

# LEASE

## 726 N HIGH ST

726 N High St Columbus, OH 43215



### LOCATION DESCRIPTION

Located in the heart of the Short North District of Columbus Ohio, this property enjoys a prime location on the bustling street of N. High St. Surrounded by a mix of office spaces, retail, dining and residential living, this location offers convenience and accessibility. North of downtown and just south of the Ohio State University campus area. It is in close proximity to the Greater Columbus Convention Center.

### PROPERTY HIGHLIGHTS

- Heart and busiest area of Short North District
- High Traffic Area and Great Visibility
- Exposed Brick Walls with Beautiful Tin Ceiling
- No Animals
- Availability August 1st, 2024 or possibly sooner
- Showing hours are 10:00 am - 6:00 pm with 24 hr advanced notice to the current tenant

### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (MG)
Available SF:	1,800 SF
Building Size:	8,041 SF
Zoning:	C4 - Regional Scale Commercial District
APN:	010-026713-00

### OTHER RESOURCES

[bit.ly/726NHighSt](https://bit.ly/726NHighSt)

**Tom Velalis**

614 354 6556

tvelalis@cbc-aspire.com

**Bill Davis**

614 588 7561

bdavis@cbc-aspire.com

**Andrew Sylvester**

724 747 8974

asylvester@cbc-aspire.com



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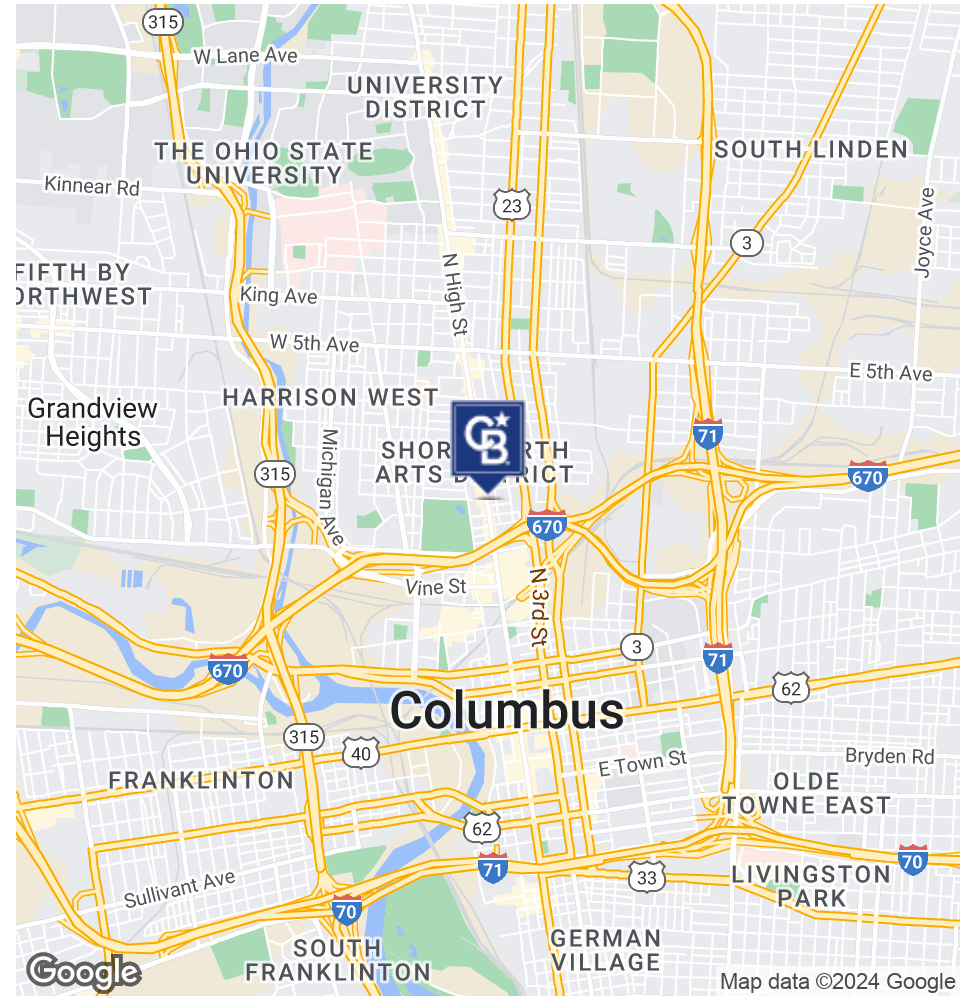
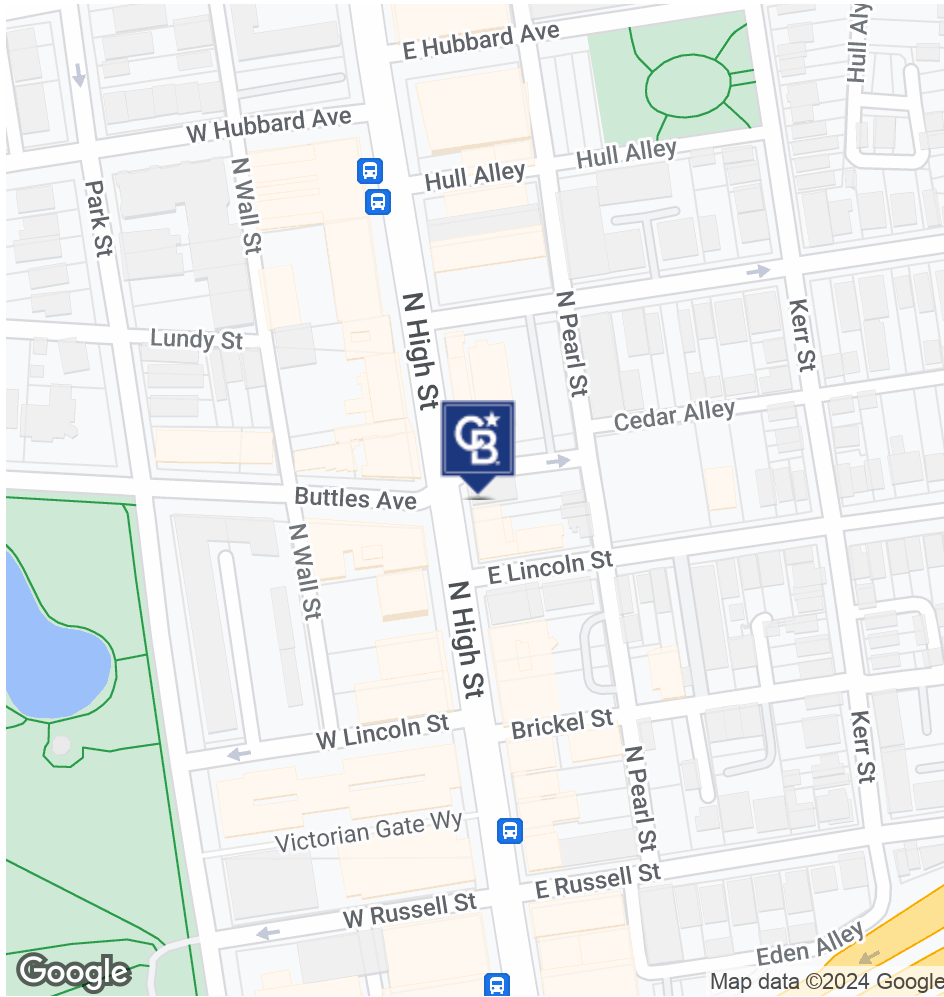
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,372	150,693	347,203
Average Age	30.2	29.9	34.1
Average Age (Male)	31.1	29.8	33.6
Average Age (Female)	30	30.4	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,320	72,896	160,756
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$85,587	\$61,155	\$66,701
Average House Value	\$327,788	\$196,504	\$190,170

2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
2,132	Park St South of Buttles Ave	2-WAY	2023
6,233	I-670 WB Ramp from US 23 DA SB to I-670 WB	RAMP	2023
153,759	I-670 SE of SR 315 Spur	2-WAY	2023



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