

25 NORTH HIGH STREET

Canal Winchester, OH 43110

PRESENTED BY:

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OH #0000350178



25 North High Street
Canal Winchester, Ohio

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OFFERING SUMMARY

SALE PRICE:	\$825,000
LEASE RATE:	\$23.00 SF/yr (NNN with \$3.83/SF Op. Expenses)
BUILDING SIZE:	3,410 SF
AVAILABLE SF:	1,705 SF
PRICE / SF:	\$241.94
YEAR BUILT:	1920
RENOVATED:	2018
MARKET:	Southeast
SUBMARKET:	Canal Winchester
APN:	184-000229-00

PROPERTY OVERVIEW

The property is located in southeastern Franklin County within the Village of Canal Winchester (population approx. 8,600). Established in 1828 as an Erie Land Company settlement, Canal Winchester evolved from a canal and railroad town into a growing suburban community within the Columbus MSA.

The site is positioned in the heart of the Village's downtown district, one block from the signalized intersection of Waterloo Street and High Street, and approximately one mile from State Route 33, providing convenient regional access.

The building is circa 1920's two story brick building with vacant office retail space on first floor, 1705 square feet. The second floor has the same area and is currently occupied by a residential tenant paying \$1,350 per month.

PROPERTY HIGHLIGHTS

- 3,410 sf of office/ retail/ residential space available split between 2 floors
- 1705 sf of space on each floor
- Lease rates start at \$23/ sf NNN but are negotiable depending upon TI required and length of term
- Superior location in booming SE Franklin County in the Village of Canal Winchester
- 1st floor has 2 1/2 baths, 2nd floor has 1 full bath, ADA compliant



LOCATION DESCRIPTION

Canal Winchester is strategically located along the US-33 innovation and logistics corridor, providing direct connectivity to Downtown Columbus, the Rickenbacker Global Logistics Park, and the rapidly expanding Intel-influenced semiconductor region. The community benefits from access to a labor pool of more than 52,000 transportation and production workers within a 30-minute drive, supporting sustained industrial, commercial, and residential demand. Strong commuter inflows further reinforce local retail and service activity, positioning Canal Winchester as a growing employment and population center within Central Ohio.

Industrial and employment expansion continues to drive economic momentum in the area. The OPUS Industrial Campus at Bixby Road and US-33 comprises more than 897,000 square feet across three buildings, representing over \$60 million in investment and the creation of approximately 210 new jobs with more than \$10 million in annual payroll. Additional development is underway along Velocity Hill Road, where new warehouse and distribution facilities are supporting advanced manufacturing and logistics users. These projects are expected to benefit from planned US-33 transportation improvements beginning in Summer 2026, further enhancing regional accessibility.

Retail growth is anchored by the delivery of a new 118,337-square-foot Kroger at Greengate Plaza along Diley Road, which includes four outparcels and a fuel center. This development strengthens the surrounding retail trade area and increases daily traffic volumes. Complementing this momentum, Canal Winchester's Old Town district continues to attract expanding restaurant, boutique, and service offerings that serve both residents and the growing daytime workforce.

Public investment and infrastructure improvements further support long-term growth and quality of life. A new 30,000-square-foot Columbus Metropolitan Library, located at 123 Groveport Road and scheduled to open in January 2026, will serve as a major civic anchor and drive additional foot traffic near downtown. Ongoing streetscape, park, and pedestrian enhancements within the Old Town core continue to improve walkability and reinforce the area's community-oriented character.

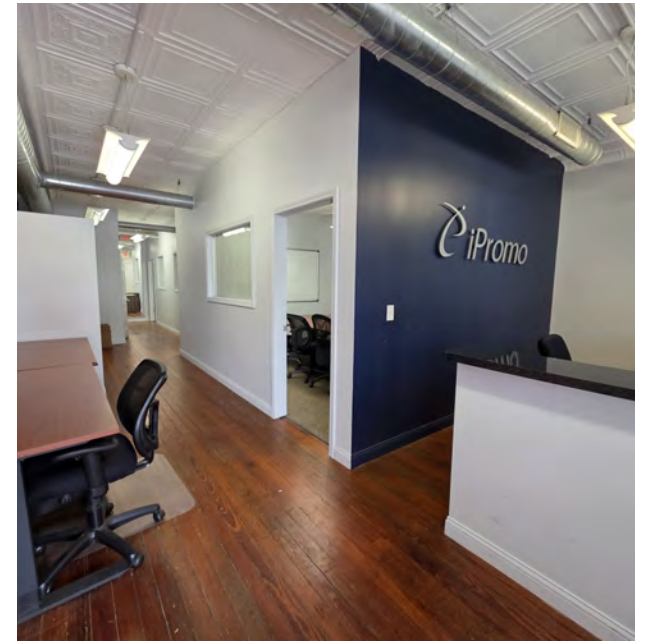
Growth in Canal Winchester is guided by a deliberate and forward-looking planning framework, including adoption of the 2023-2024 Comprehensive Plan, "A Community in Action," which directs land use, transportation, housing, and economic development policy. The City has also proposed a New Community Authority to support infrastructure for a planned 450-home development while preserving surrounding rural character, representing a first-of-its-kind farmland preservation model in Central Ohio.

