

FOR LEASE

Great Southern Shopping Center

3735 S HIGH ST # 3909
COLUMBUS, OH 43207

1,000 - 10,750 SF
AVAILABLE

\$7.50 - \$15.00
SF/YR

6
SPACES

Mary Brown
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Spigel Properties
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SPIGEL PROPERTIES
INVESTMENTS • REAL ESTATE

Property Overview

1,000 - 10,750
SF
AVAILABLE SF

\$7.50 - \$15
ASKING RATE SF/YR

6
SPACES AVAILABLE

1997
YEAR BUILT

37.90
LOT SIZE

311,913 SqFt
BUILDING SQFT

010-111591
PARCEL ID

Commercial
ZONING TYPE

Franklin
COUNTY

2,780.00 Ft
FRONTAGE

39.884090,-83.002327
COORDINATES

— EXECUTIVE SUMMARY

Great Southern Shopping Center offers exceptional visibility along Columbus's thriving retail corridor, with exposure to more than 25,000 vehicles per day. The property features ample parking and convenient multiple points of ingress and egress, ensuring easy access for both customers and tenants.

With available spaces ranging from 750 to 10,750 square feet, the center provides flexible leasing opportunities suitable for a variety of retail and service users. Anchored by a strong and complementary tenant mix including Ollie's Bargain Outlet, Citi Trends, Octapharma, and Firestone Complete Auto Care, the center attracts a broad and diverse consumer base.

As Columbus continues to rank among the fastest-growing cities in the United States, Great Southern Shopping Center represents a compelling investment and leasing opportunity in a rapidly expanding market.

— PROPERTY HIGHLIGHTS

- Located on High St, a major thoroughfare drawing +25k vehicle per day and premier location in the submarket.
- Power center boasting numerous National tenants including Ollies, Citi Trends, and Shoe Show
- Fantastic Signage, Exposure and Visibility.
- Located in an established commercial corridor that boasts well-known brands such as Walmart, Lowes, and Kroger.
- One of the fastest growing cities in OH.
- Daytime population of 162,862 within a 5 mile radius of Great Southern Shopping Center.

ACCESSIBILITY

TRANSIT

S High St & Highview Blvd	0.4 mi
S High St & Williams Rd	0.6 mi
300 Obetz Rd	0.7 mi

AIRPORTS

Rickenbacker International Airport	5.8 mi
The Ohio State University Airport	13.9 mi
Department of Transportation Heliport	5.7 mi

HIGHWAYS

Jack Nicklaus Freeway	0.6 mi
South High Street	0.6 mi
South Freeway	1.9 mi
Frank-Refugee Expressway	2.2 mi

Space Available

#6	\$11 SF/Yr	#8	\$9 SF/Yr
SF AVAILABLE 1,000 SF	TERM Negotiable	SF AVAILABLE 1,750 SF	TERM Negotiable
TYPE NNN	USE Retail/Salon	TYPE NNN	USE Retail/Office

#35C	\$15 SF/Yr	#47A	\$15 SF/Yr
SF AVAILABLE 2,200 SF	TERM Negotiable	SF AVAILABLE 7,000 SF	TERM Negotiable
TYPE NNN	USE Retail/Office	TYPE NNN	USE Retail/Office

#47B	\$15 SF/Yr	#47C	\$7.50 SF/Yr
SF AVAILABLE 7,250 SF	TERM Negotiable	SF AVAILABLE 10,750 SF	TERM Negotiable
TYPE NNN	USE Retail/Office	TYPE NNN	USE Retail/Salon

