



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



RETAIL | 1,600 SF

**SHORT NORTH/
OSU CAMPUS**

1255 N HIGH ST, COLUMBUS, OH 43201

ED FELLOWS

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Property Description

Boasting expansive storefront windows and high foot traffic, this large retail space is available to engage potential customers. The interior will provide a blank canvas for businesses to create a distinctive retail environment. Located in a prime retail district, the property presents a sought-after combination of visibility, accessibility, and potential, making it the ideal setting for businesses looking to make a statement in the heart of Columbus.

Property Highlights

- High visibility High Street retail location, servicing both OSU Campus and Short North communities
- This 1,600 SF retail space is wide-open with extra-high, original pressed-tin ceiling and original wood floors
- Next to DP Dough, Condado's Tacos and steps from several entertainment and dining options including the new Hoof Hearted Brewery Tap Room
- Ample street and lot parking available for tenants and visitors, and on COTA bus routes
- Large awning and window signage opportunities for tenant branding
- The space also includes a unique, private courtyard for employee and client use

OFFERING SUMMARY	COLUMN 2
Available SF	1,600 SF
Net Lease Rate	\$18.50 /SF
Tax & Ins	\$3.64 /SF
Utilities	Paid by Tenant

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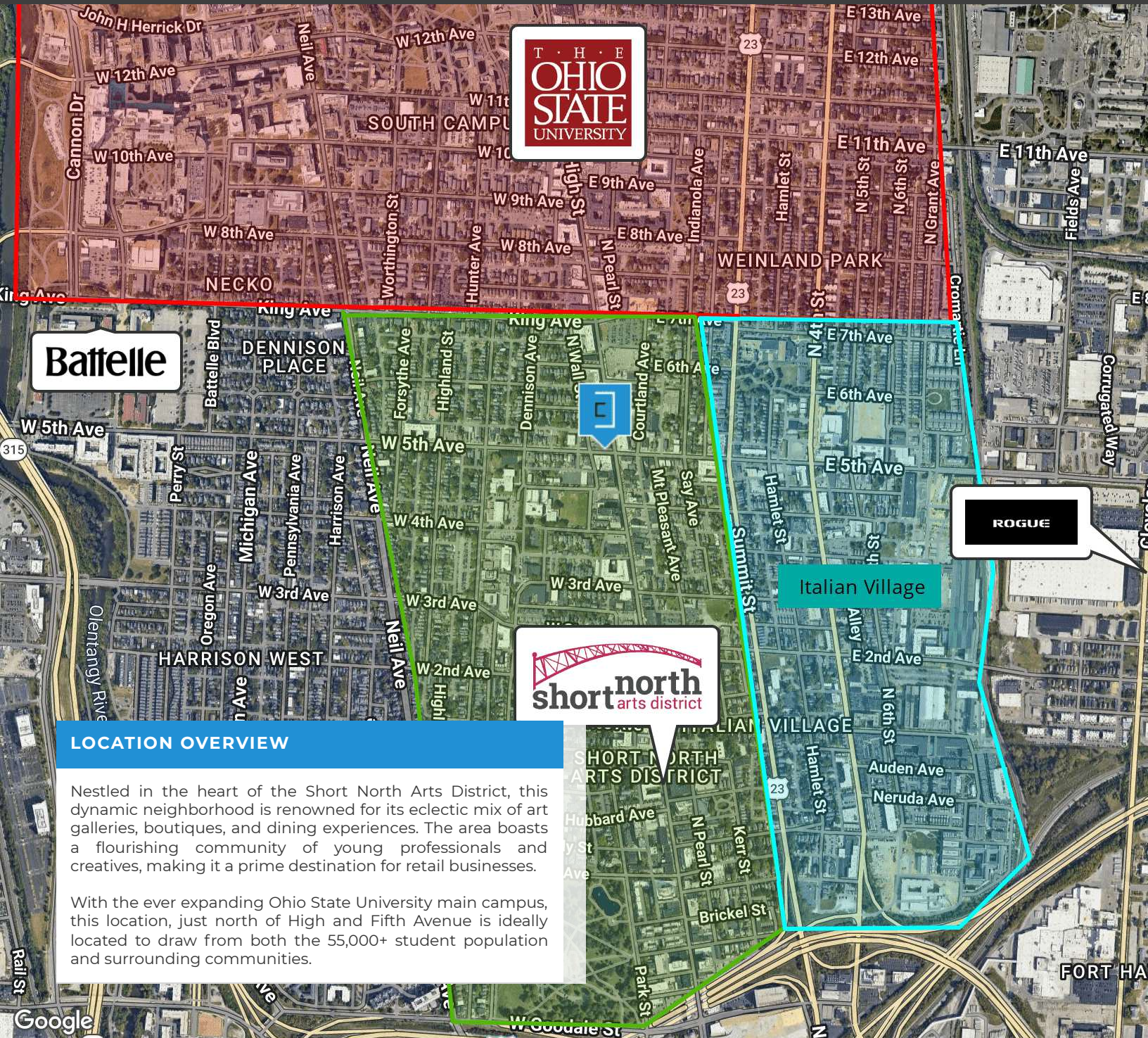
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LOCATION OVERVIEW

Nestled in the heart of the Short North Arts District, this dynamic neighborhood is renowned for its eclectic mix of art galleries, boutiques, and dining experiences. The area boasts a flourishing community of young professionals and creatives, making it a prime destination for retail businesses.

