

Retail Space For Lease

1117-1125 Oak St, Columbus OH
43205



- **Open Concept High-Visibility Retail / Restaurant Space**
- **Turn-Key Second Generation Yoga Studio with Spa Room**
- **Asking Rate \$22.00 per square foot NNN**
- **TIA Negotiable**

For more information:

Bryan Savage (614) 327-4268

Ovadia "Gabe" Sudai (614-597-2431)

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Development Overview



- **High walkability mixed-use development project**
- **Located in the center of Olde Towne East, a fast developing urban submarket of Columbus**
- **Ideal site for restaurant user or boutique retailer**
- **Class A Space (2020 construction)**

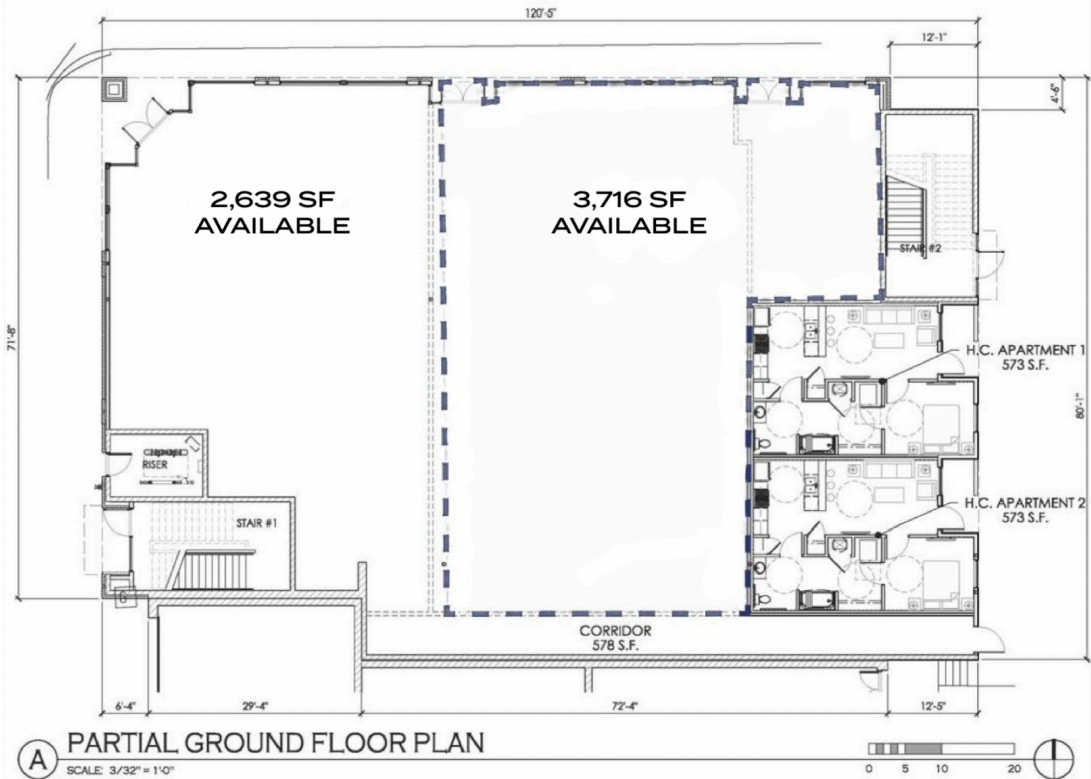
- **Available Space: Former Yoga Studio- 3,716 SF**
- **Corner Unit - 2,639 SF**

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THE GEMMA : 6,355 S.F. TOTAL



- The **2,639 SF** unit has extra frontage along Ohio Ave as it is the corner unit. Open Concept, ready to be shaped into the ideal space of your needs.

- The available **3,716 SF** unit has natural wood floors and modern finishes with an open windowed office suite. Fantastic floorpan for wellness user.

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8311-8325 N High St, Columbus, OH 43235

CITY, STATE

Columbus, OH

POPULATION

91,421

AVG. HHSIZE

2.48

MEDIAN HH INCOME

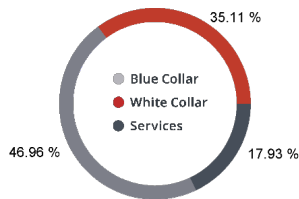
\$82,608

HOME OWNERSHIP

Renters: **15,164**

Owners: **22,501**

EMPLOYMENT

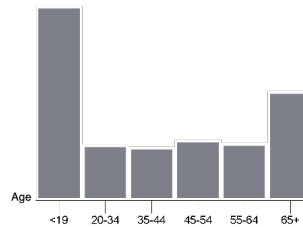


55.04 % Employed

1.16 % Unemployed

GENDER & AGE

49.04 % Male **50.96 %** Female



RACE & ETHNICITY

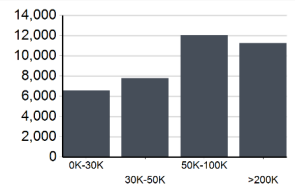
White: **77.27 %**
 Asian: **12.26 %**
 Native American: **0.00 %**
 Pacific Islanders: **0.00 %**
 African-American: **4.88 %**
 Hispanic: **3.18 %**
 Two or More Races: **2.41 %**

