



## 5470 N. High Street

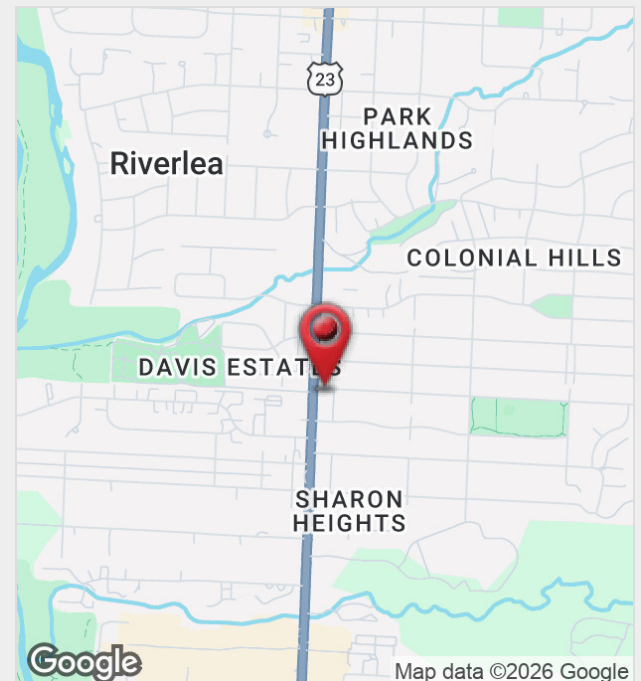
Columbus, Ohio 43214

### Property Features

- Freestanding Building in the Heart of Clintonville/Worthington
- High Daily Traffic Exceeding 17,000 VPD
- 2,618 SF Building Situated on 0.64 Acres
- 36 On-Site Parking Spaces
- Ideal for Fast-Casual Dining, Coffee Shop, Bank, Pharmacy, or Other Retail Uses
- Drive-Thru Infrastructure in Place
- Surrounded by Established Neighborhoods & Dense Rooftops
- Outdoor Seating in Place
- Nearby National Retailers Including Aldi, Dollar Tree, Meineke, & Donatos
- Quick Access To SR-315, I-71, & I-270
- Available January 1, 2027
- Do Not Disturb Tenant

**Sale Price: \$1,950,000**

**Lease Rate: Negotiable**



For more information:

**Chad Boggs**

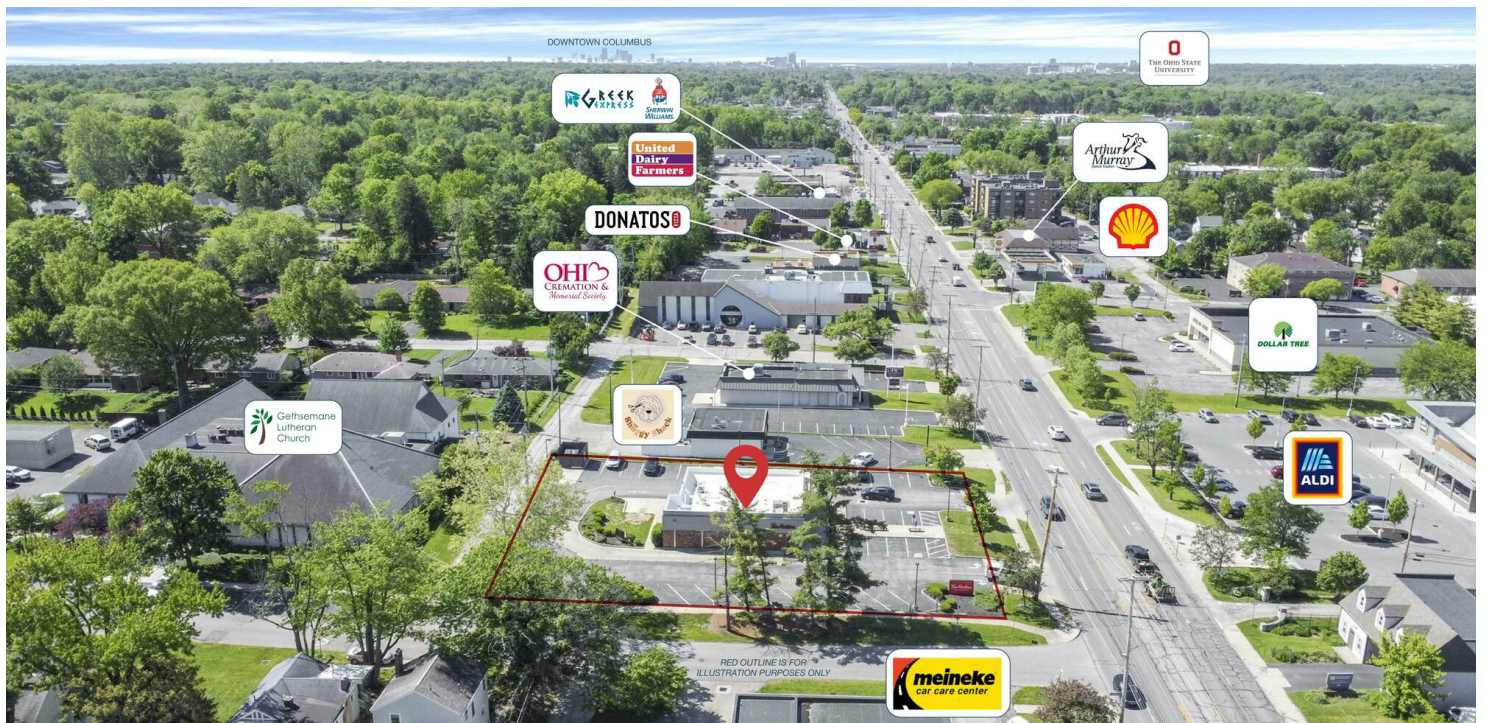
614 629 5261 • [cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

