



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



RETAIL | 1,000 SF

SHORT NORTH

22 E FOURTH AVE, COLUMBUS, OH 43201

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com



## Property Description

With abundant natural light, high ceilings, and wide open layout, this property is well-suited for showcasing unique merchandise and creating an engaging shopping experience.

## Property Highlights

- The retail space with original wood floors, exposed brick walls, and high ceilings provides an ideal canvas for retail creativity
- Current layout is wide open with a separate kitchenette and one restroom, including a shower
- The property offers excellent accessibility on Fourth Ave at High Street
- Elevate your retail presence in this perfectly positioned retail space - drawing from the Short North, Italian Village and OSU main campus communities
- Ample street parking fronts the building, managed by the ParkColumbus App
- Basement accessible for storage

## Location Description

Discover the vibrant energy of Columbus' Short North arts district. The location offers unparalleled access to a diverse array of renowned dining, boutique retail, and cultural attractions. With close proximity to the Ohio State University campus, the area attracts a mix of students, professionals, and visitors.

### OFFERING SUMMARY

Available Suite	1,000 SF
Monthly Rent	\$1,900.00
Utilities	Paid by Tenant
Available Date	May 2026

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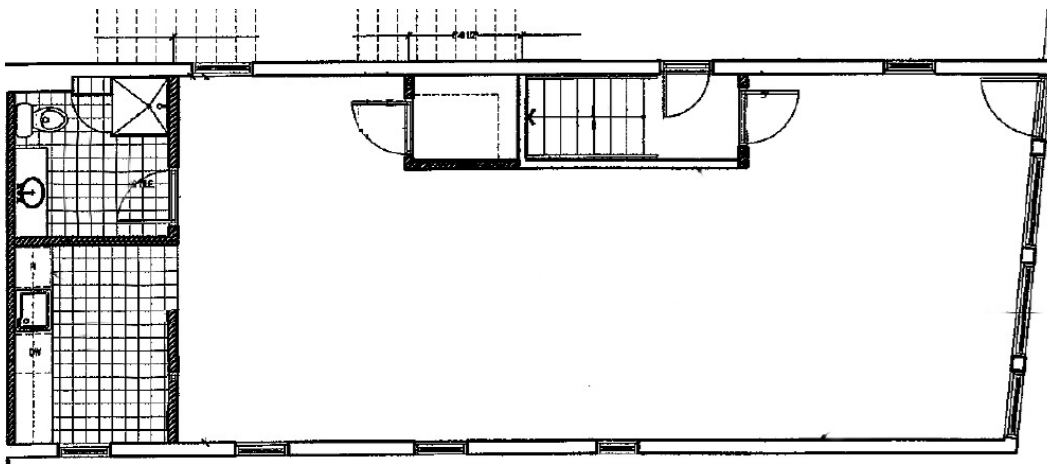
