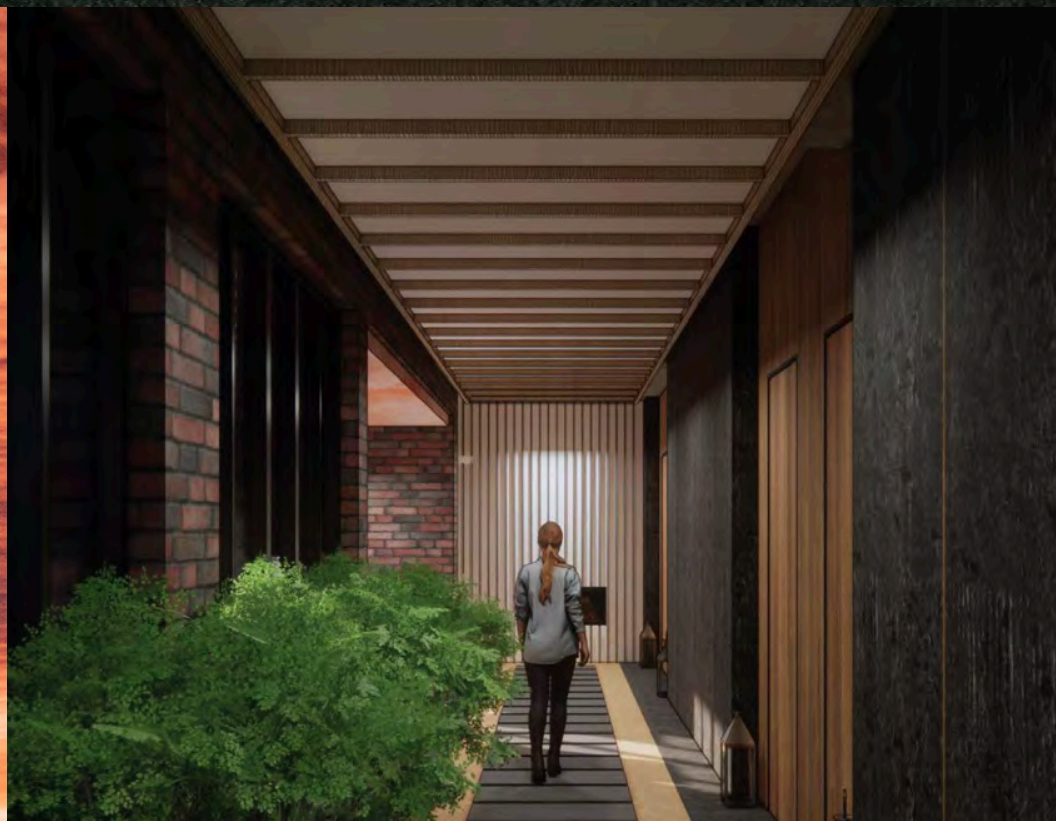
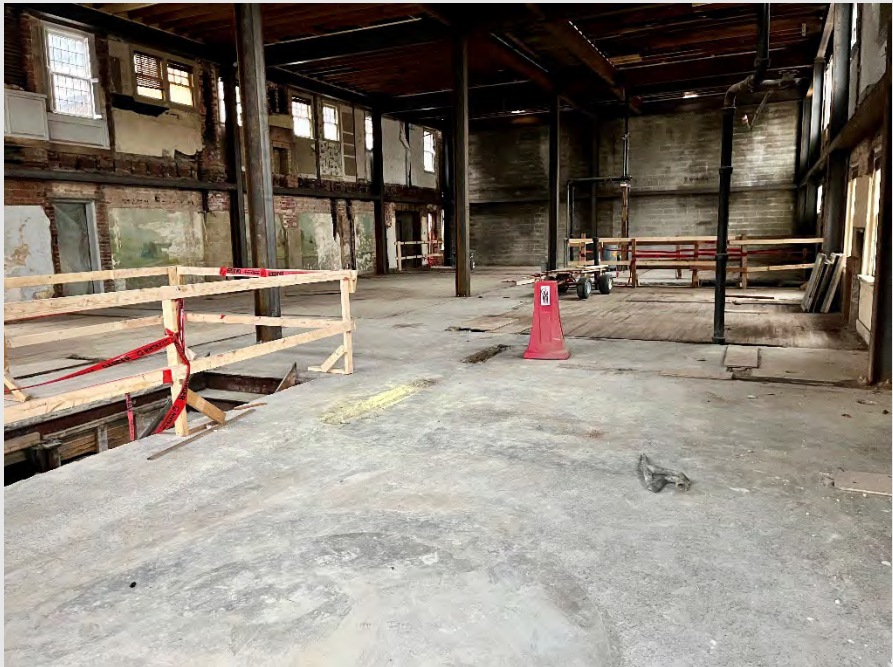
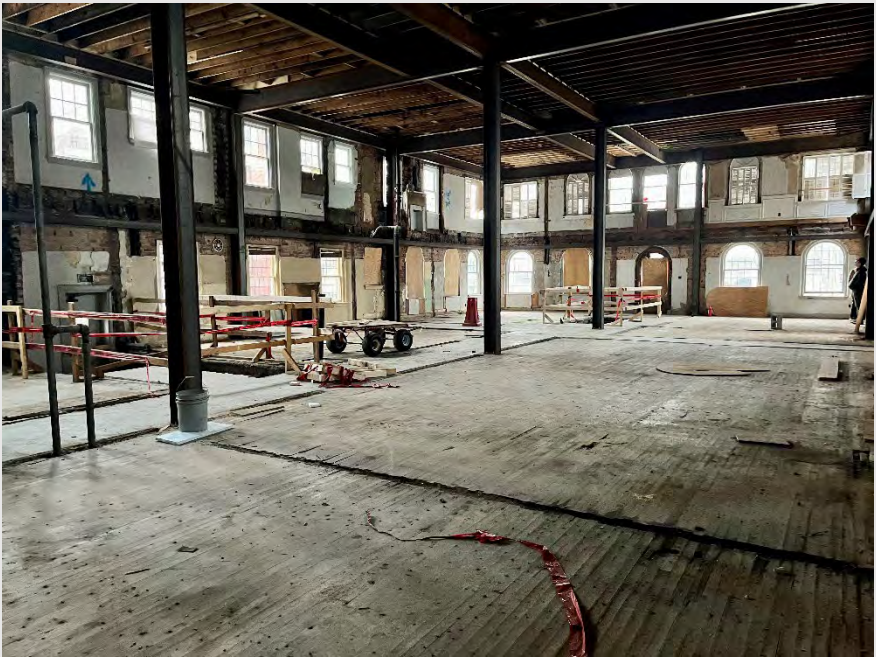


