

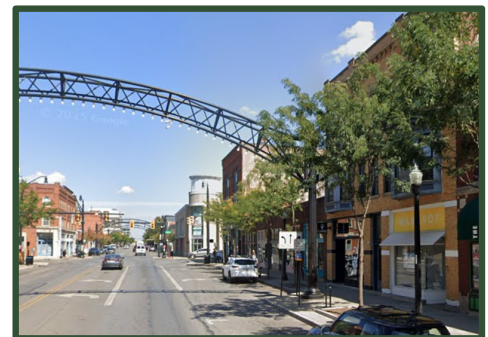
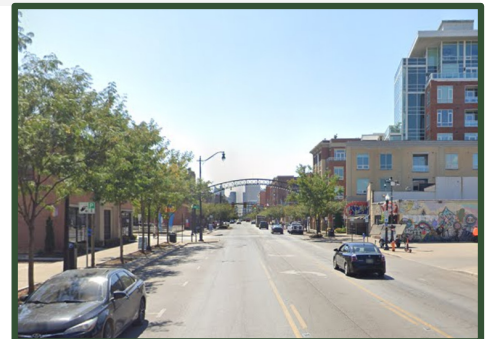
For Sale or Lease



1186 North High Street, Columbus, OH 43201

Retail For Lease in The Short North, Downtown Columbus

- ± 2,580 Square Feet of Retail Space Available For Lease
- ± 3,500 Square Feet of Total Space Available For Sale
- Ample Local Amenities, Close Proximity to The Ohio State University, and Near Many Local Breweries/ Restaurants
- This Location Offers Ample Street Parking, Easy Access For Pedestrians on North High Street, and Sits Near the Iconic Short North Arch.
- This Location Offers a Street Level Retail Space and Two Fully-Leased Units Above. Perfect for Many Retail Concepts, with Foot Traffic Counts to Support.
- Open Layout with Office and Restroom



Click Here to View Property Video

Valerie Tivin

(614) 559-3350 Ext. 110

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Property Aerials



Front Door and Display



Retail Area



Entrance to Back Office



Retail Area from Back



Window from Back Office



Lower Level/Storage

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Additional Property Information

Legal Information

Subject Property Description	Street Level Retail and Residential 2nd Floor
Sale Price and Lease Rate	\$1,500,000 or \$19.50/SF NNN
Parcel Number	010-056578-00
Possession	Immediate

Land Information

Land Acreage	± 0.0629
Current Zoning	Urban Core (UCR)
Possible Uses for UCR	Allows residential, retail, service, and other commercial uses

Structural Information

Building Square Footage	± 3,500 SF
Available Square Footage	± 2,580 SF
Floors Above Ground	2
Year Built	1900

Additional Information

Lot Specifics	Short North Area
Parcel Benefits	Street Parking, and Easy Access
CAM Charges	\$6.50/SF
Water/Sewer System	Public
Real Estate Taxes (2025)	\$ 10,222,96
Tenant Pays	Utilities, CAM, and Repairs
Second Floor Occupancy (2 Units)	100% (2 Leases in Place)

