

2,926 SF FOR LEASE  
459 NORTH HIGH STREET  
RETAIL SPACE WITH LOWER LEVEL AVAILABILITY



## PROPERTY OVERVIEW

Retail space available in the heart of Columbus, Ohio, situated in one of the city's most active commercial districts. This building, spanning 3,000 SF on the 1st floor and lower level (LL), stands prominently across the street from the Greater Columbus Convention Center, a hub of activities and gatherings.

Once home to a Candle Lab, this space boasts immense potential for businesses aiming to thrive, be it a trendy retail store, an upscale bar, or a boutique retailer. Furthermore, the LL is especially enticing for those looking to open a yoga studio or event space, as it is equipped and ready for a seamless transition. With an array of amenities in close proximity, this location offers businesses a prime spot to attract both locals and visitors alike.

## PROPERTY FEATURES

- Across from the Greater Columbus Convention Center
- \$30 SF/yr (NNN)
- Minutes from The Ohio State University
- Located in the heart of the Short North
- Close to Nationwide Arena, Huntington Park, and Lower.Com Stadium
- 2,926 SF of Total space
- Turn Key Ready Retail Space

## KEY STATISTICS

**Vine Street:** 5,298 cars/day

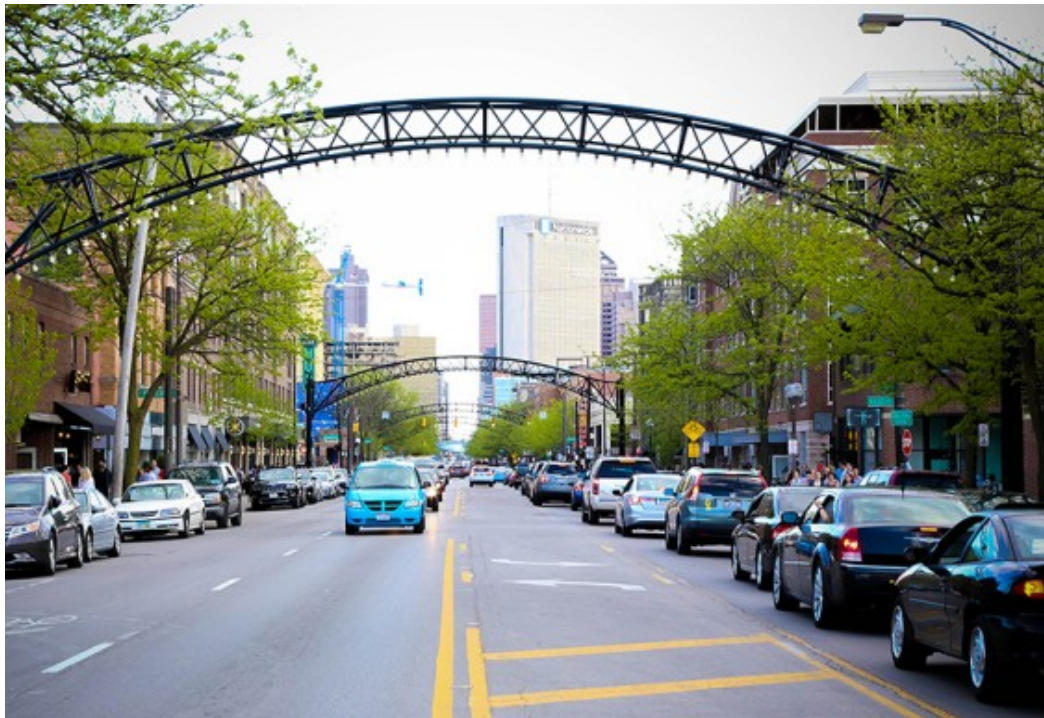
**North High Street:** 22,316 cars/day

**Columbus Convention Center Visits:** 4.8 Million/Year

**Kroger (0.1 Miles Away) Visits:** 975,400/ Year

## LOCATION OVERVIEW

The building's prime location on a bustling street in Columbus, Ohio, ensures a high volume of foot traffic. Surrounded by a mix of residential neighborhoods, offices, and other commercial establishments, this retail space benefits from a diverse customer base. Nearby public transportation options and easy access to major roadways make it convenient for customers from all over the city to visit. This retail building with lower level availability in Columbus, OH, presents an outstanding opportunity for entrepreneurs and established businesses alike. Don't miss your chance to be part of the vibrant retail community in this thriving city.





**North High Street**



**MARKET OVERVIEW: GREATER COLUMBUS**

**NEW DEVELOPMENTS | GREATER COLUMBUS**

- **HOTEL RENOVATIONS** | RECENTLY COMPLETED RENOVATIONS FOR THE NEARBY DRURY INN, HILTON COLUMBUS DOWNTOWN, AND HYATT REGENCY
- **NORTH MARKET HOTEL** | PLANNED HOTEL ADDITION TO THE NORTH MARKET
- **LUCKY'S MARKET** | GROCERY STORE UNDER CONSTRUCTION
- **JEFFERY PARK PHASE X** | NEW RESIDENTIAL ADDITION IN NEARBY JEFFERY PARK



**TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)** CoStar™



**FOOD & ALCOHOL**



**HOME & APPAREL**



**ENTERTAINMENT & HOBBIES**

**CINCINNATI**

7815 COOPER ROAD, SUITE C  
CINCINNATI, OH 45242  
513-490-6881

**COLUMBUS**

9039 ANTARES AVE, E2  
COLUMBUS, OH 43240  
740-972-8499

**NASHVILLE**

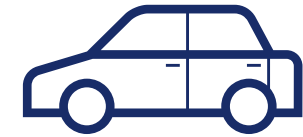
1033 DEMONBREUN STREET, SUITE 300  
NASHVILLE, TN 37203  
513-383-8413

**KENTUCKY**

284 MANHATTAN BLVD, STE. OFFICE  
DAYTON, KENTUCKY 41074  
513-383-8413



	3 MILE	5 MILE	10 MILE
POPULATION	20,367	168,486	366,353
TOTAL BUSINESSES	3,169	9,984	16,514
TOTAL EMPLOYEES	58,724	143,561	214,169
TOTAL RETAIL EXPENDITURE	\$389.68 M	\$2.05 B	\$4.8 B
APPAREL	\$29.74 M	\$155.53 M	\$363.17 M
ENTERTAINMENT	\$47.41 M	\$246.24 M	\$578.79 M
FOOD AND BEVERAGES	\$121.7 M	\$645.68 M	\$1.5 B
PERSONAL CARE	\$11.23 M	\$58.87 M	\$137.16 M



**7,839 AVERAGE DAILY TRAFFIC**



**HIGH RETAIL EXPENDITURE**



**UNIVERSITIES AND SCHOOLS NEARBY**





**BRETT POST**  
 DIRECTOR OF 3CRE COLUMBUS  
 (740) 972-8499  
 BRETT@3CRE.COM



**TRACIE TORMASI**  
 INVESTMENT ADVISOR  
 740-417-0946  
 TRACIE@3CRE.COM



**MICHAEL COSTANTINI**  
 MANAGING PARTNER | BROKER  
 513-383-8413  
 MIKE@3CRE.COM



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