EDUCATION

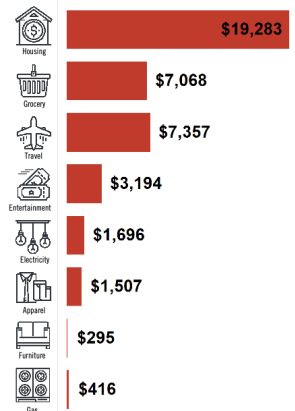
High School Grad: **15.59 %**
 Some College: **20.54 %**
 Associates: **7.06 %**
 Bachelors: **57.01 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

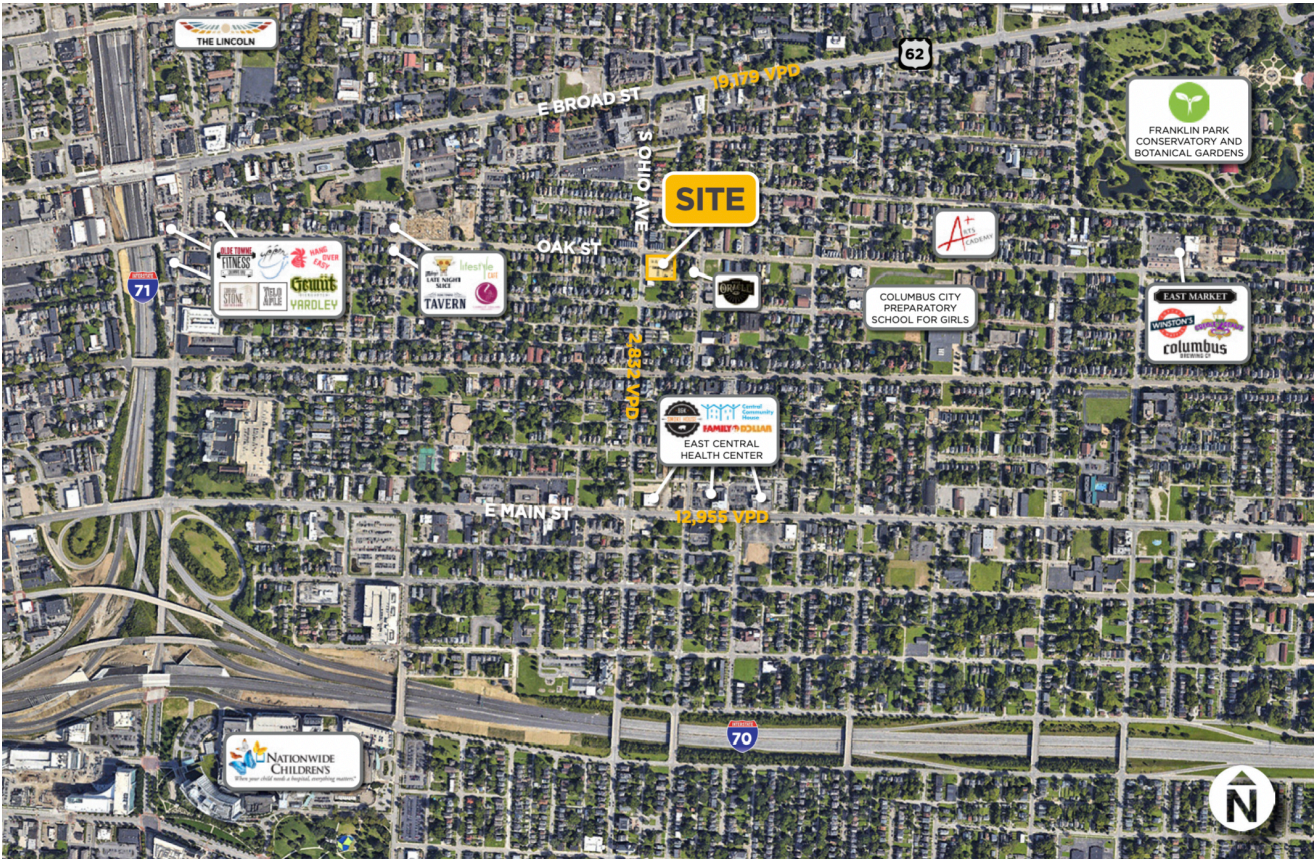


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