

Retail Site Minutes from OSU at 2471 N. High St.



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

2471 N High St, Columbus, OH 43202

Elevate your business at 2471 N. High Street, ideally situated in one of Columbus' most dynamic and high-traffic retail corridors. Just minutes from The Ohio State University and located just south of the vibrant Clintonville neighborhood, this location offers exceptional access to a diverse and steady customer base.

This well-appointed inline retail space features a versatile open floor plan, complemented by a private office and dedicated restroom—perfectly suited for a wide range of retail or service-oriented concepts.

Positioned directly along a major bus line and benefiting from consistent pedestrian and vehicular traffic, your business will enjoy outstanding exposure. Expansive front display windows provide the perfect stage to showcase your brand, products, and services to passersby.

Additional highlights include convenient off-street parking, professional property management, and a well-maintained building environment—ensuring a seamless experience for both tenants and customers.

Ownership is seeking a long-term tenant to take full advantage of this highly visible and strategically located retail opportunity.

Property Highlights

- Heavy retail traffic area
- Over 14K VPD on this block
- Easy access to I-71 and SR-315

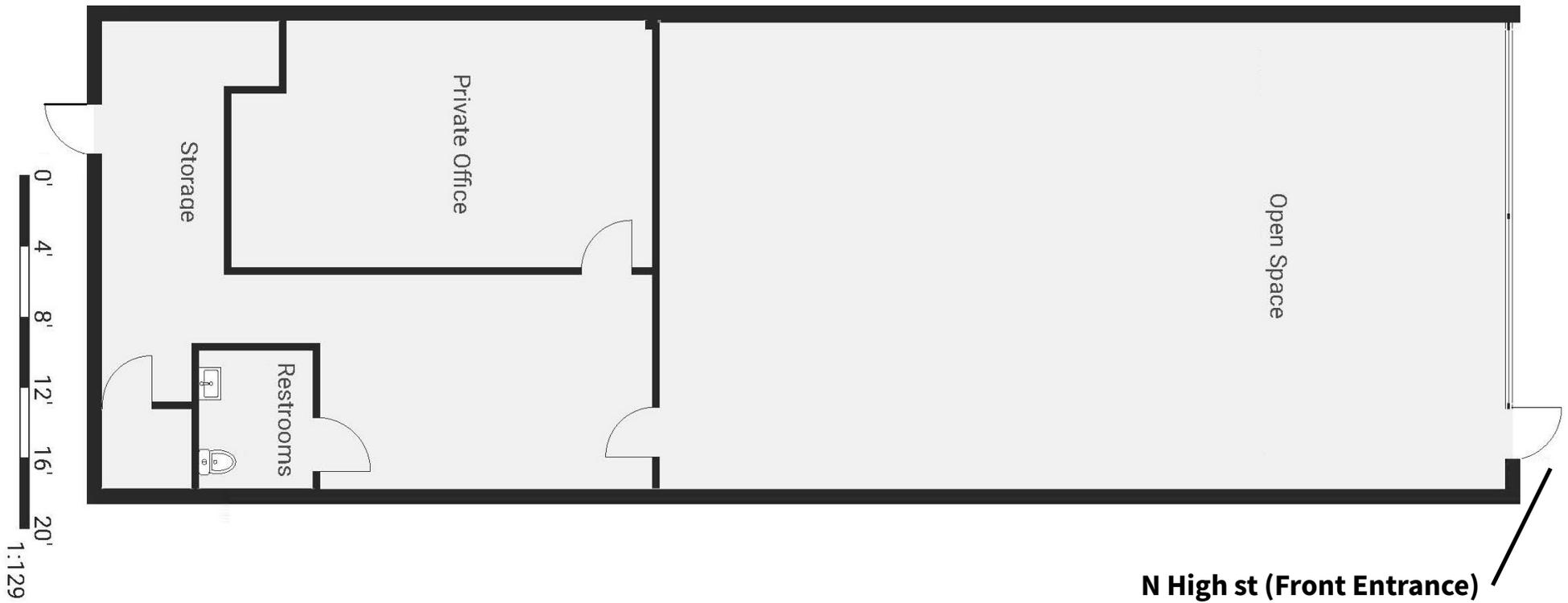
Property Summary

Lease Rate:	\$14.50 SF/yr (NNN)
CAM:	\$600 Flat Rate Monthly
Building SF:	20,728 SF
Available SF:	+/- 2,885 SF

