

THE LOOP APARTMENT - CLINTONVILLE

3021 N HIGH STREET, COLUMBUS, OH 43202



DEVELOPMENT LAND FOR SALE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219

PRESENTED BY:

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

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tracykeffer@kw.com

2003016593, 2014005256



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EXECUTIVE SUMMARY

3021 NORTH HIGH STREET



OFFERING SUMMARY

PRICE: \$1,200,000

PRICE/UNIT: \$26,667/unit

APPROVED USES:
- 45 UNITS APARTMENT
- 1,988 SQFT RETAIL

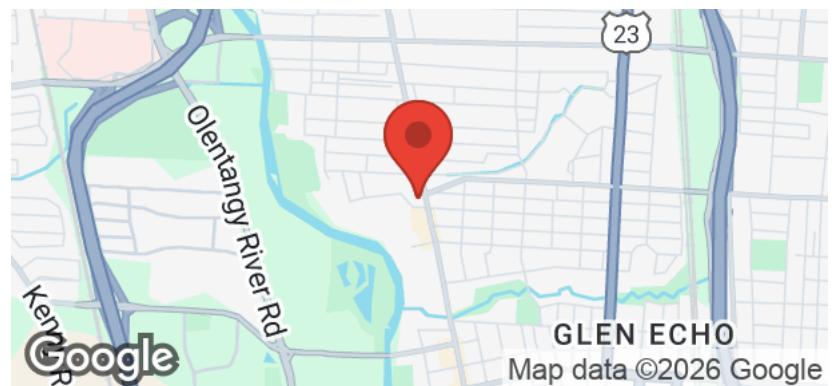
LOT SIZE: 0.45 Acres

ZONING: UGN-1 -Mixed-use

APN:
010-003021
010-018914
010-055904

PROPERTY OVERVIEW

Calling all Developers and Builders! Unique opportunity to build 45 Units Apartment and 1,988 sqft retail space with restaurant concept in Clintonville! The owner spent great times and efforts to get the city approval and ready for building permit to get it to construction. Zoning changed in 2024 allows you to add more units here if you want to explore that option too. All architect and engineer work included with the sales when you hire the companies the work.



LISTED ON COSTAR AND CREXI

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3021 NORTH HIGH STREET



PROPERTY OVERVIEW

The proposed 45-unit multifamily development in Clintonville, Columbus, Ohio, presents an opportunity to develop modern rental housing in a highly desirable, supply-constrained neighborhood. The infill location and consistent renter demand position the project for stable cash flow and long-term value preservation.

CLINTONVILLE ADVANTAGE

Clintonville offers a walkable, established neighborhood with a vibrant High Street corridor and convenient access to The Ohio State University, Downtown Columbus, and major transportation routes. Proximity to local dining, retail, parks, and the Olentangy Trail continues to attract a reliable renter base seeking both convenience and quality of life.

INVESTMENT POTENTIAL

Clintonville benefits from limited land availability, minimal new multifamily supply, and strong tenant retention, all of which support durable occupancy and rent stability. The neighborhood's long-term desirability reduces downside risk while providing opportunities for steady rent growth. The proposed 45-unit scale allows for efficient operations while targeting a submarket known for resilience and consistent performance.

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PROPERTY PHOTOS

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 DEVELOPMENT SUMMARY:

RESIDENTIAL	GROSS	LEASE	M	1 BR	2 BR	T.
LEVEL 1	5,652 SF	-	-	-	-	-
2	9,434	8,076	1	12	-	13
3	9,434	8,076	1	12	-	13
4	9,021	7,688	1	8	2	11
5	6,585	4,977	-	8	-	8
TOTAL	40,126 SF	28,817 SF (RES. EFF. 71.8%)	3 7%	40 89%	2 4%	45 UNITS

COMMERCIAL GROSS

1,988 SF

*NOTE: GROSS NUMBERS DO NOT INCLUDE COVERED PARKING. LEASABLE AREA BASED ON BOMA AND DOES NOT INCLUDE BALCONIES.