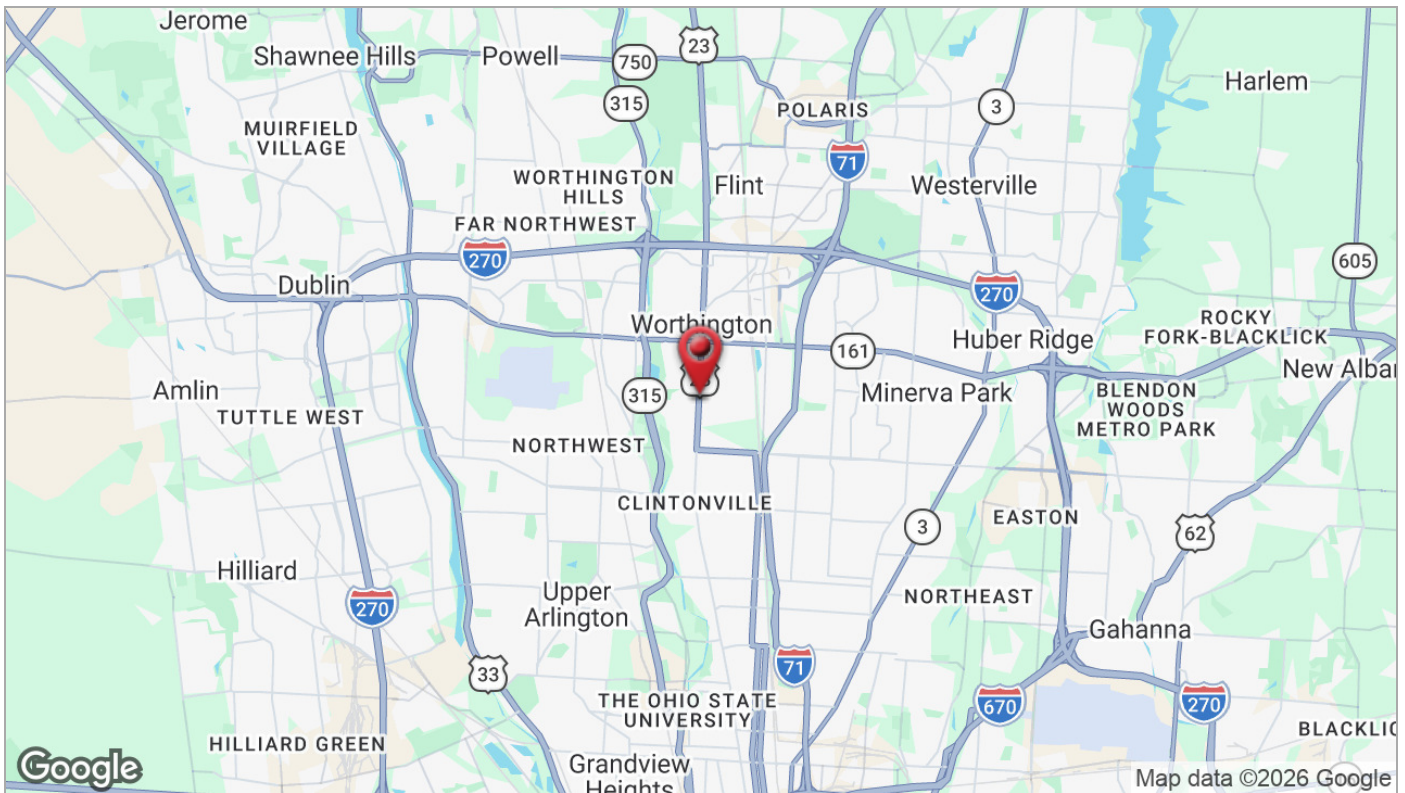
