

# 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



Each Office Independently Owned and Operated

### PRESENTED BY:

#### TRACY KEFFER

Commercial Broker

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[tracykeffer@kw.com](mailto: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.

## PROPERTY PHOTOS

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### DEVELOPMENT SUMMARY:

RESIDENTIAL	GROSS	LEASE	M	1BR	2BR	T.
LEVEL 1	5,652 <sub>SF</sub>	-	-	-	-	-
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
<b>TOTAL</b>	<b>40,126<sub>SF</sub></b>	<b>28,817<sub>SF</sub></b>	<b>3</b>	<b>40</b>	<b>2</b>	<b>45</b>
		(RES. EFF. 71.8%)	7%	89%	4%	UNITS

### COMMERCIAL GROSS

1,988<sub>SF</sub>

\*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](http://berardipartners.com)

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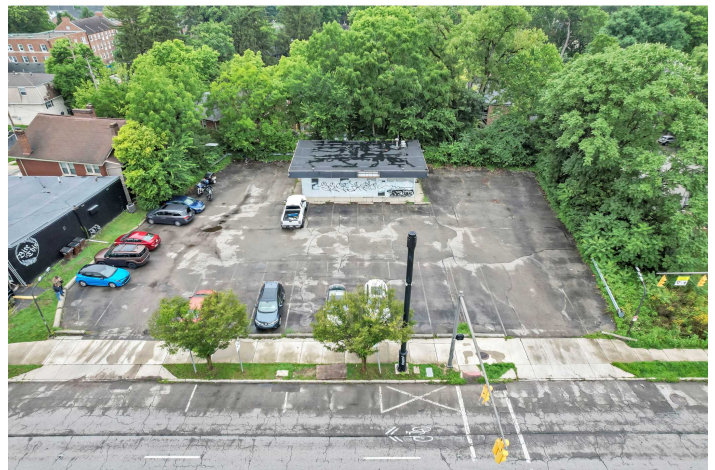
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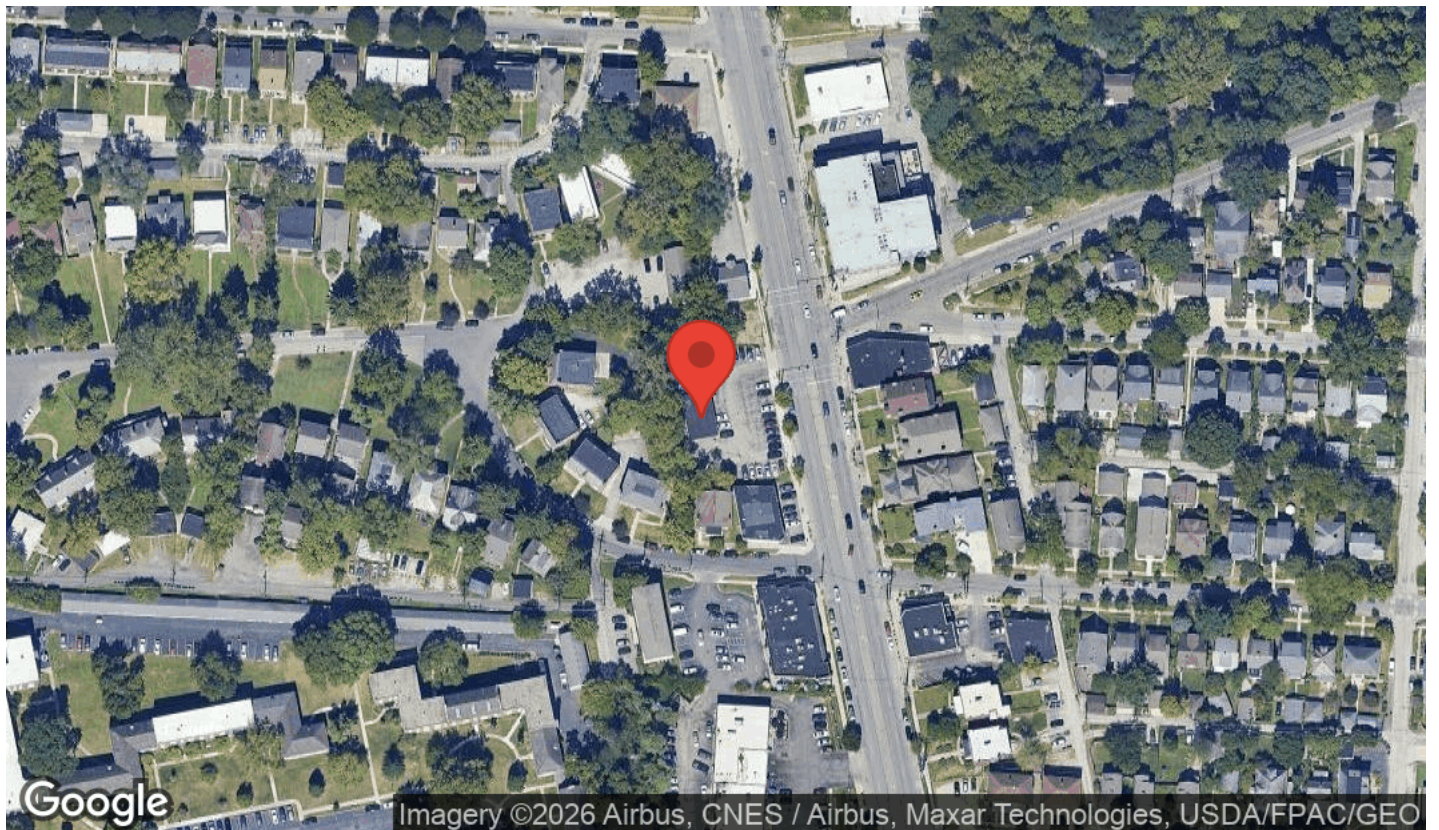
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## LOCATION MAPS