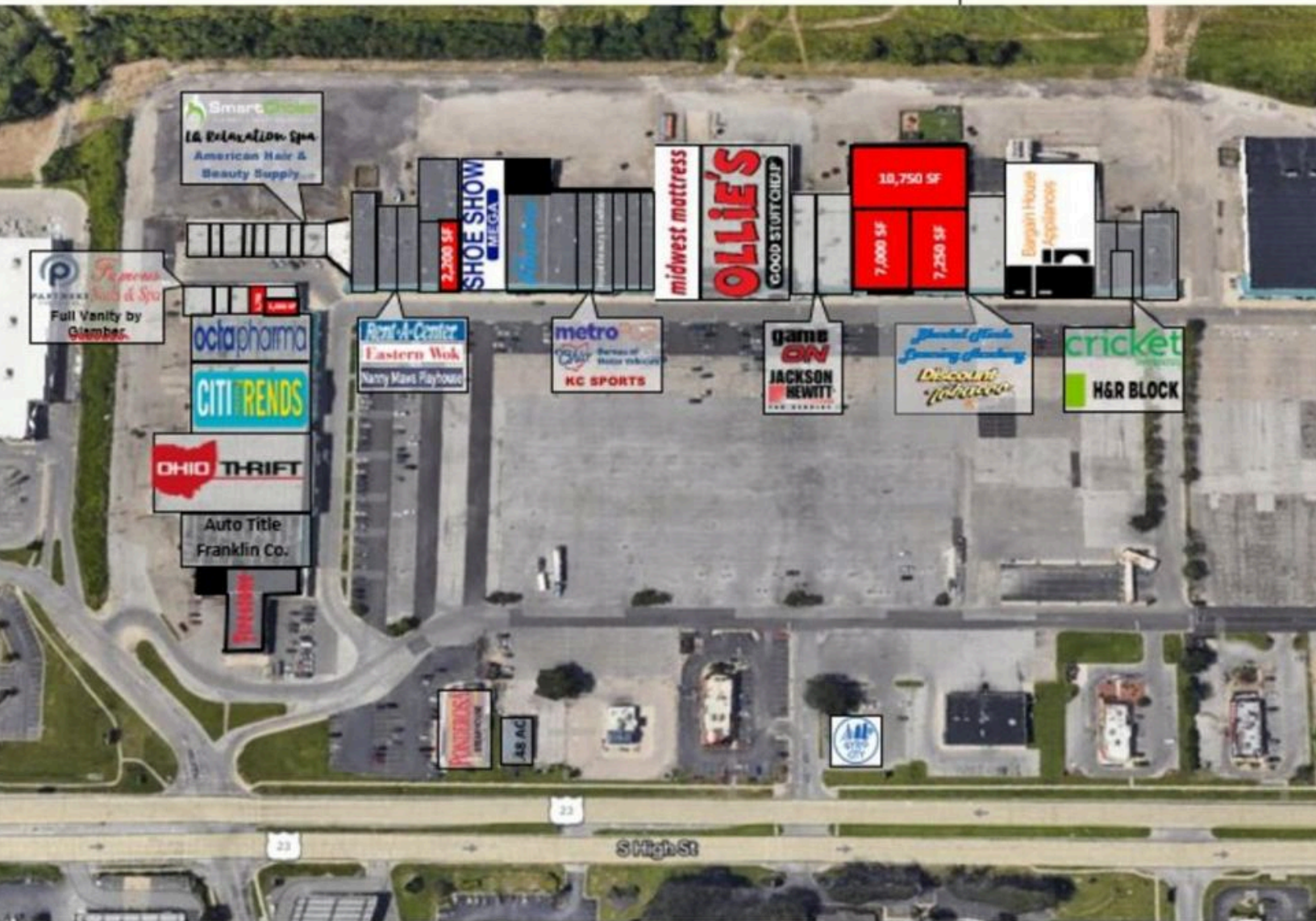


Photo Gallery



Market Overview



2/13/1812

Columbus is the capital and most populous city of the U.S. state of Ohio. With a 2020 census population of 905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous U.S. state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,107	Population	38,978	Population	151,389
Median HH Income	\$50,486	Median HH Income	\$69,853	Median HH Income	\$70,113
Households	1,953	Households	14,801	Households	62,167