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Parcel View



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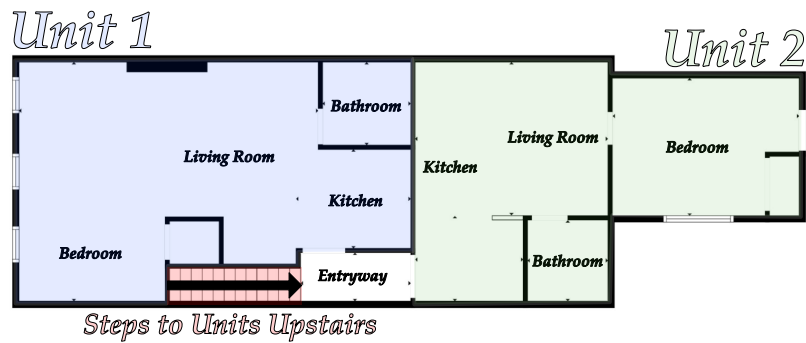
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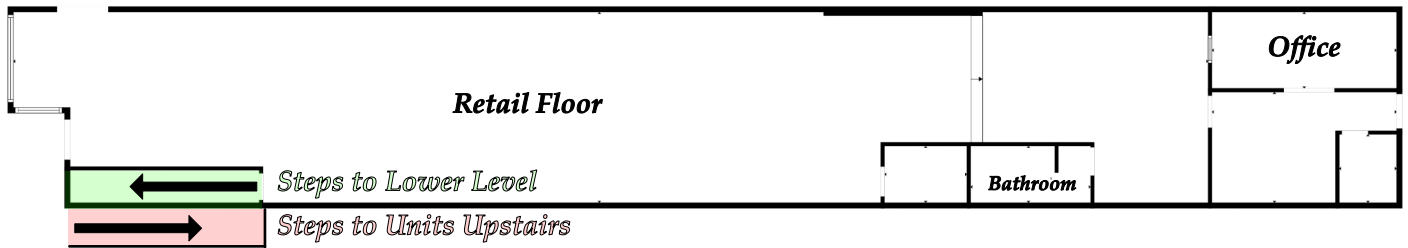
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Floor Plan



First Floor (Retail)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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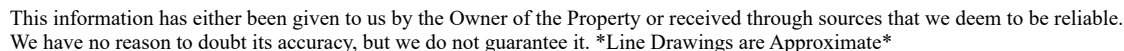


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Nearby Amenities

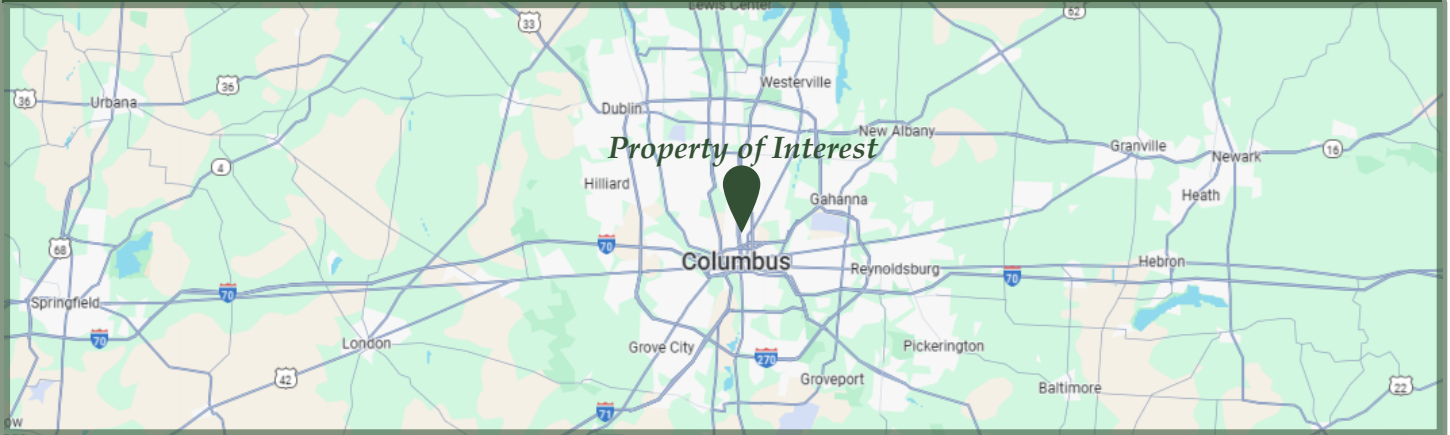


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Traffic Counts and Regional Demographics



Local Traffic

North High Street	± 14,048 VPD
E 5th Avenue	± 12,438 VPD
US 23	± 10,531 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	28,629	108,884	247,771
Households	15,536	53,686	113,420
Avg Household Income	\$36,205	\$37,307	\$47,312