With the ever expanding Ohio State University main campus, this location, just north of High and Fifth Avenue is ideally located to draw from both the 55,000+ student population and surrounding communities.

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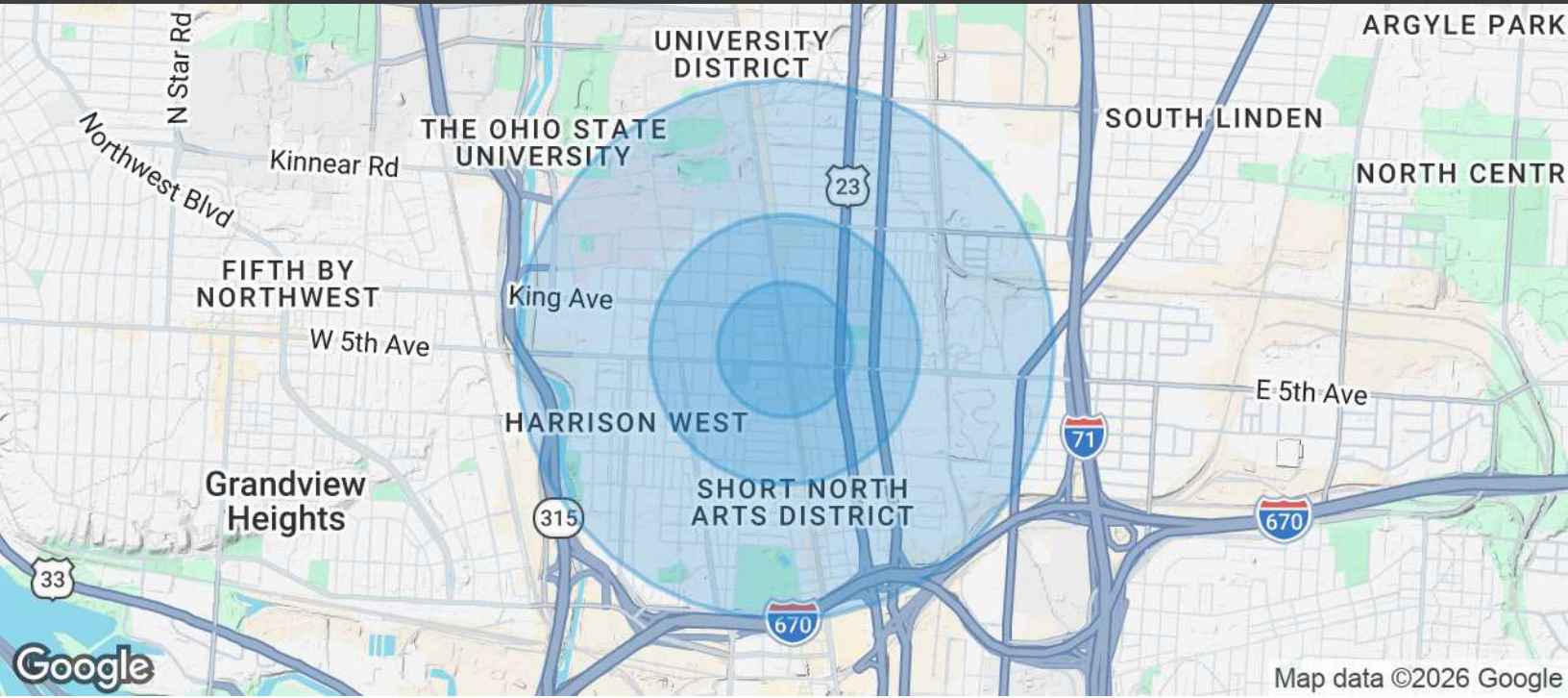
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,306	10,715	35,544
Average Age	27.3	26.0	25.7
Daytime Employees	72,937	181,977	255,824

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,312	5,524	14,670
# of Persons per HH	1.8	1.9	2.4
Average HH Income	\$83,465	\$84,620	\$94,215
Average House Value	\$344,259	\$469,353	\$470,424

2023 American Community Survey (ACS)

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