

# 2573 N High St, Columbus, OH 43202

## OFFERING MEMORANDUM



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# Property Overview

## 2573 N High St, Columbus, OH 43202

Incredible retail location in the building located at the corner of Hudson St and N High St. Each corner of the signalized intersection is occupied by a major retailer, Sunoco Gas Station, Taco Bell, and Rally's in front of Goodwill. These retailers see heavy traffic, for example Goodwill on the northwest corner sees over 2K people daily and mostly in the late morning to early evening. Current space available is inline with the rest of the building and is within 5 minutes of the Ohio State University main campus.

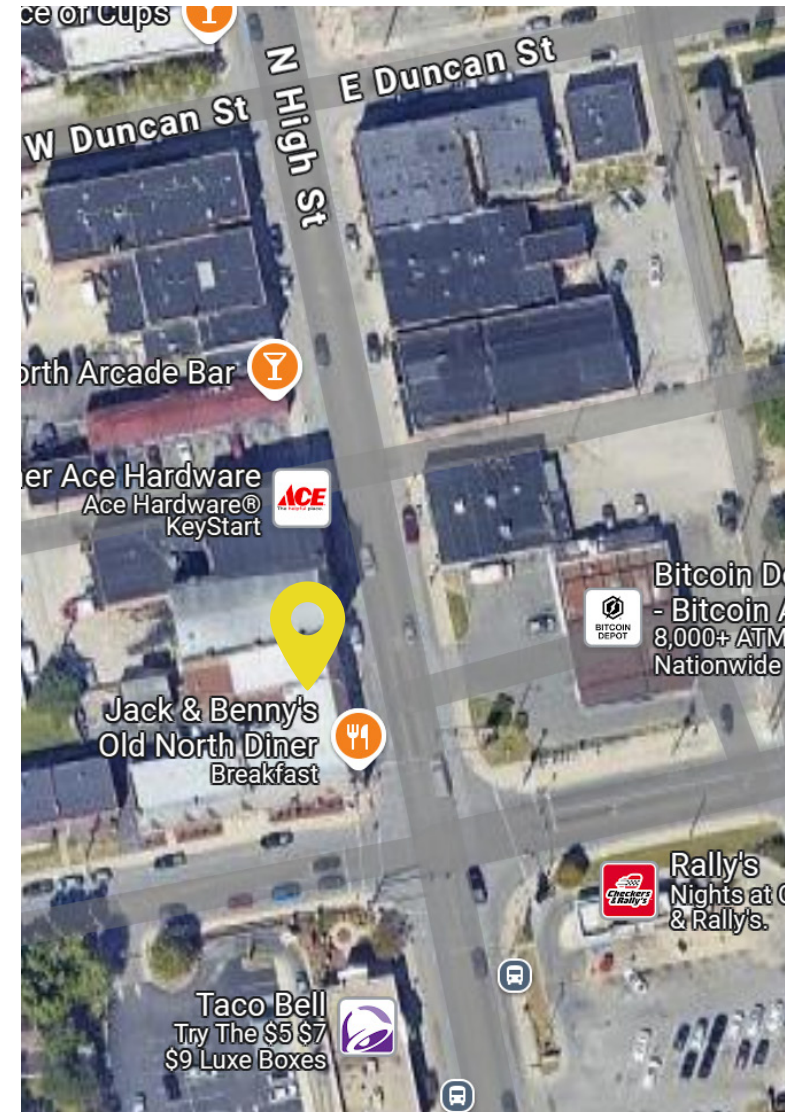
### Property Highlights

- < 5 mins to OSU main campus
- Heavy retail traffic corner
- Over 19K VPD

Building is located at the corner of Hudson St and N. High St in the Tuttle Park area. Tenant is a 5 min drive north of the Ohio State University main campus. This stretch of N High St has over 19K VPD and is a busy retail corner.

### Property Summary

<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Building SF:</b>	14,628 SF
<b>Available SF:</b>	2,738 SF



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# Renderings - Kitchen Area



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# Renderings - Dining Area



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# Overview Map



~3 mins to



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