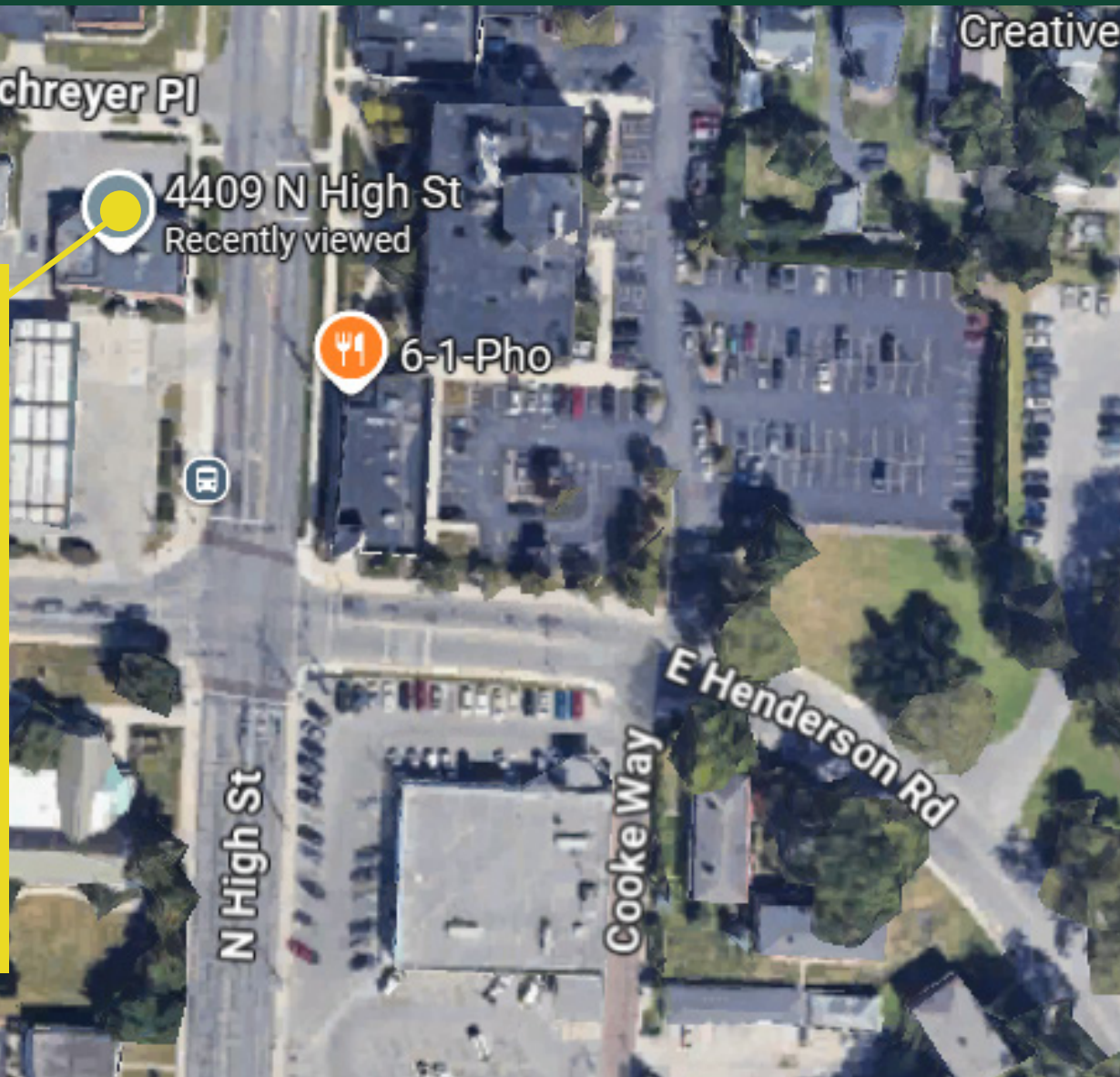


RETAIL STOREFRONT AT BUSY INTERSECTION



EXPERIENCE MATTERS
110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



PROPERTY SUMMARY

4409 N High St, Columbus, OH 43214

Located at the busy corner of High Street and Henderson Road in the heart of Clintonville, this newly built retail space offers prime visibility next to Papa John's. With more than 25K vehicles passing by each day and strong neighborhood demographics, the site combines high exposure with excellent accessibility.

