



4308-4342 N High Street
Columbus, OH 43214

RETAIL PROPERTY FOR LEASE



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AlterraRE.com



VIDEO

Property Highlights

- Central Clintonville Location at Intersection of N High St. & Henderson Road.
- High Traffic Visibility with 25,000+ Vehicles Passing/Day.
- Dynamic Spaces with Retail, Office, & Showroom Potential.
- Easy Access to 315, I-71, Upper Arlington & Worthington.

Offering Summary

Lease Rate	\$18.00 - \$20.00 SF/yr (NNN)
CAM	\$5.00 / SF
Available SF	2,100 - 7,500 SF
Building Size	29,966 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	5,463	143,193	444,521
Total Population	11,465	347,700	1,080,705
Average HH Income	\$140,658	\$93,628	\$107,868



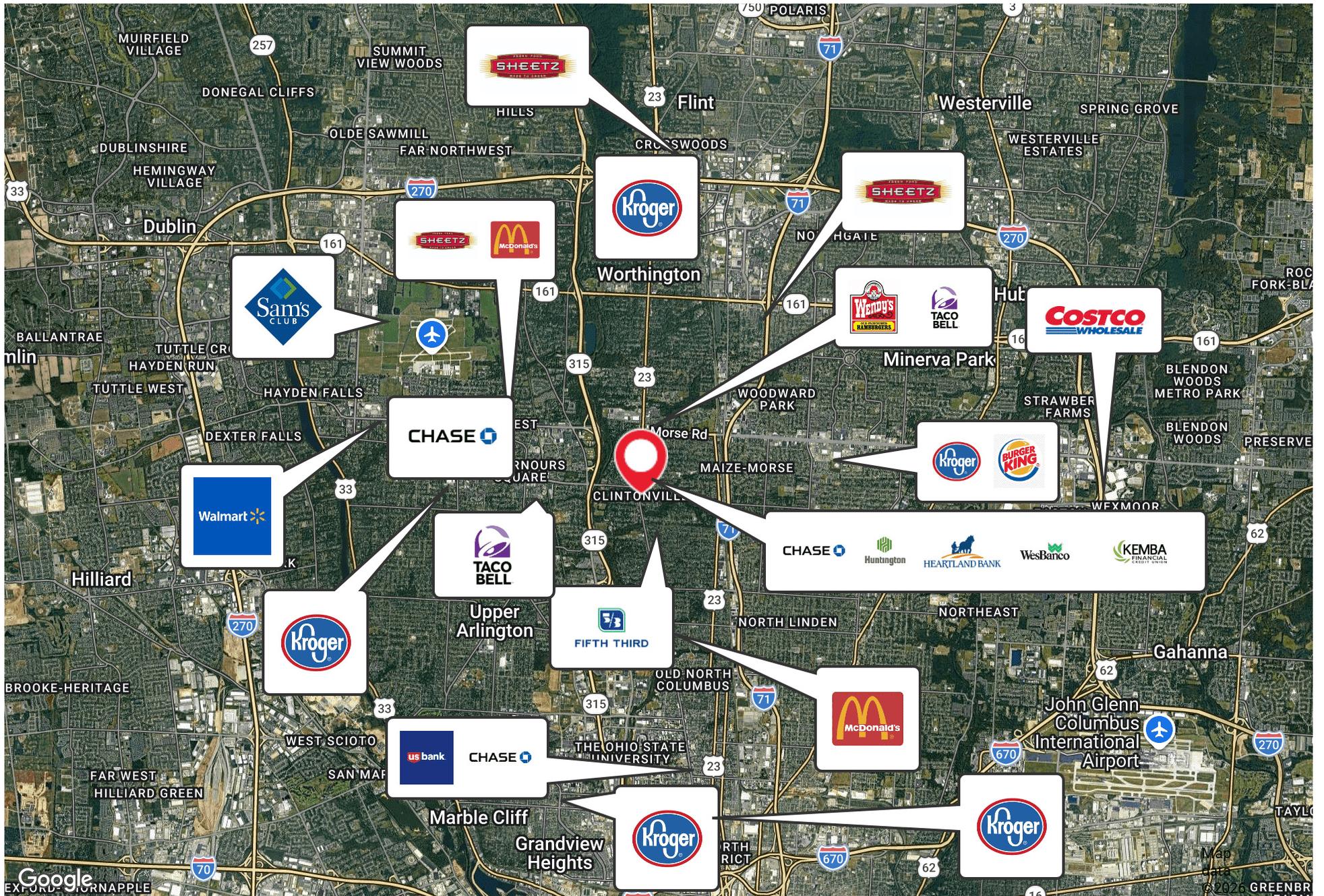