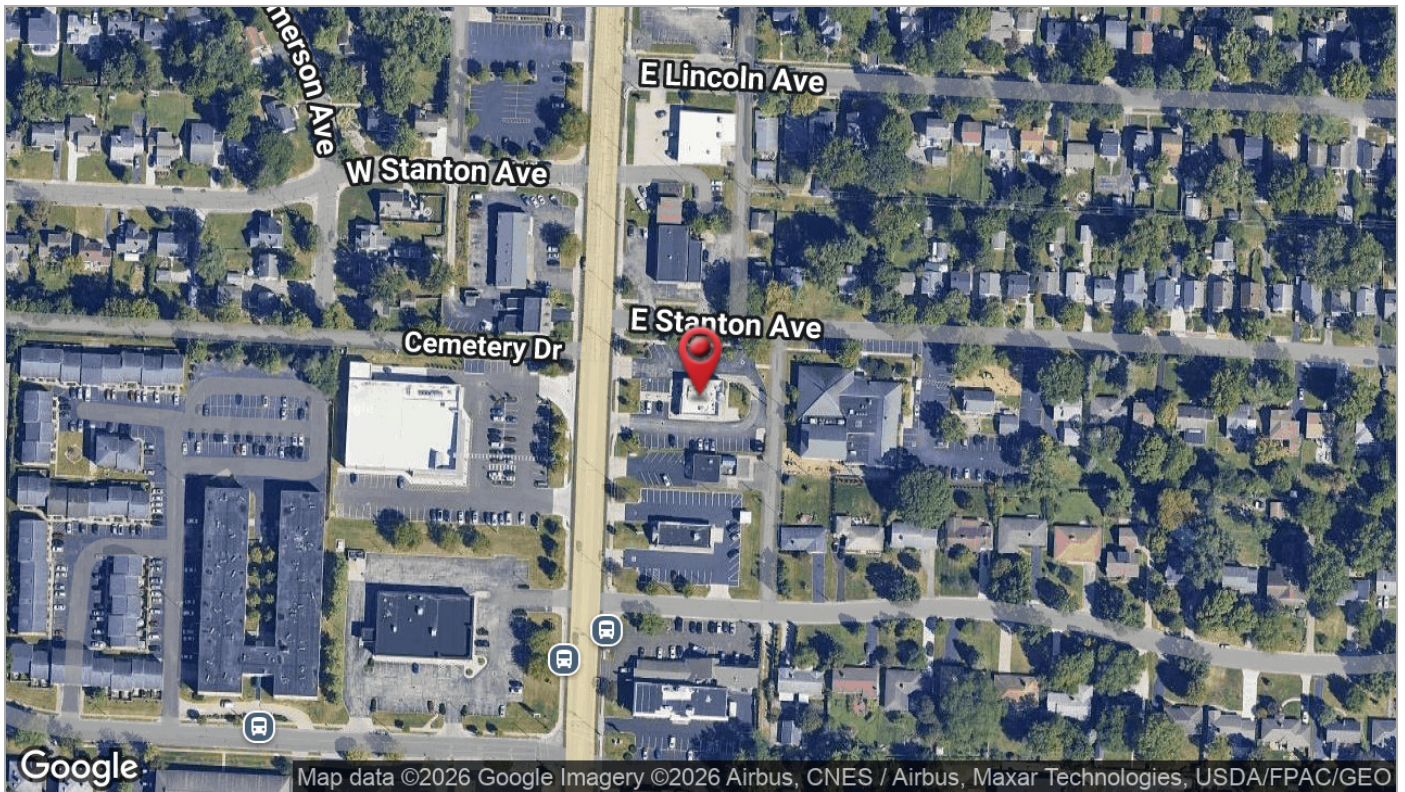