GREEN | HOUSE

G | H



Short North Opportunity
23 W. 2nd Ave, Columbus, OH 43201
3,734 SF
17-20 foot ceiling height



Aerial View





- Site
- Rental Comparable
- Boutique Hotel
- Retail / Food & Beverage / Gallery
- Park

LUXE 33
THE URBAN CHOPHOUSE
EQUITAS HEALTH PHARMACY
ORANGETHEORY FITNESS
985 N. HIGH ST.
PENZONE SALON
WHITE CASTLE
NORTHSTAR CAFE
GREENHOUSE
THE ROSSI KITCHEN & BAR
THE RESIDENCES AT THE SUTTON
BONOBOS
JOLIE OCCASIONS
RED GIRAFFE DESIGNS
PROLOGUE BOOKSHOP
HUBBARD GRILLE
WINE ON HIGH BAR & RETAIL
HOMAGE
NATIVE COLD PRESSED JUICE
HUBBARD PARK PLACE
THE CANDLE LAB
ONE LINE COFFEE
BAKERSFIELD
DEL MAR SOCIAL KITCHEN
LINCOLN SOCIAL ROOFTOP
ROOH COLUMBUS
HAMMOND HARKINS GALLERIES
ANTHROPOLOGIE
JOSEPH PARKING GARAGE
PIZZUTI COLLECTION
SHORT NORTH FOOD HALL
STANDARD HALL
BODEGA
ODDFELLOWS LIQUOR BAR
MIKEY'S LATE NIGHT SLICE
FIREPROOF RESTAURANT
CHIPOTLE
THE LAMP SHADE
SIMPLY ROLLED ICE CREAM
HAPPY GO LUCKY HOME & HER
MOUTON
W NAIL BAR
AMPERSAND ASIAN SUPPER CLUB
DONATOS PIZZA
ZEST JUICE CO
GALLA PARK
VERIZON
ARCH CITY TAVERN
SOLE CLASSICS
MELT BAR AND GRILLED
HUBBARD PARKING GARAGE
TOWNHALL
MOXY HOTEL
THE EAGLE
SHORT NORTH PINT HOUSE
GRADUATE HOTEL
SHAKE SHACK
LINCOLN AT PEARL GARAGE
ROWE BOUTIQUE
LADYBIRD BOUTIQUE
JENI'S SPLENDID ICE CREAMS
QUINCI EMPORIUM
BRASSICA SHORT NORTH
ROSE BREDL FLOWERS & GARDEN
THE GUILD HOUSE
LE MERIDIEN COLUMBUS, THE JOSEPH