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,100 - 7,500 SF	Lease Rate:	\$18.00 - \$20.00 SF/yr

Available Spaces

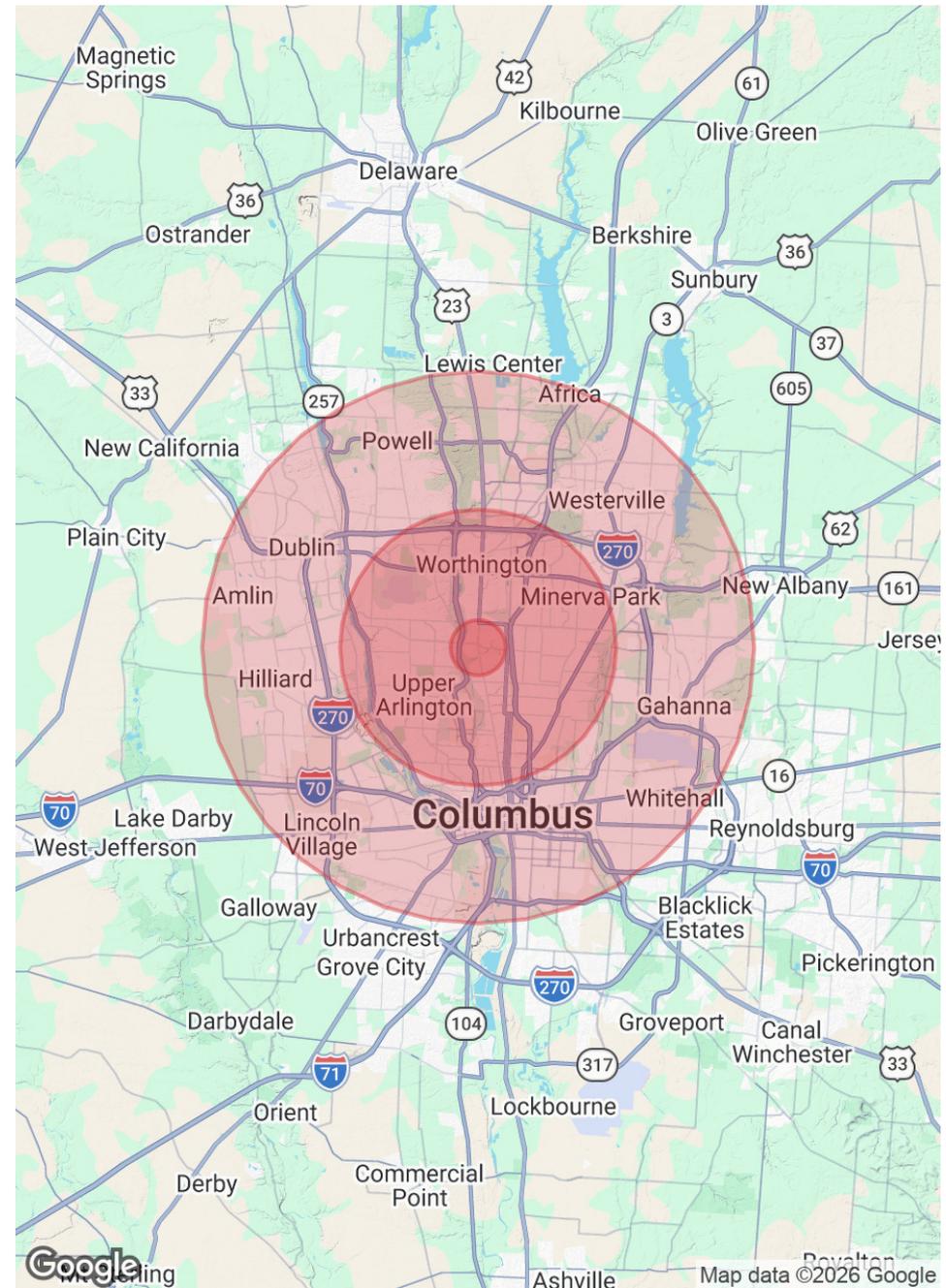
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 4310	Available	2,100 SF	NNN	\$20.00 SF/yr	<ul style="list-style-type: none"> • General retail storefront • Building signage with high visibility on N High St • Small back office and storage area • Two restrooms • Grease trap, hand washing sink, and three-compartment sink in-place
Suite 4342	Available	3,045 - 7,500 SF	NNN	\$18.00 SF/yr	<ul style="list-style-type: none"> • Endcap retail storefront • Building signage with high visibility on N High St • Back stock area plus +/- 1,410 SF basement • Two restrooms • Owner is willing to demise



