
2000 Households	5,766	54,001	142,675
2000 Average Household Size	1.90	2.11	2.24
2010 Households	5,705	52,632	141,029
2010 Average Household Size	1.88	2.12	2.27
2018 Households	5,973	56,661	158,106
2018 Average Household Size	1.90	2.19	2.29
2025 Households	5,936	56,682	161,553
2025 Average Household Size	1.89	2.18	2.27
2018-2023 Annual Rate	-0.12%	0.01%	0.43%
2010 Families	2,495	26,593	72,229
2010 Average Family Size	2.58	2.83	2.96
2018 Families	2,657	28,578	78,657
2018 Average Family Size	2.56	2.99	3.12
2025 Families	2,616	28,286	79,054
2025 Average Family Size	2.56	3.00	3.12
2018-2023 Annual Rate	-0.31%	-0.21%	0.10%
Housing Unit Summary			
2000 Housing Units	6,004	56,440	151,193
Owner Occupied Housing Units	62.2%	54.7%	48.9%
Renter Occupied Housing Units	33.8%	41.0%	45.5%
Vacant Housing Units	4.0%	4.3%	5.6%
2010 Housing Units	6,130	57,160	154,267
Owner Occupied Housing Units	58.4%	51.1%	45.1%
Renter Occupied Housing Units	34.7%	40.9%	46.4%
Vacant Housing Units	6.9%	7.9%	8.6%
2018 Housing Units	6,355	59,664	169,161
Owner Occupied Housing Units	58.1%	50.3%	42.3%
Renter Occupied Housing Units	35.9%	44.7%	51.2%
Vacant Housing Units	6.0%	5.0%	6.5%
2025 Housing Units	6,395	60,167	173,240
Owner Occupied Housing Units	58.1%	50.6%	42.1%
Renter Occupied Housing Units	34.7%	43.6%	51.2%
Vacant Housing Units	7.2%	5.8%	6.7%
Median Household Income			
2018	\$97,657	\$75,793	\$66,770
2025	\$109,681	\$85,447	\$76,528
Median Home Value			
2018	\$379,111	\$353,029	\$344,104
2025	\$435,982	\$399,841	\$392,765
Per Capita Income			
2018	\$65,491	\$48,843	\$42,502
2025	\$73,186	\$54,949	\$47,776
Median Age			
2010	43.0	37.1	31.3
2018	42.5	37.5	32.4
2025	44.2	38.7	32.7

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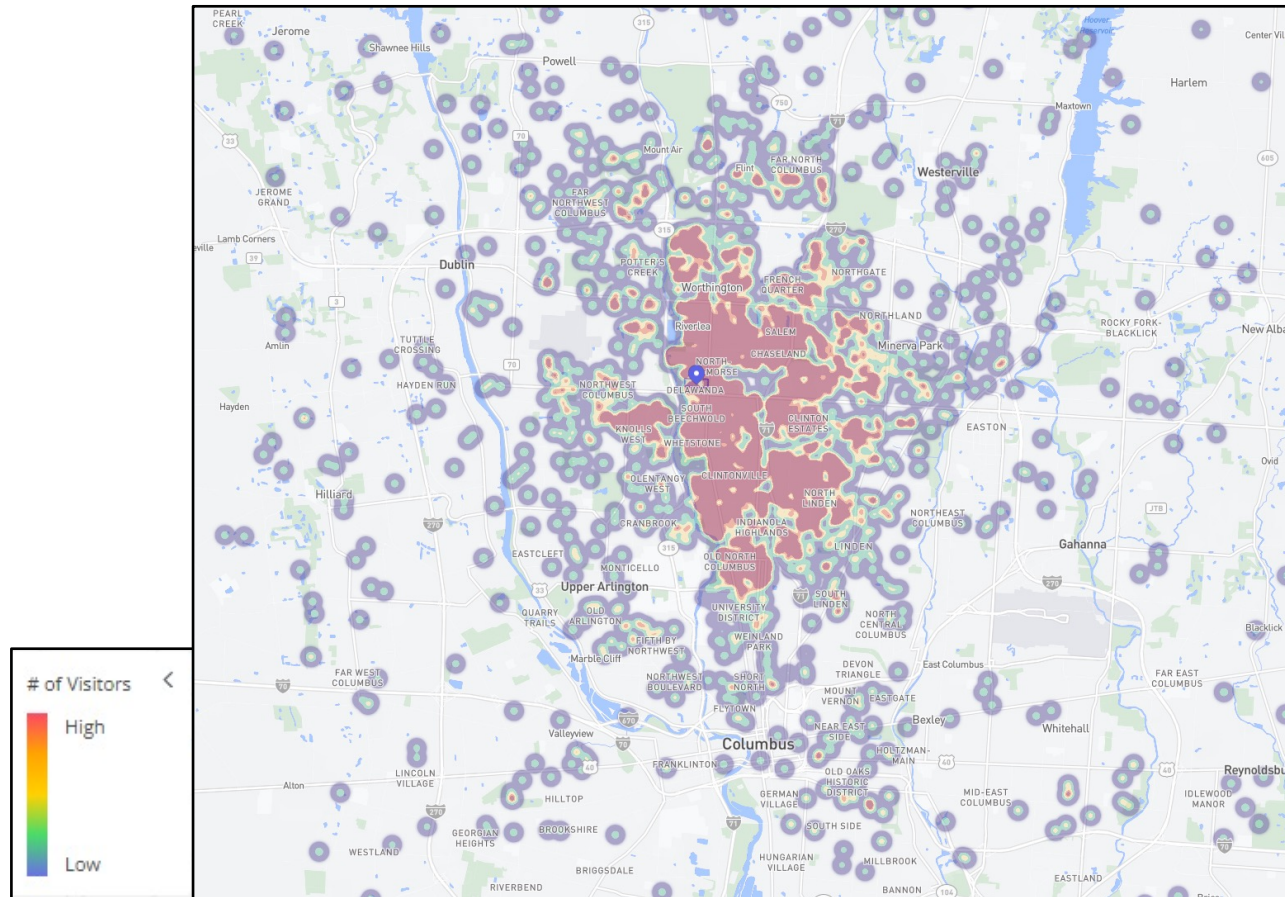


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Trade area map of Graceland Shopping Center:

This data represents the approximate home location and density of customers who visited Graceland Shopping Center at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Graceland Shopping Center / 182 Graceland Boulevard, Columbus, OH 43214 | Based on Home Location, by Visitors | Min. Visits: 12 | Feb 1st 2025 to Jan 31st 2026 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Data provided by Placer Labs Inc. (www.placer.ai)

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