↑
THE OHIO STATE UNIVERSITY

↓
DOWNTOWN COLUMBUS

GOODDALE PARK

OSU WEXNER
MEDICAL CENTER

GREEN | HOUSE

THE OHIO STATE UNIVERSITY — MAIN CAMPUS

SHORT NORTH ARTS DISTRICT





Retail

3,700
square feet of retail space

Leasing Office View



Lounge View



Outdoor Lounge View

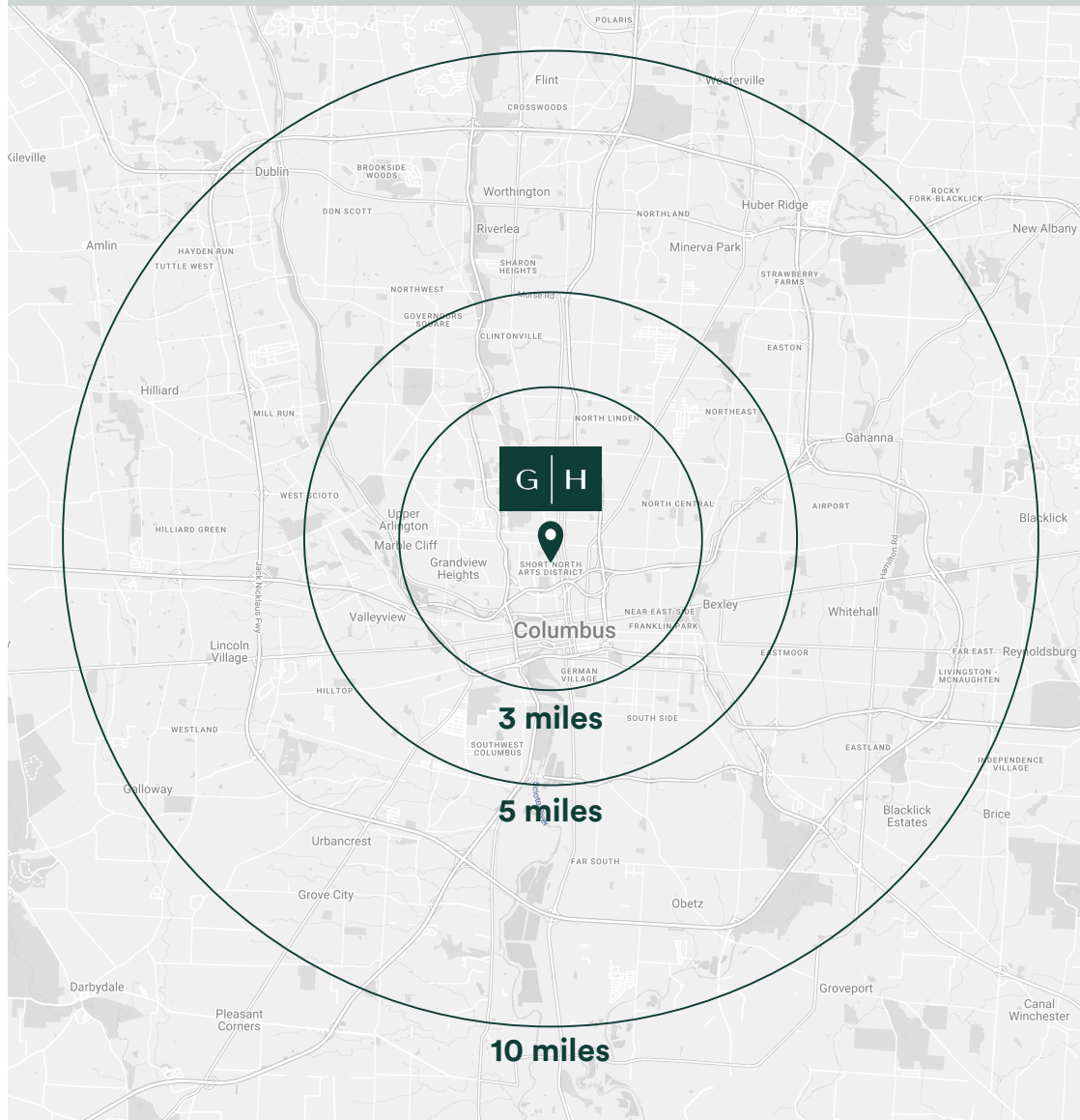


Pool View



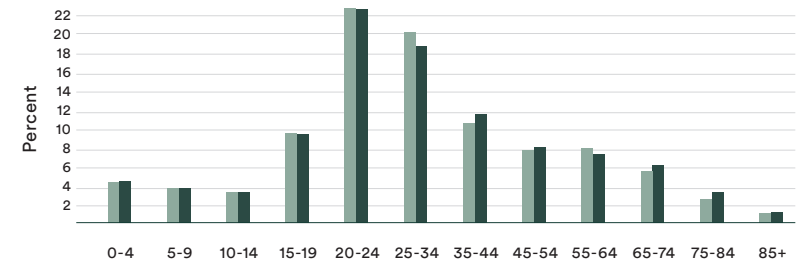
Demographic Profile

Traffic Count for N High Street and E 1st Ave: 14,475 cars / day
(CoStar, 2022)