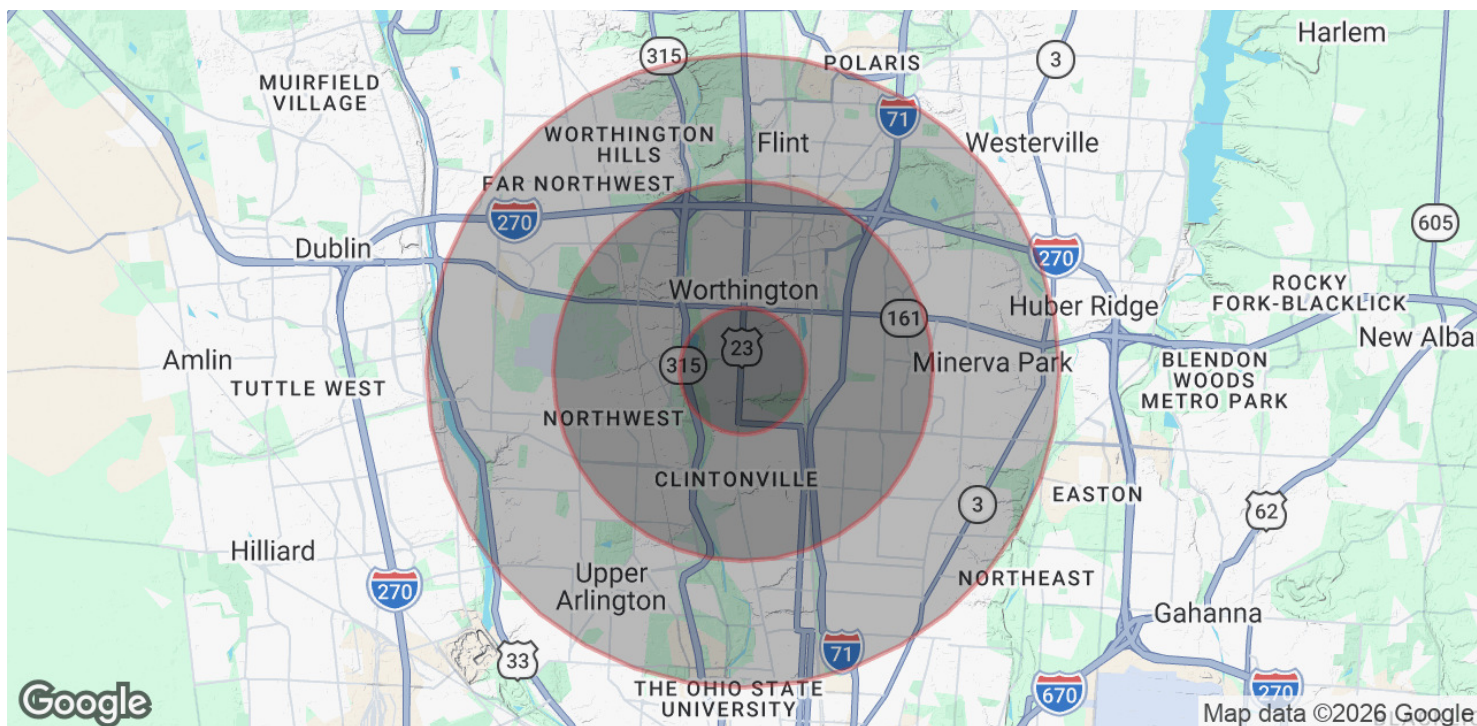




Property Lines are Estimates







### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,472	113,287	346,005
Average Age	41.3	39.8	36.4
Average Age (Male)	41.1	38.7	35.4
Average Age (Female)	41.8	40.4	37.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,148	49,825	146,002
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$118,977	\$108,025	\$100,384
Average House Value	\$368,246	\$333,811	\$319,008

2023 American Community Survey (ACS)