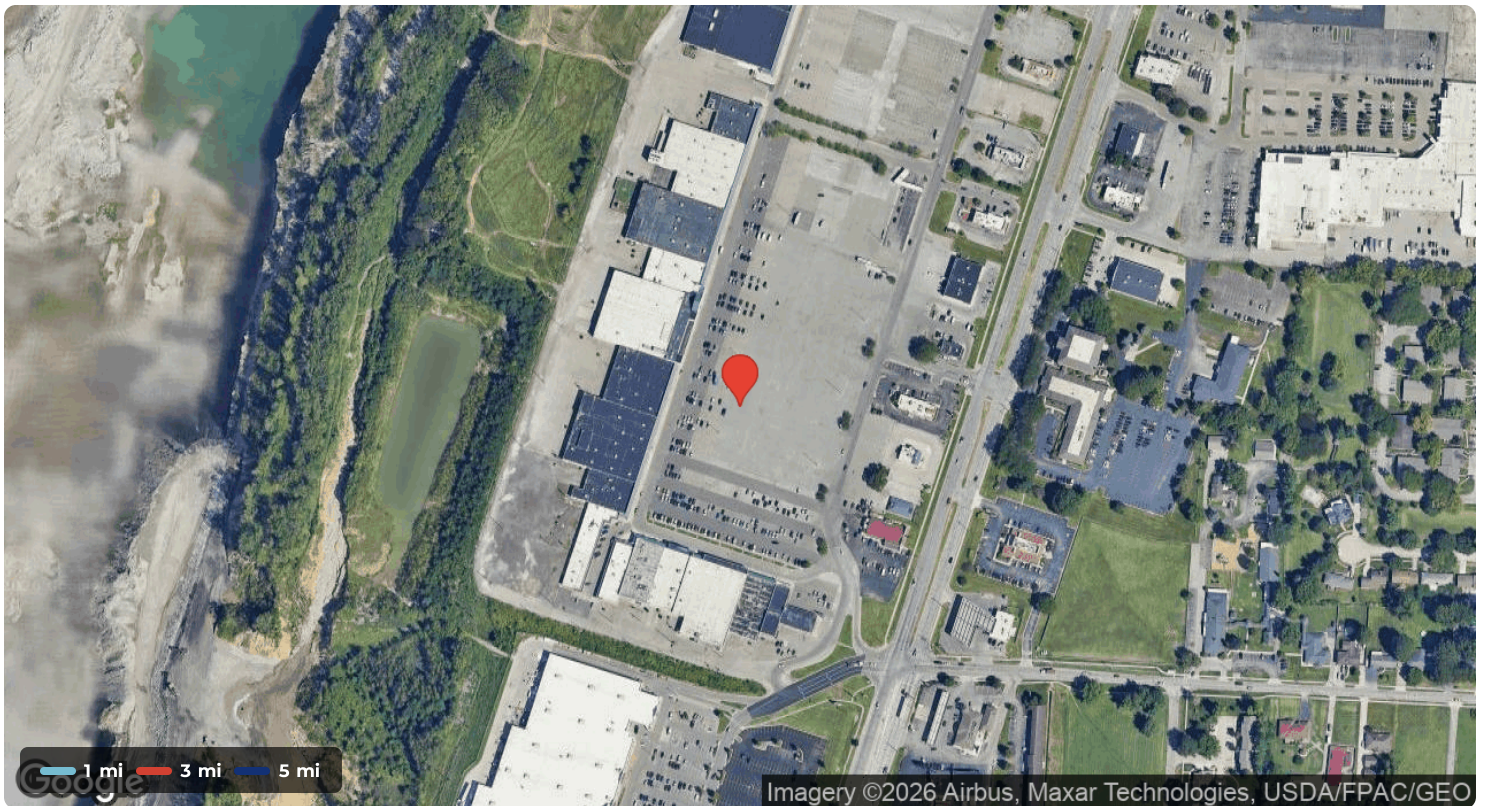
Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,869	31,003	134,078
2010 Population	4,128	35,188	140,611
2025 Population	5,107	38,978	151,389
2030 Population	5,458	39,770	155,016
2025-2030 Growth Rate	1.34 %	0.40 %	0.47 %
2025 Daytime Population	5,624	39,899	166,775

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,570	11,602	52,591	less than \$15,000	437	1,353	5,875
2010 Total Households	1,648	13,032	55,448	\$15,000-\$24,999	178	892	3,794
2025 Total Households	1,953	14,801	62,167	\$25,000-\$34,999	170	1,001	4,508
2030 Total Households	2,074	15,190	64,545	\$35,000-\$49,999	186	1,758	7,256
2025 Avg. Household Size	2.56	2.54	2.39	\$50,000-\$74,999	194	2,844	11,440
2025 Owner Occupied Housing	1,174	9,971	36,015	\$75,000-\$99,999	433	2,327	7,971
2030 Owner Occupied Housing	1,289	10,367	37,040	\$100,000-\$149,999	234	2,994	11,199
2025 Renter Occupied Housing	779	4,830	26,152	\$150,000-\$199,999	72	955	5,481
2030 Renter Occupied Housing	785	4,823	27,505	\$200,000 or greater	48	677	4,643
2025 Vacant Housing	124	1,010	5,538	Median HH Income	\$50,486	\$69,853	\$70,113
2025 Total Housing	2,077	15,811	67,705	Average HH Income	\$66,598	\$84,407	\$93,435



Source: ESRI / ArcGIS Business Analyst

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COLUMBUS, OH, 43207

PRESENTED BY



Lindsey Nussle

Senior Director of Asset Management

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Mary Brown

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DISCLAIMER