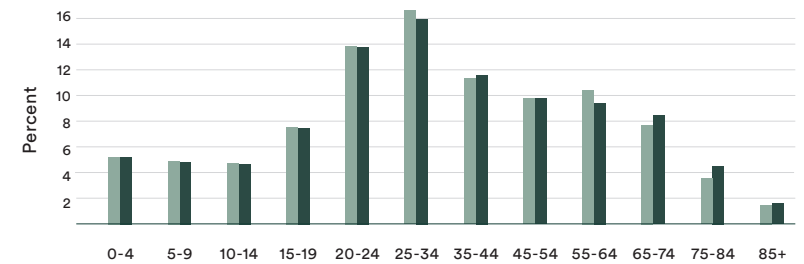


Population by Age

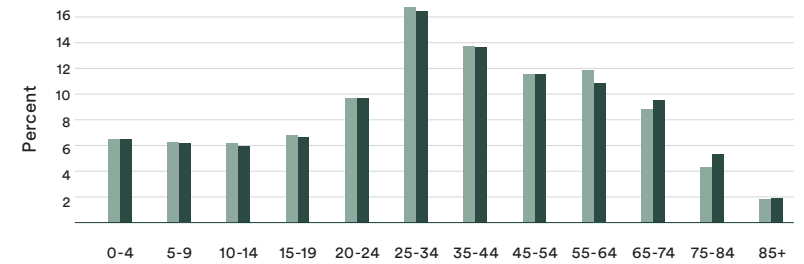
3 mile radius



5 mile radius

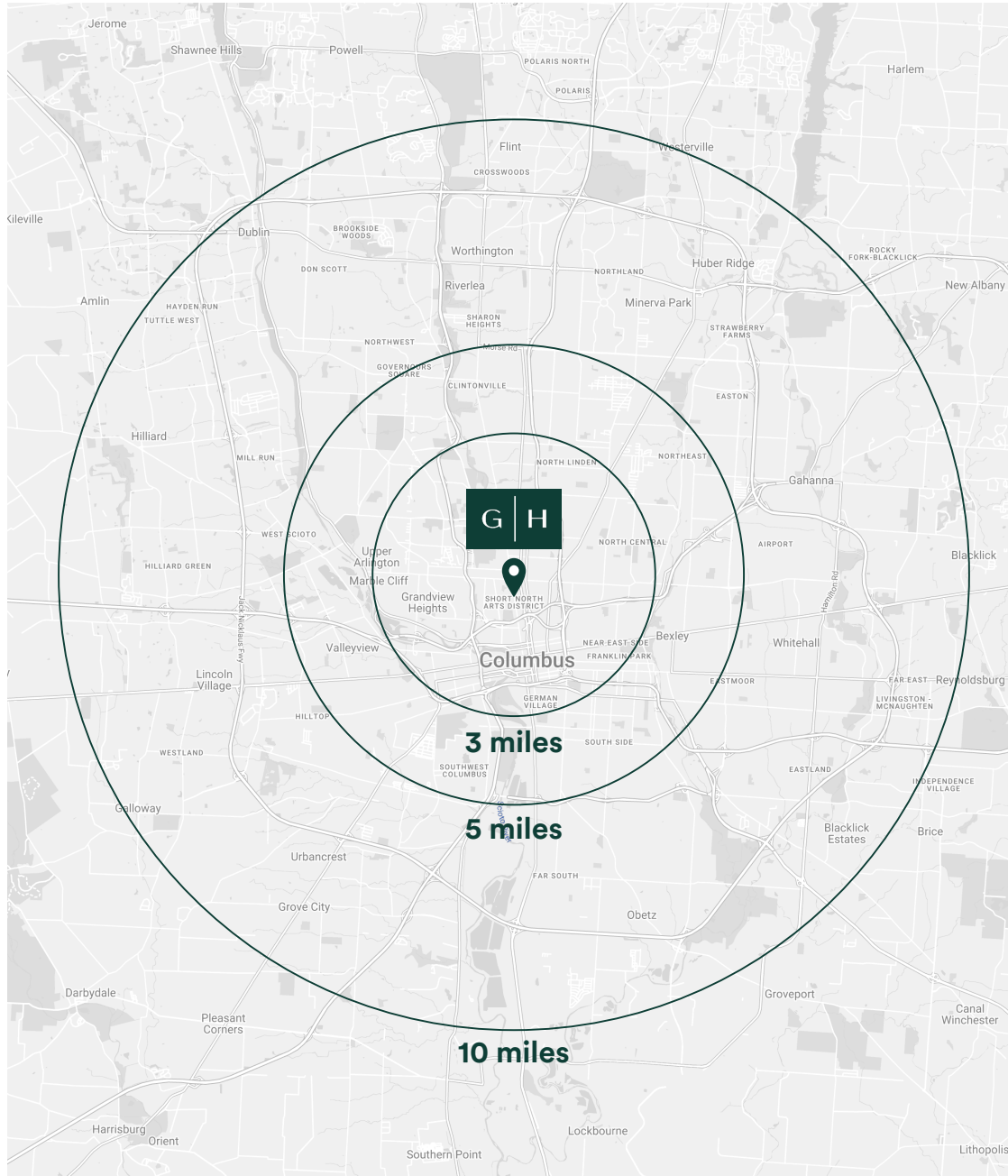


10 mile radius



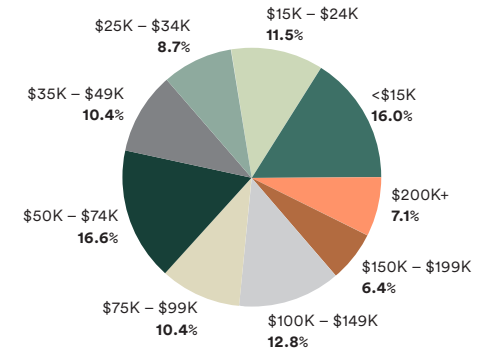
