

LEASE

512 N PARK ST

512 N Park St Columbus, OH 43215

LOCATION DESCRIPTION

Located in the heart of Columbus, this vibrant area is a prime destination for commercial tenants seeking a bustling, high-traffic location with a dynamic mix of businesses. Just minutes from the Short North Arts District, the area boasts a unique blend of independent boutiques, art galleries, and trendy eateries, attracting a diverse and lively crowd. Nearby landmarks such as the Greater Columbus Convention Center and Nationwide Arena draw in visitors from near and far, ensuring a steady flow of potential customers. With its vibrant atmosphere and proximity to renowned attractions, the location offers an exciting opportunity for commercial businesses to thrive and become part of the fabric of this energetic community.

PROPERTY HIGHLIGHTS

- 4,801 SF commercial space
- Great for warehouse, flex, or retail
- 16-foot-high ceiling and open space offers flexibility for users
- Overhead door on the back of the property
- Formerly Columbus Children's Theatre
- Situated in Short North adjacent to North Market
- Two blocks from Arena District and Convention Center



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Number of Units:	1
Lot Size:	0.11 Acres
Building Size:	4,801 SF

PROPERTY WEBSITE

bit.ly/512NParkStreet

Tom Velalis

614 354 6556

tvelalis@cbc-aspire.com

Anthony Maronitis, CCIM, MS

614 352 8669

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Chris Howard

614 264 6801

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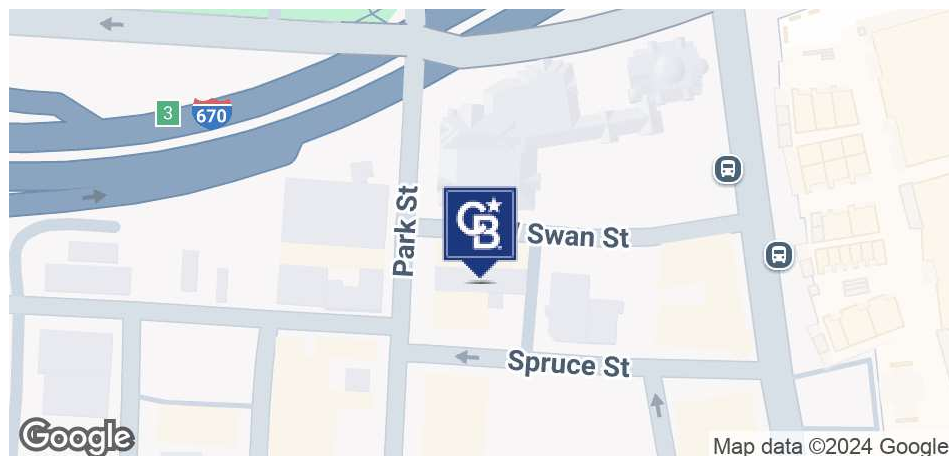


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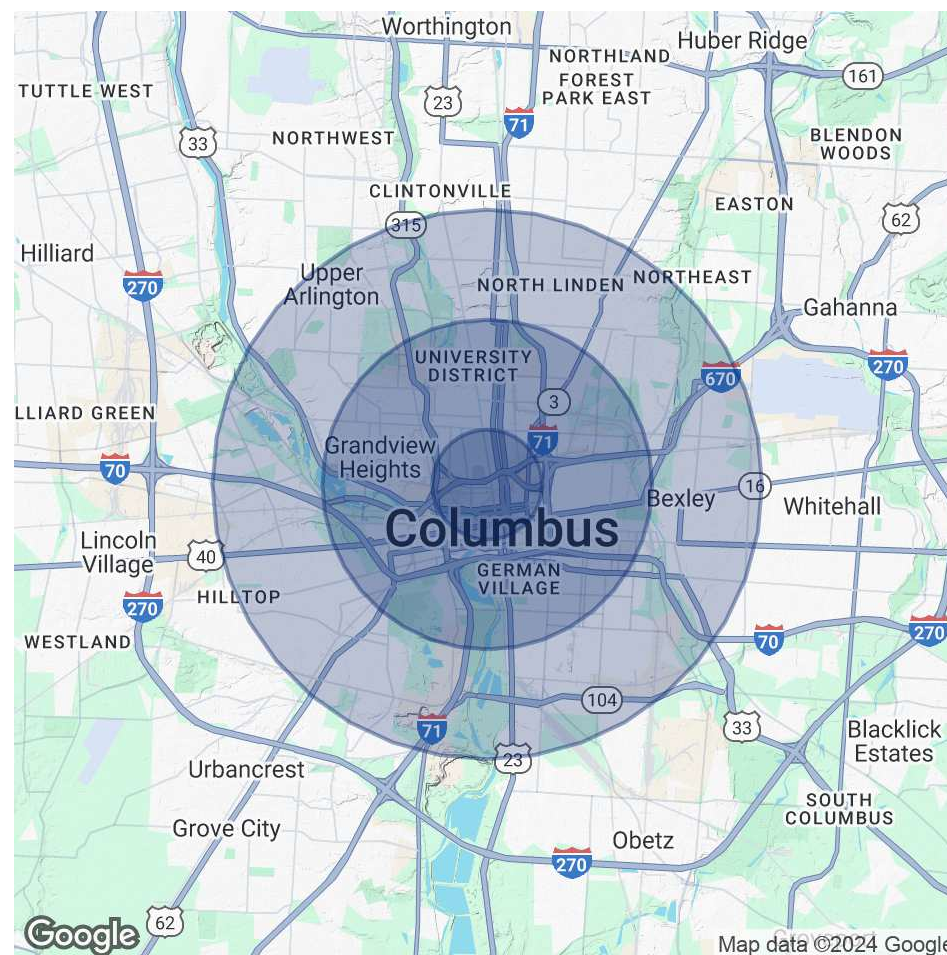
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,999	149,581	345,587
Average Age	31.3	30.1	34.1
Average Age (Male)	32.2	30.2	33.6
Average Age (Female)	30.8	30.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,691	72,790	160,048
# of Persons per HH	1.5	2.1	2.2
Average HH Income	\$91,236	\$60,591	\$66,268
Average House Value	\$333,510	\$195,814	\$187,916

2020 American Community Survey (ACS)

TRAFFIC COUNT	DIRECTION	YEAR	COUNT
I-670 IR670 SE OF SR315 SPUR	2-WAY	2022	149,426
PARK ST SOUTH OF BUTTLES AVE	2-WAY	2022	2,100
CONVENTION CENTER DR BETWEEN VINE ST AND E GOODALE ST	2-WAY	2022	1,086



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