**DESIGN
DEVELOPMENT**

DATE: 04/29/2022
PROJECT #: 19190

**OVERALL
FLOOR PLAN****SD-101****BERARDI+**

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

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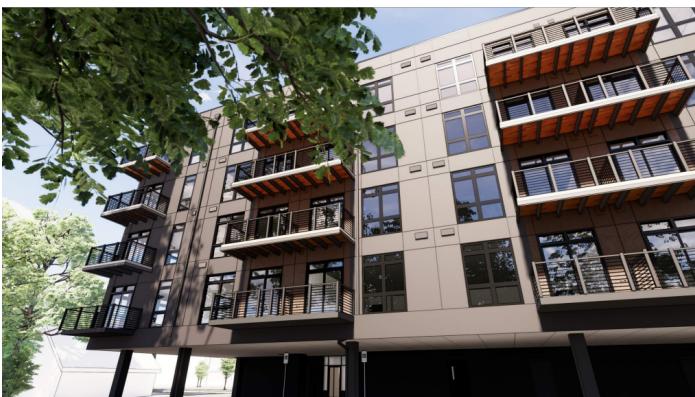
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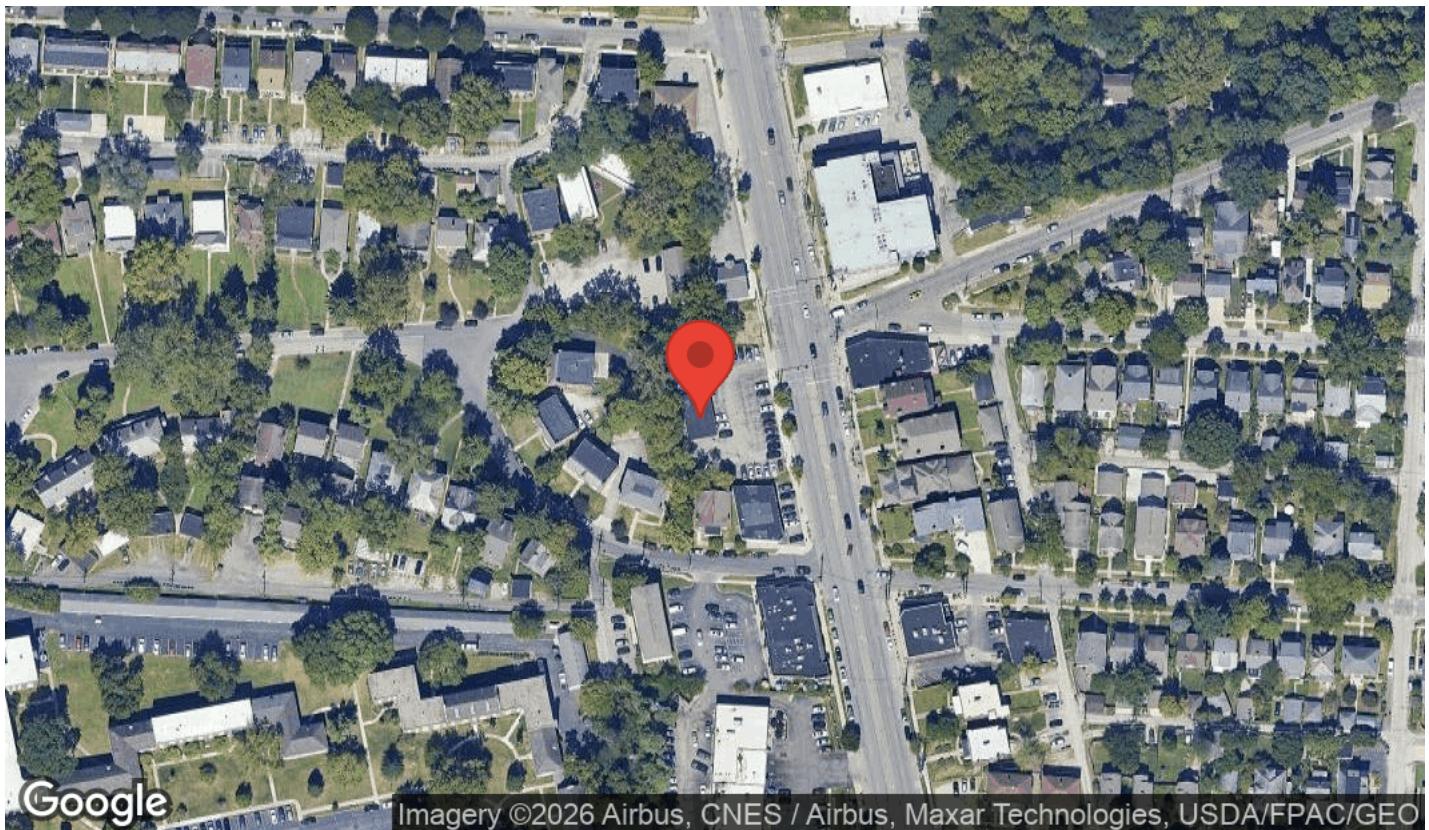
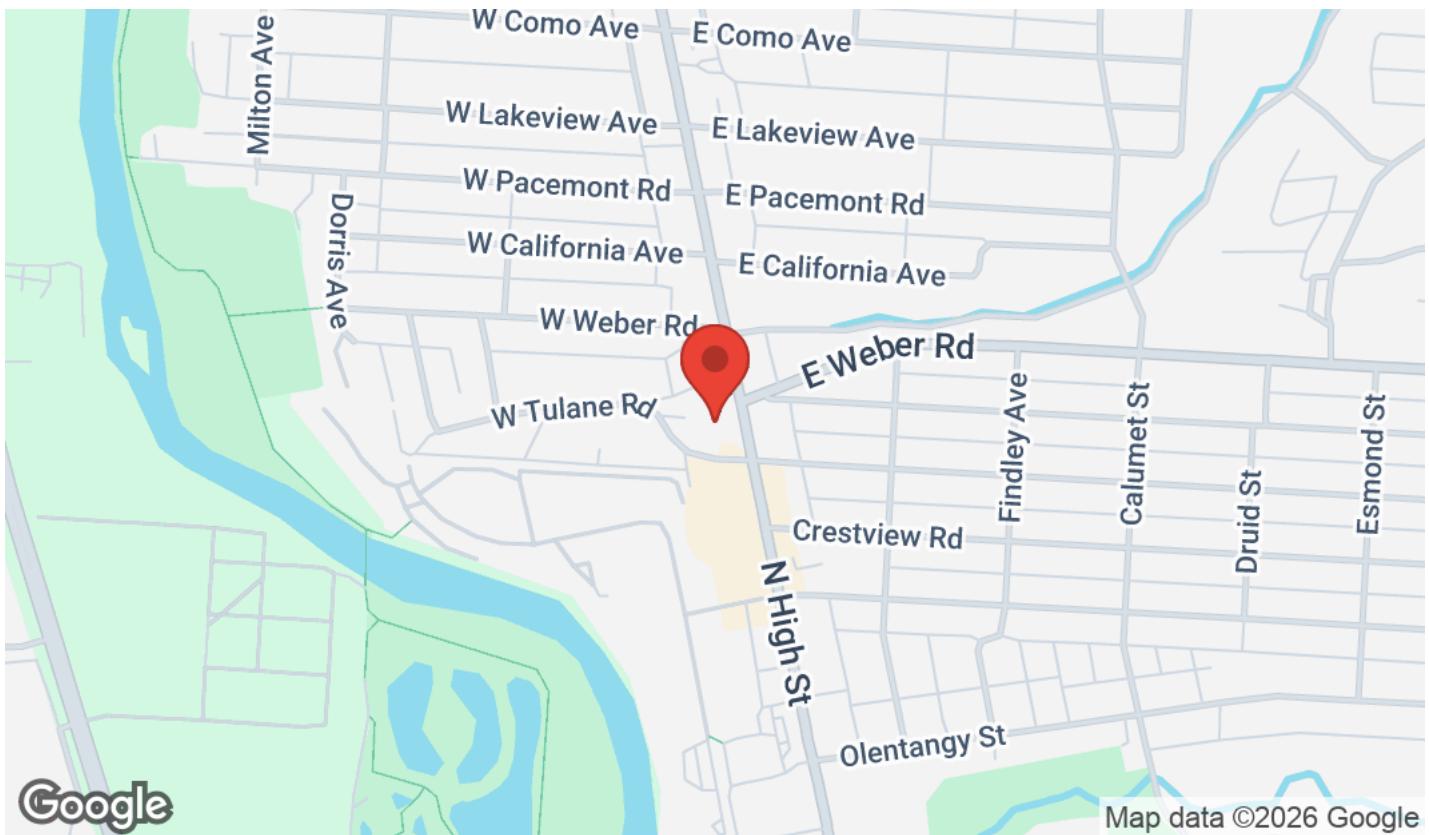