The building's modern design and mostly open floor plan creates flexibility for a variety of uses. Expansive storefront windows provide natural light and strong curb appeal, while on-site parking and multiple entry points make it convenient for both customers and staff. Space available for lease is at the front of the building with direct exposure on N High St.

Co-tenancy with Papa John's adds steady foot traffic and brand synergy. Ready for immediate occupancy, 4409 N High St offers a rare opportunity to establish your business in one of Columbus's most vibrant retail corridors.

LEASE RATES: \$30.00 SF/YR

LEASE TYPE: NNN

BUILDING SF: 3,440 SF

AVAILABLE SF: 1,778 SF

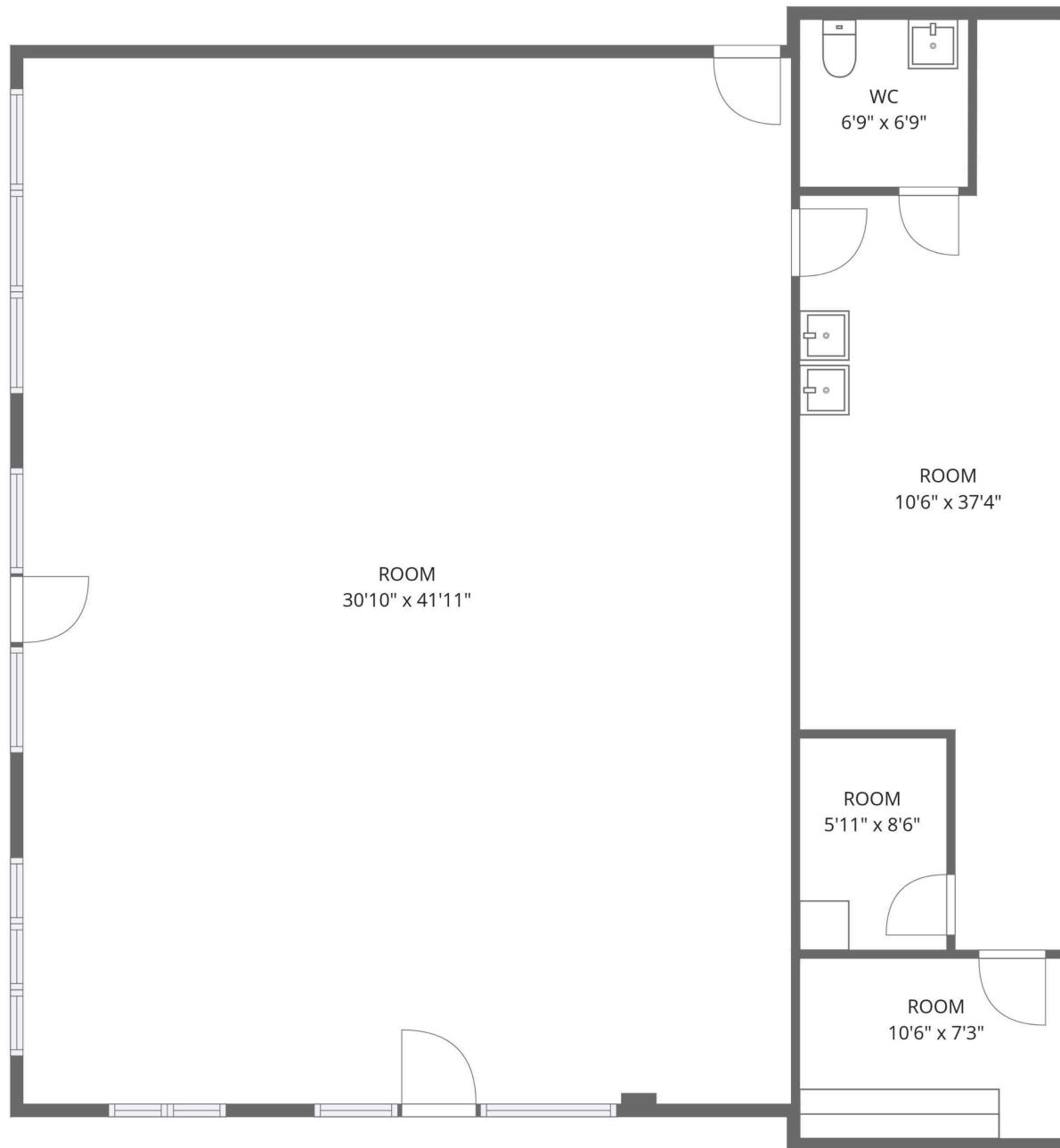
ZONING: Small Retail



PHOTOS - INTERIOR



FLOOR PLAN