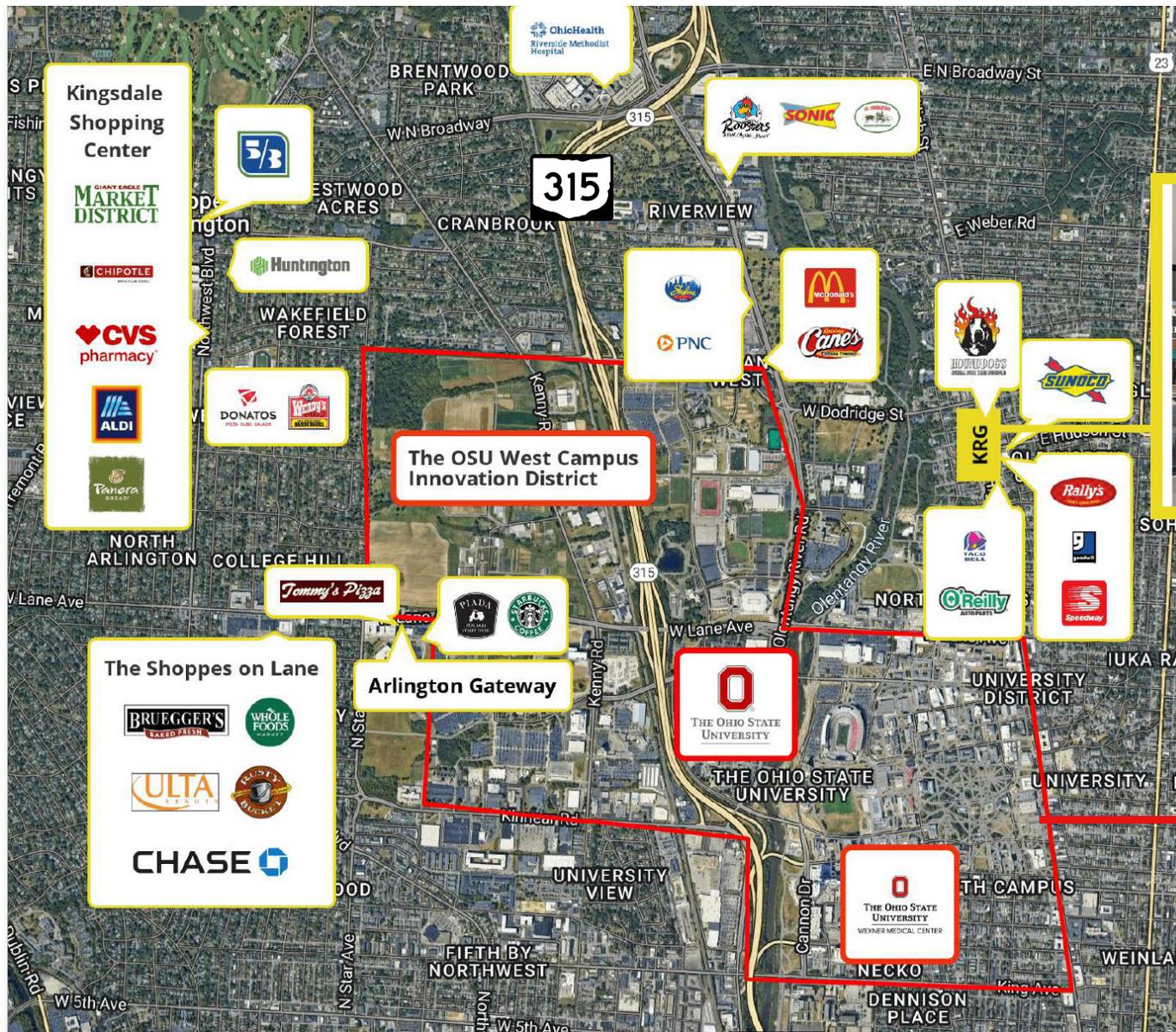
Interior Photos



Floor Plan

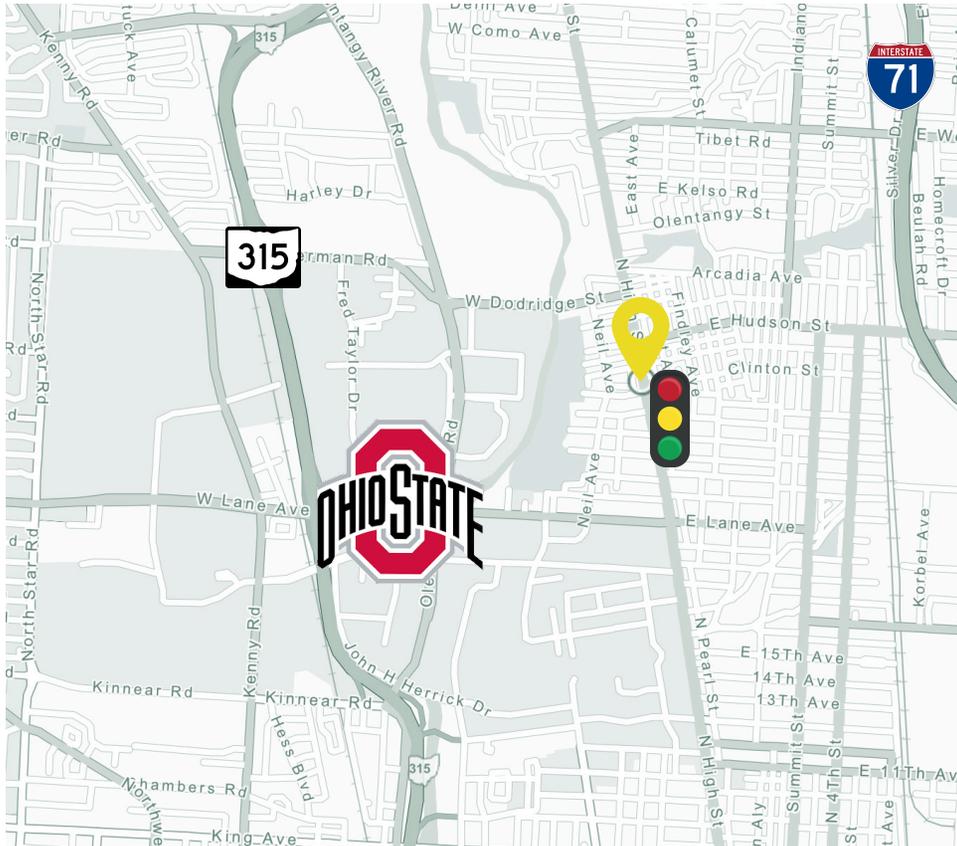


Area Map



OHIO STATE
University Area

Market Overview - Within 5 miles



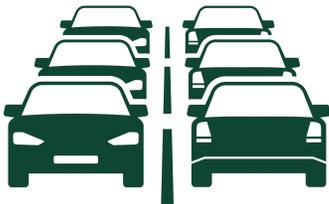
Demographic Snapshot

Population	375,303
Households	163,793
Avg HHI	\$82,797
Businesses	32,249
Employees	339,326

Average Consumer Spend

Apparel	\$251,038,090
Entertainment/Hobbies	\$744,242,718
Household	\$694,228,255
Total	\$4,660,753,202

Traffic Count



N High St & W Hudson St 20,823

Contact Us



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.

For more information, please contact:



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Offering Memorandum

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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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