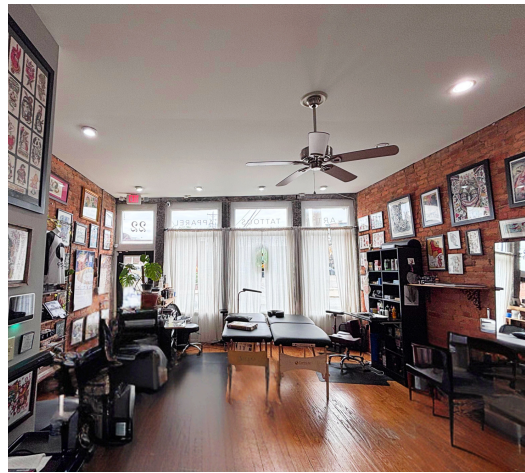
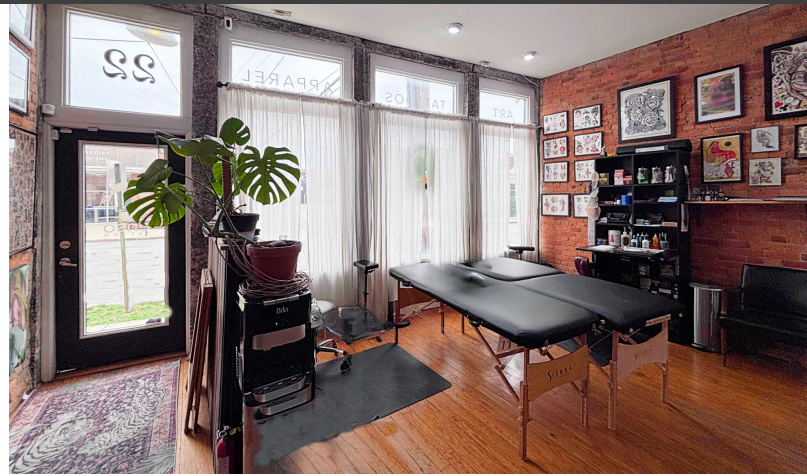
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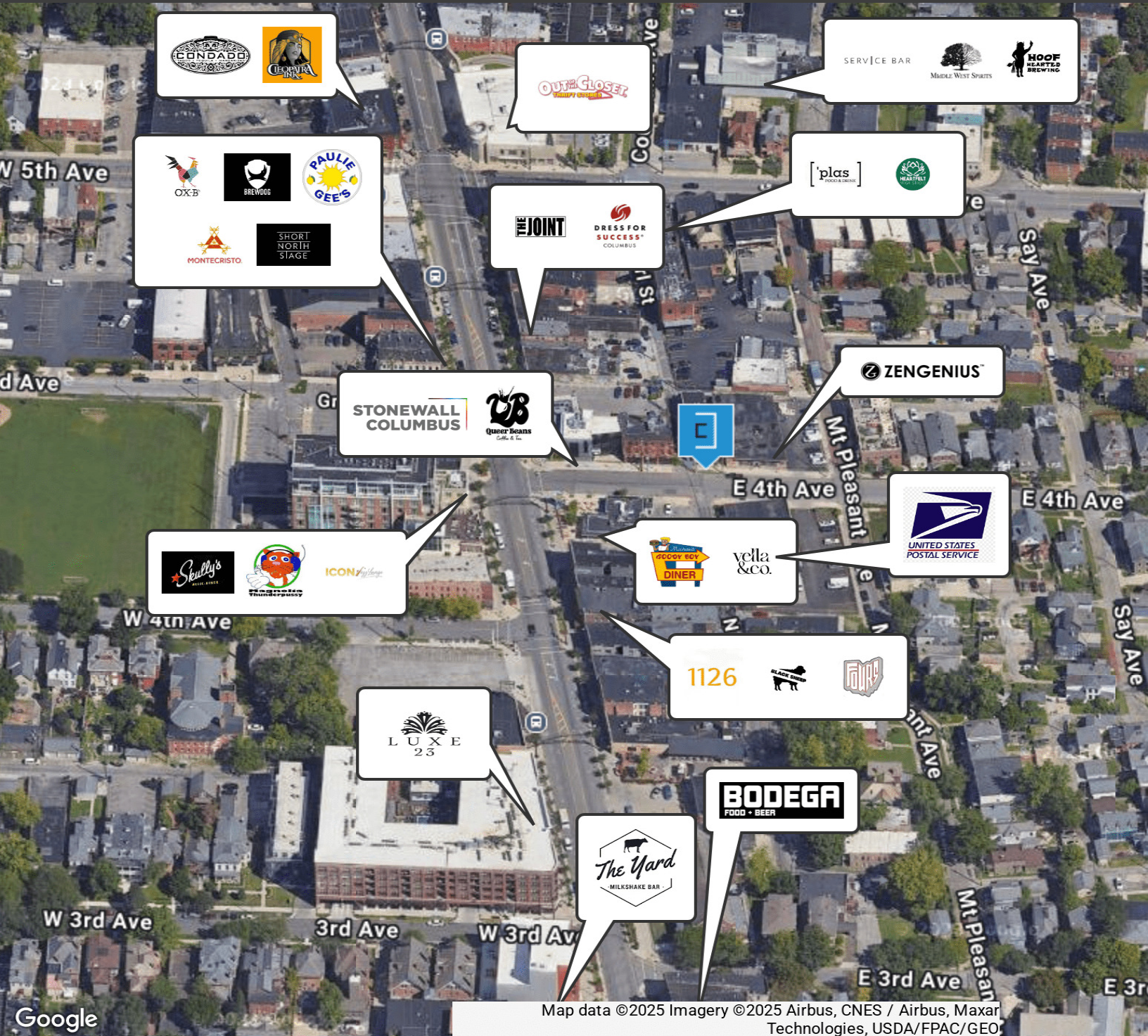
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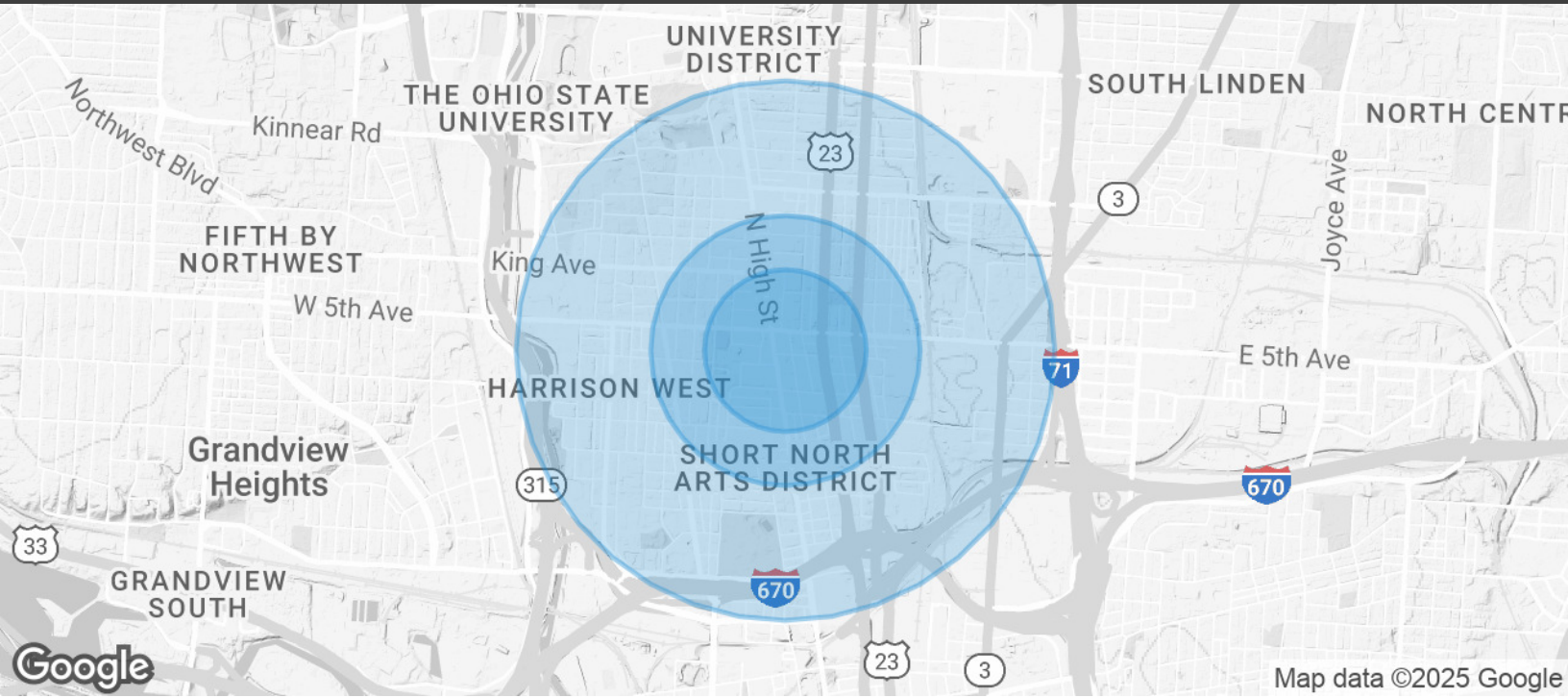
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,964	11,670	37,687
Average Age	32	31	29
Daytime Employees	45,243	187,541	256,125

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,718	6,698	17,104
# of Persons per HH	1.7	1.7	2.2
Average HH Income	\$90,827	\$86,389	\$81,688
Average House Value	\$555,681	\$486,862	\$455,282

Demographics data derived from AlphaMap

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