FLOOR PLAN

Demographic Snapshot

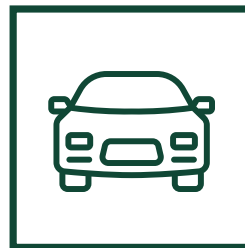
| | 2 miles | 5 miles |
|------------|----------|----------|
| Population | 52,020 | 366,656 |
| Households | 25,253 | 152,843 |
| Avg HHI | \$97,436 | \$86,028 |
| Businesses | 4,647 | 23,373 |
| Employees | 30,755 | 231,057 |

Consumer Spending

2024 Average Spending

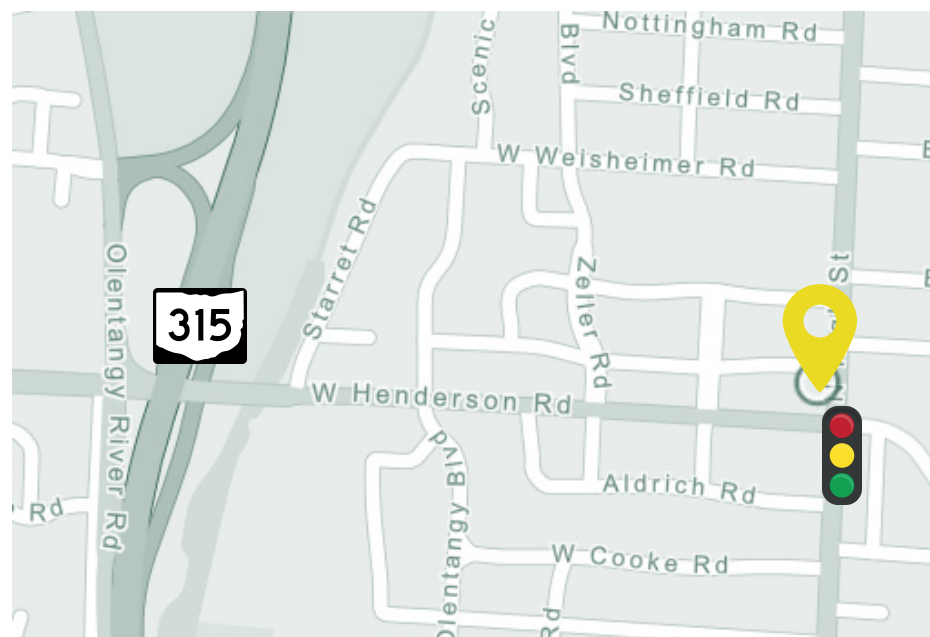
| | 2 miles | 5 miles |
|----------------|---------|---------|
| Entertainment | \$4,452 | \$4,206 |
| Food & Alcohol | \$8,375 | \$7,904 |
| Household | \$5,090 | \$4,521 |

Nearby Traffic Counts



W Schreyer Pl & N High St 25,969

W Henderson Rd & N High St 21,835



ABOUT KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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