

# LEASE

## SHORT NORTH RETAIL

1195-1209 N HIGH STREET, COLUMBUS, OH 43201



### PROPERTY HIGHLIGHTS

- 2700 SF
- NNN Lease -\$20/SF for Base Rent plus \$4/SF NNNs
- Renovated in 2025
- High tin ceiling and new flooring
- Full Basement
- Short North location with easy access to OSU Campus and downtown
- Lots of natural sun light
- Great exposure to High Street



**COLDWELL BANKER  
COMMERCIAL**  
ASPIRE REALTY  
SERVICES

**Bill Davis**

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**Tom Velalis**

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### OFFERING SUMMARY

**LEASE RATE:** \$20.00 SF/YR + \$4.00 NNN

**AVAILABLE SF:** 2,700 SF

**LOT SIZE:** 0.44 ACRES

### LOCATION

The area surrounding the property is a hub of activity, with a diverse range of retail, dining, and entertainment options attracting a steady flow of foot traffic. Located within close proximity to Columbus landmarks such as The Ohio State University campus area, the Arena District and the Short North Arts District. The location presents a prime opportunity for retail expansion. Top-tier shopping destinations, renowned dining establishments, and lively entertainment venues are just minutes away, offering an unmatched setting for retail success.



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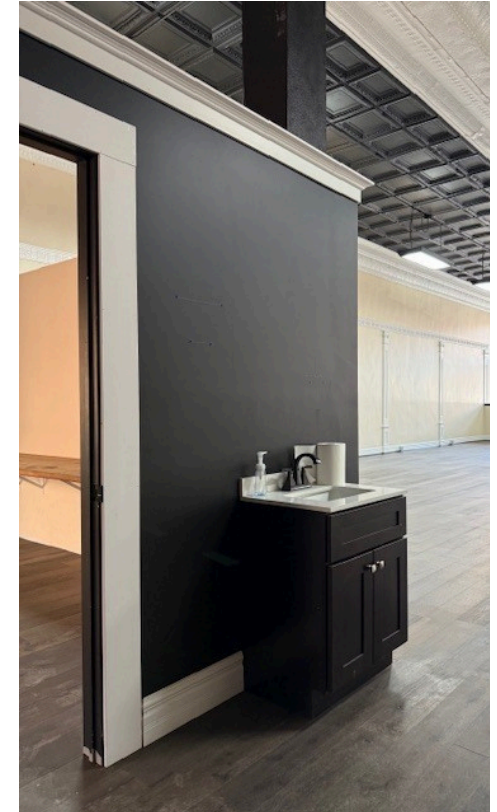
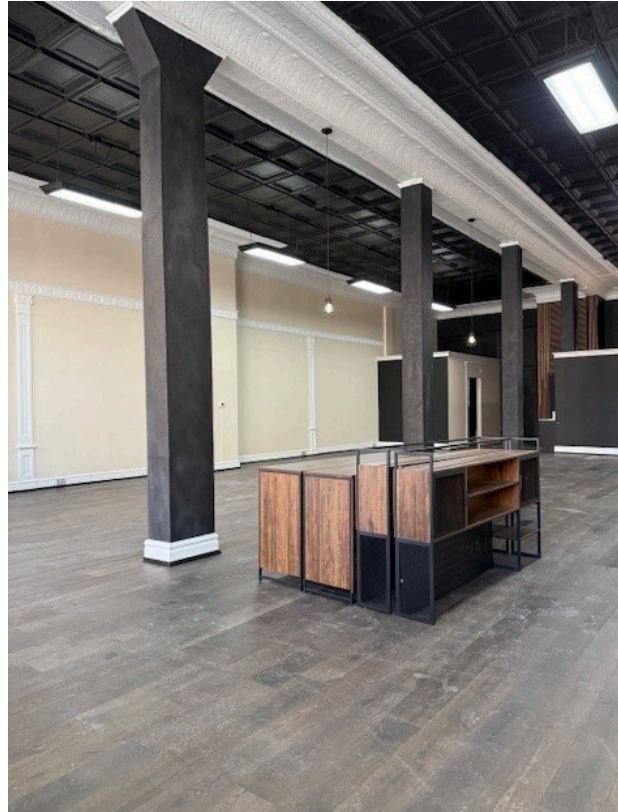
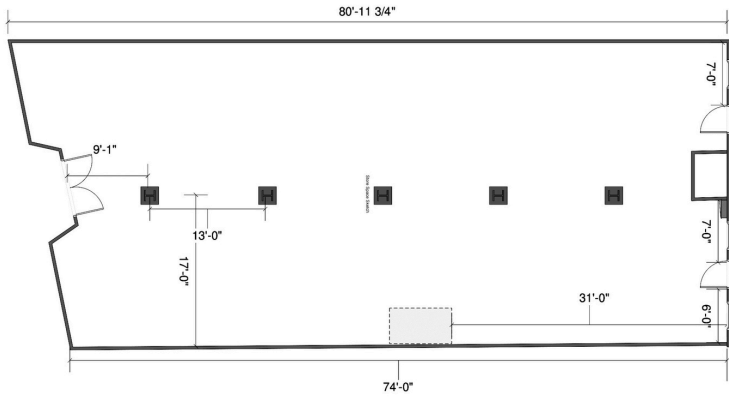
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1201 N High St	Available	2,700 SF	NNN	\$20.00 SF/yr + \$4.00 NNN