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LOCATION MAPS

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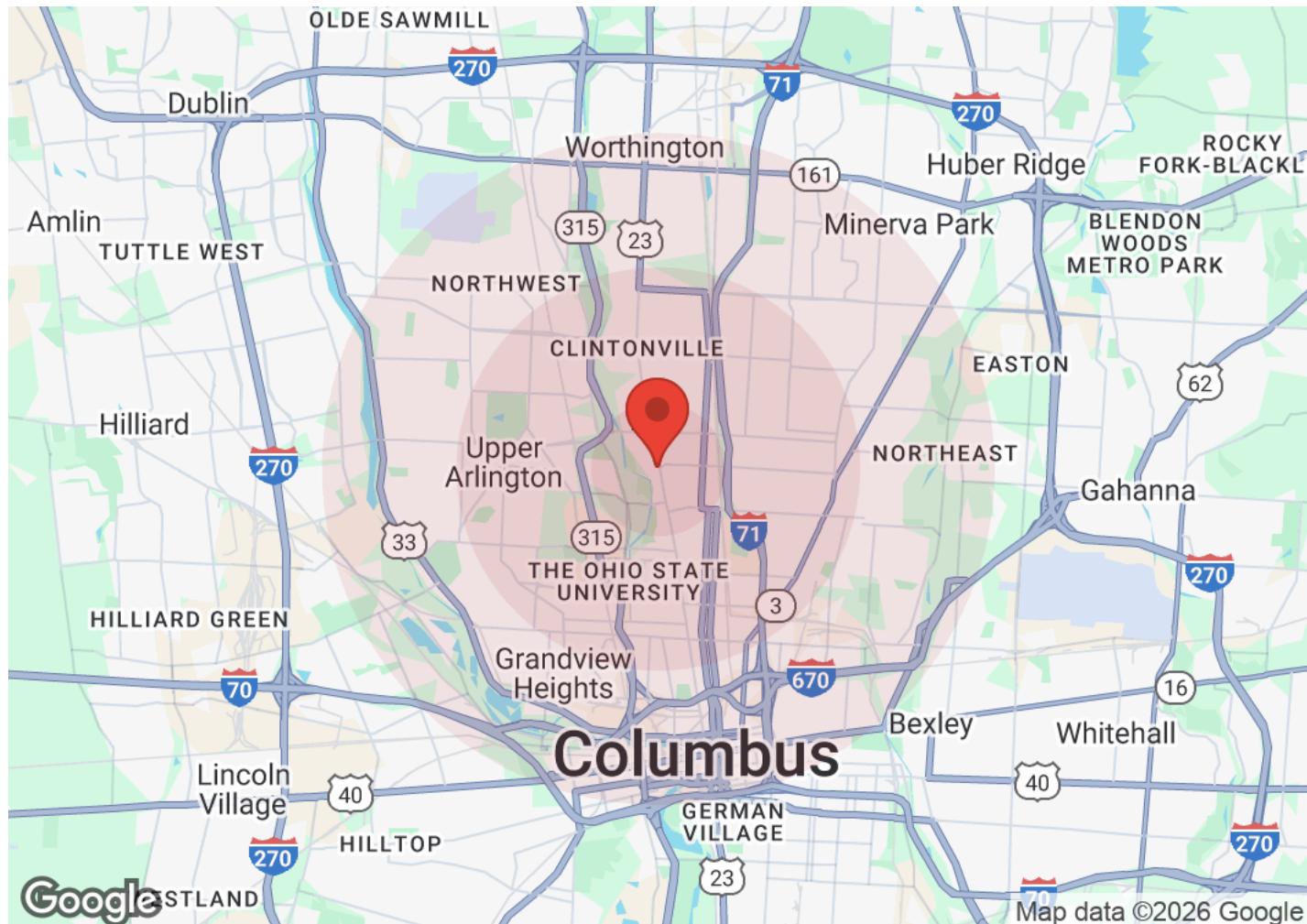
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	11,231	96,166	198,931
Female	10,136	78,483	179,970
Total Population	21,367	174,649	378,901
Age			
Ages 0-14	2,738	23,843	62,127
Ages 15-24	3,382	42,601	66,811
Ages 25-54	11,237	73,950	167,504
Ages 55-64	1,730	14,643	35,025
Ages 65+	2,279	19,611	47,434
Race			
White	15,713	113,731	217,792
Black	1,530	31,943	96,885
Am In/AK Nat	17	157	379
Hawaiian	4	70	114
Hispanic	1,188	11,667	26,523
Asian	2,214	11,509	25,045
Multi-Racial	675	5,292	11,519
Other	26	297	644

Income	1 Mile	3 Miles	5 Miles
Median	\$68,896	\$61,169	\$65,760
< \$15,000	1,166	10,501	19,894
\$15,000-\$24,999	616	5,652	12,053
\$25,000-\$34,999	784	6,460	14,294
\$35,000-\$49,999	1,510	9,636	20,229
\$50,000-\$74,999	1,611	11,061	26,058
\$75,000-\$99,999	1,218	8,603	19,641
\$100,000-\$149,999	1,636	10,489	24,386
\$150,000-\$199,999	971	5,742	13,188
> \$200,000	1,142	8,057	18,965

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,545	83,244	184,345
Occupied	10,652	76,202	168,708
Owner Occupied	3,779	28,342	67,081
Renter Occupied	6,873	47,860	101,627
Vacant	893	7,043	15,637

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