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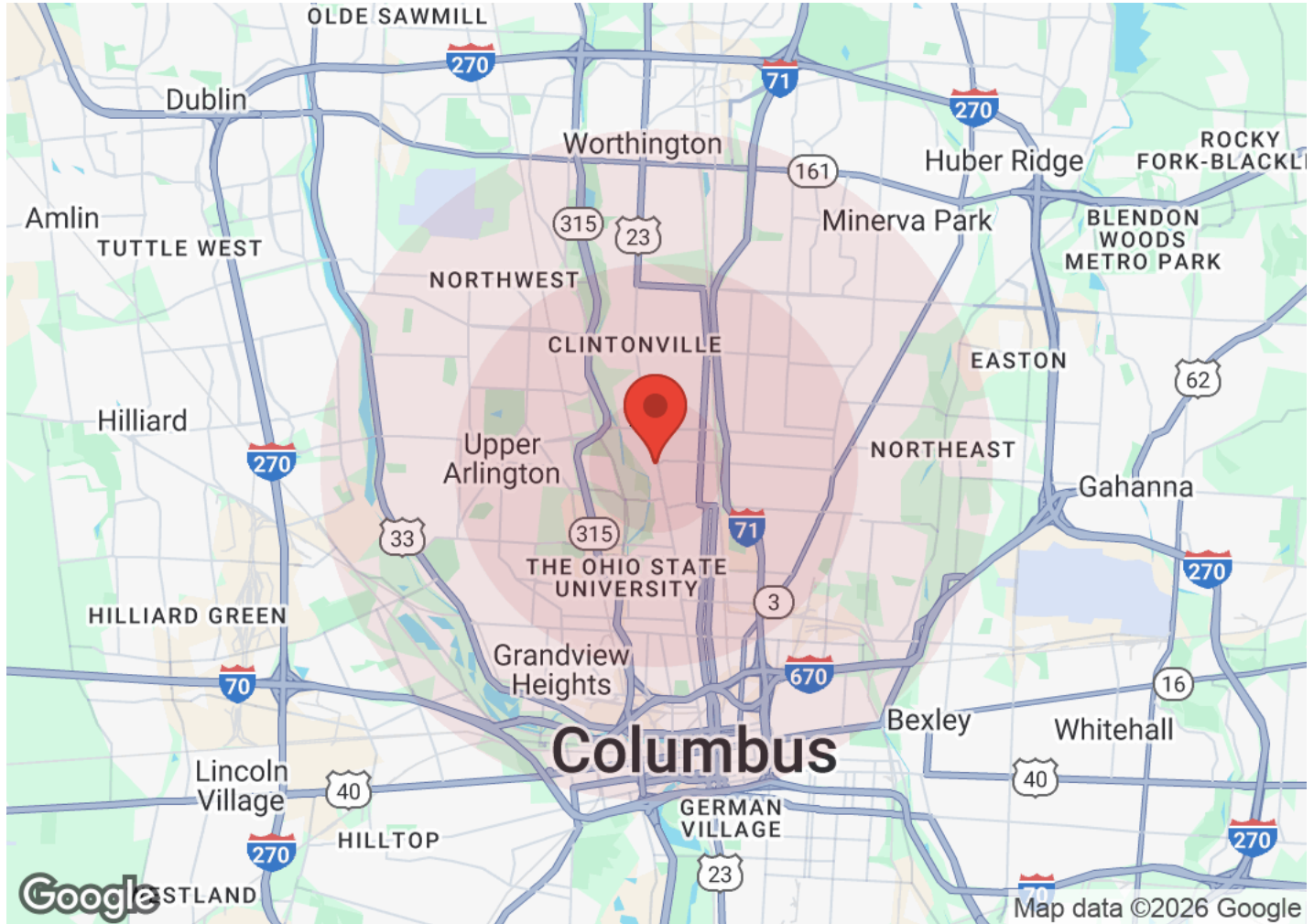
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	11,231	96,166	198,931	Median	\$68,896	\$61,169	\$65,760
Female	10,136	78,483	179,970	< \$15,000	1,166	10,501	19,894
Total Population	21,367	174,649	378,901	\$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
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	15,713	113,731	217,792	Total Units	11,545	83,244	184,345
Black	1,530	31,943	96,885	Occupied	10,652	76,202	168,708
Am In/AK Nat	17	157	379	Owner Occupied	3,779	28,342	67,081
Hawaiian	4	70	114	Renter Occupied	6,873	47,860	101,627
Hispanic	1,188	11,667	26,523	Vacant	893	7,043	15,637
Asian	2,214	11,509	25,045				
Multi-Racial	675	5,292	11,519				
Other	26	297	644				

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