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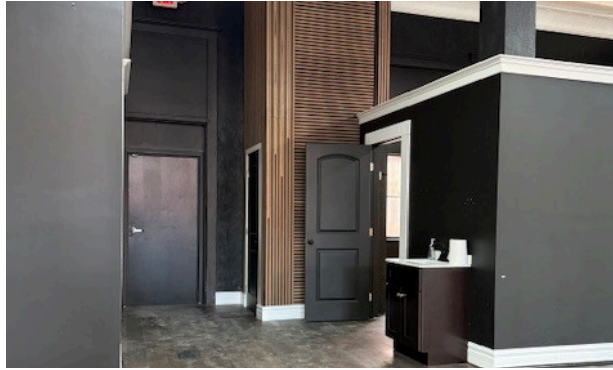
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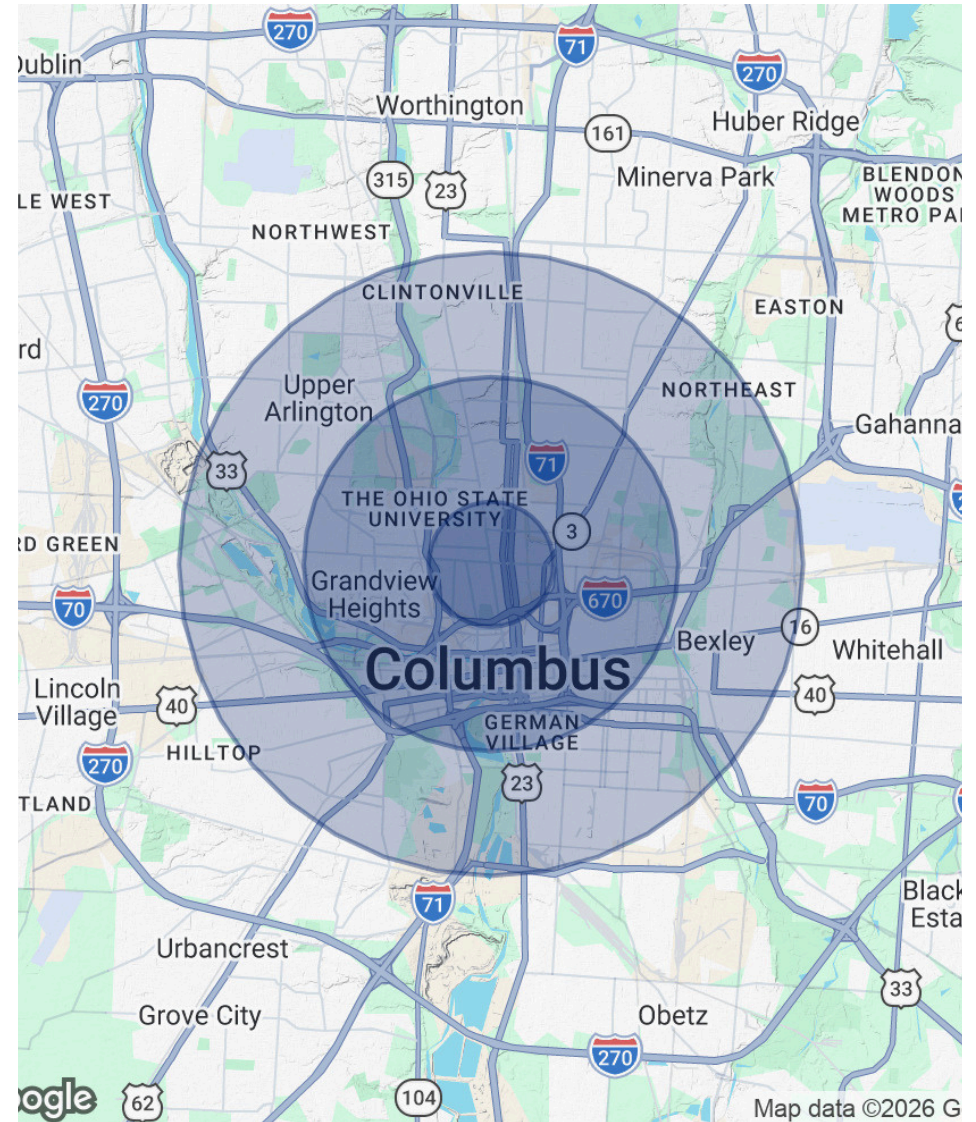
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,448	155,348	353,458
Average Age	25.1	30.1	34

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,917	73,495	162,998
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$65,157	\$63,250	\$68,464
Average House Value	\$249,848	\$197,510	\$196,176

\*Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
N HIGH ST BETWEEN KING AVE AND E 5TH AVE	2-Way	2016	16,324
HIGH ST BETWEEN 5TH AVE AND KING AVE	2-Way	2023	10,071
W 5TH AVE FIFTH AVE E OF NEIL AVE	2-Way	2023	13,364



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