2022 2027

Demographic Profile

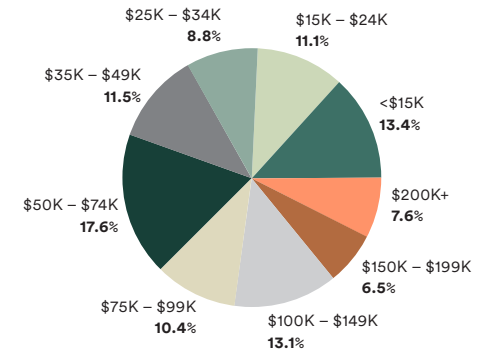


2022 Household Income

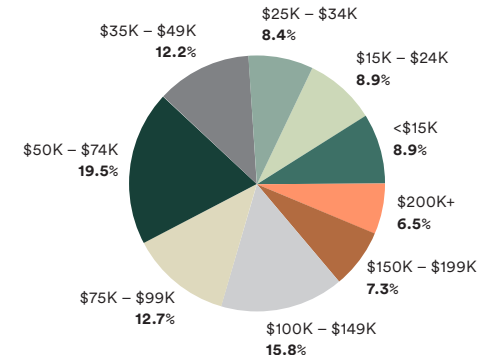
3 mile radius



5 mile radius



10 mile radius





kaufman
DEVELOPMENT

GREENHOUSE