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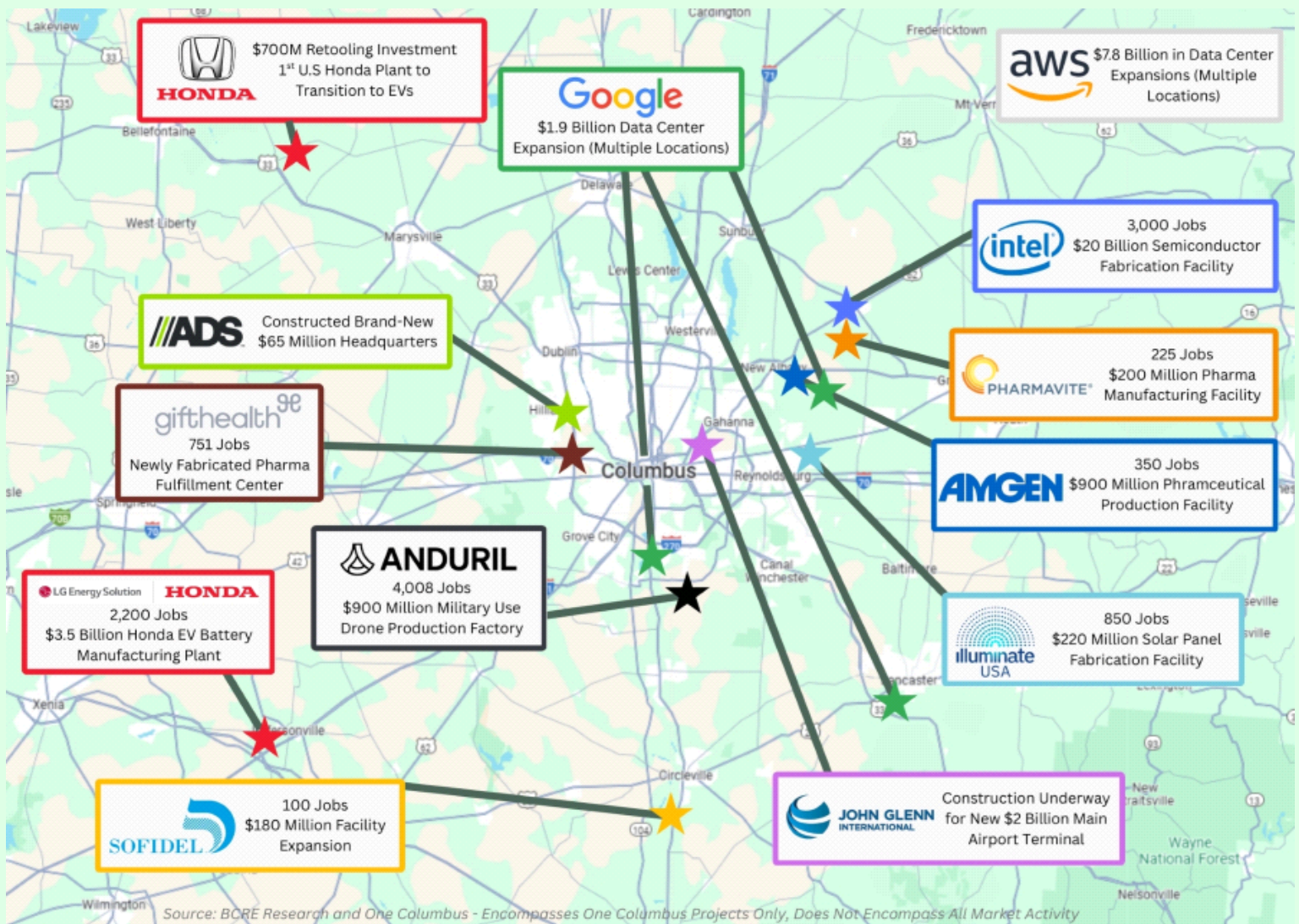
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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