Population	1 Mile	5 Miles	10 Miles
Total Population	11,465	347,700	1,080,705
Average Age	44	36	37
Average Age (Male)	43	36	37
Average Age (Female)	46	37	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,463	143,193	444,521
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$140,658	\$93,628	\$107,868
Average House Value	\$448,811	\$328,510	\$348,406

Demographics data derived from AlphaMap





Joshua Waller

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Professional Background

Joshua Waller joined the Alterra team in early 2021 and is an industry veteran with over a decade's worth of experience in Real Estate. Joshua was born and raised in Central Ohio and has developed an intimate knowledge of the local area and market during his lifetime and career. He originally moved out of Finance to start his Real Estate career in 2012, co-managing a 1,000-unit apartment complex for New Life Properties. Soon after, Joshua transitioned to OV Management, where he oversaw a \$70 million portfolio of Retail, Office, and Multi-family properties while leading a staff of twenty-two management, leasing, and maintenance personnel. In 2013 he founded a residential moving company, Legacy Moving Columbus. With a focus on quality staff recruitment, creative marketing, and some good ol' fashioned customer service, Joshua expanded his business operations efficiently and aggressively. He quickly built a team that ran the company autonomously, freeing him to focus on other opportunities. Joshua remained with OV Management and oversaw his moving company's operations for eight years before joining Alterra in 2021. Outside of his primary vocations, he has also spent time consulting for local small business start-ups, performed several weddings in OH and FL as a licensed Officiant, and currently serves on the Board of Directors for the Clintonville Area Business Association (CABA). With his extensive experience in many facets of business and immense Real Estate knowledge base, Joshua can offer an unrivaled level of service and provide deep and meaningful insights for investors, landlords, and business tenants alike. He takes a consultative approach and treats every deal as if it were his own to ensure the best outcome, every time.

Joshua takes great pride in his city and stays active in several local community and charitable organizations. In addition to his work with CABA, he is involved with the following organizations:

South-Western City Schools, Career Development Program – Mentor
 Columbus Young Professionals – Member & Community Volunteer
 Building Owners and Managers Association (BOMA) – Member
 Columbus Real Estate Investing Round Table – Presenter
 New England #4 F&AM Lodge – Officer
 New England Philosophical Society – Co-founder
 Additionally, he sits on the Advisory Boards for a local medical-tech start-up and ProPower.

Outside of the office, you can find Joshua spending quality time with his family and friends, jetting out of the country on impromptu vacations, playing ping-pong at a local dive bar, hitting the mountains to snowboard, or on a rooftop patio at any one of Columbus' many eclectic venues, sipping a scotch that is old enough to order its own scotch.

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