The historic Old Town district provides a distinctive, walkable environment anchored by preserved 19th- and early 20th-century architecture. Residents and visitors benefit from convenient access to restaurants, shops, parks, and civic buildings, supported by an active year-round calendar of community events that sustains consistent pedestrian activity and reinforces Canal Winchester's strong sense of place.

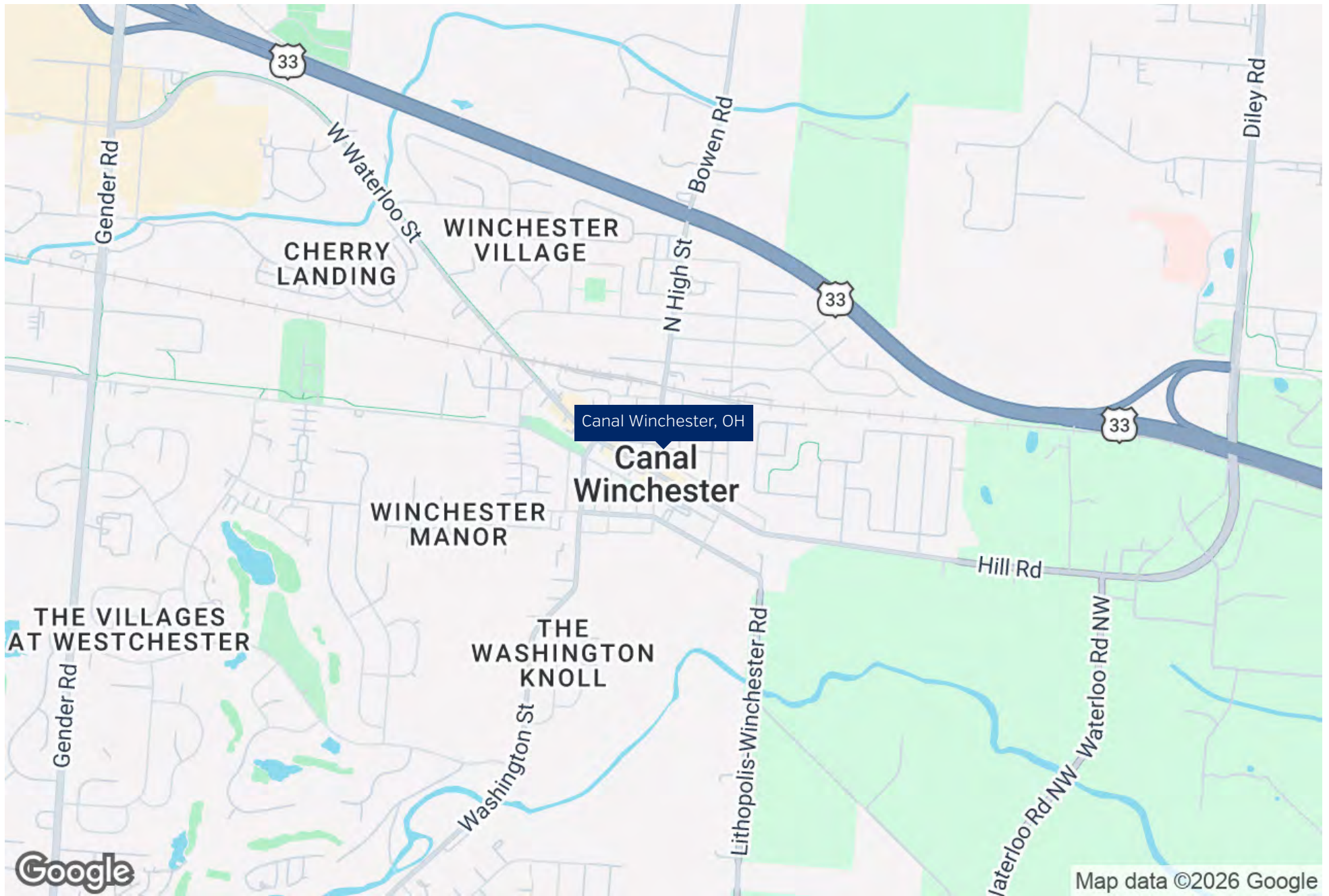


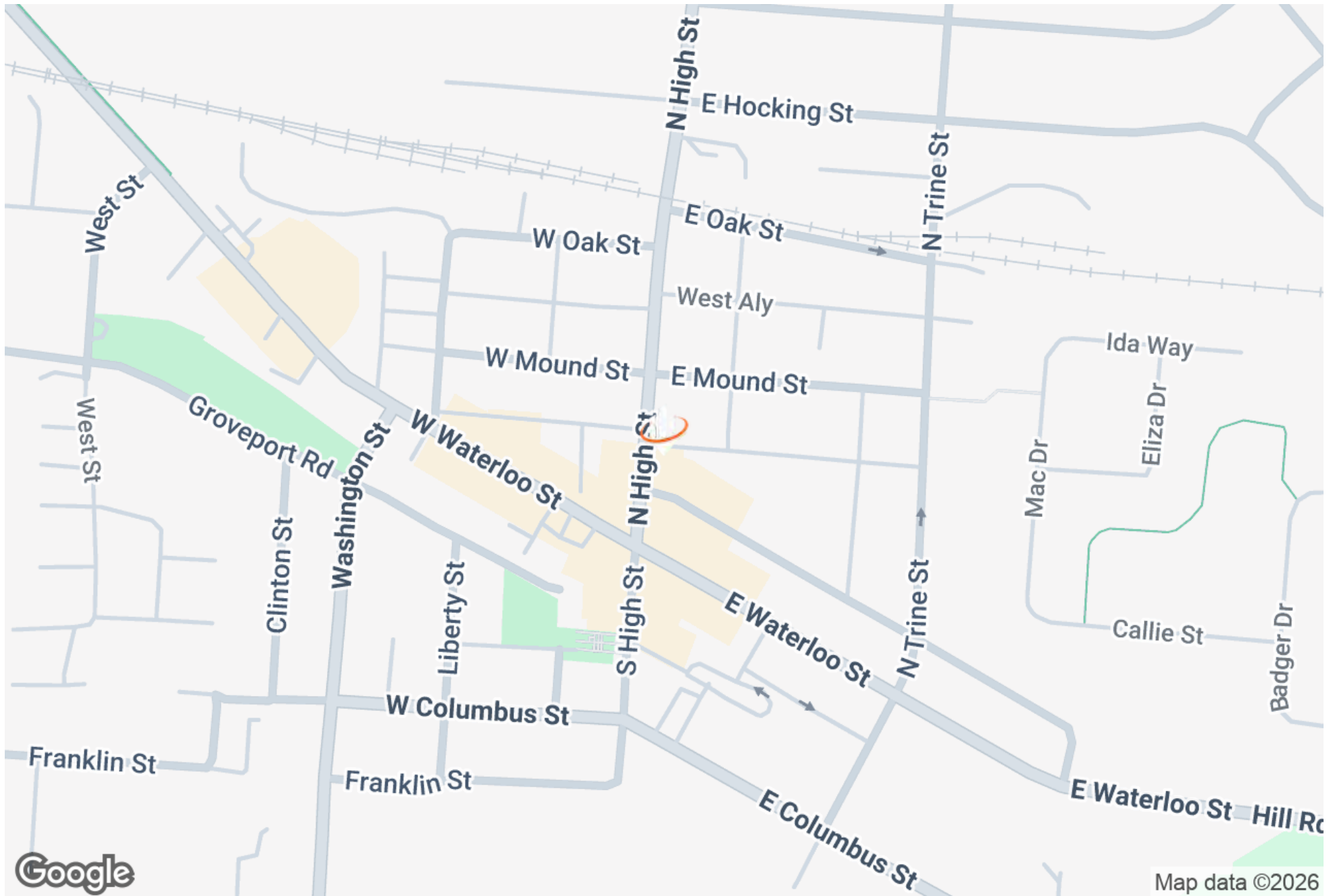
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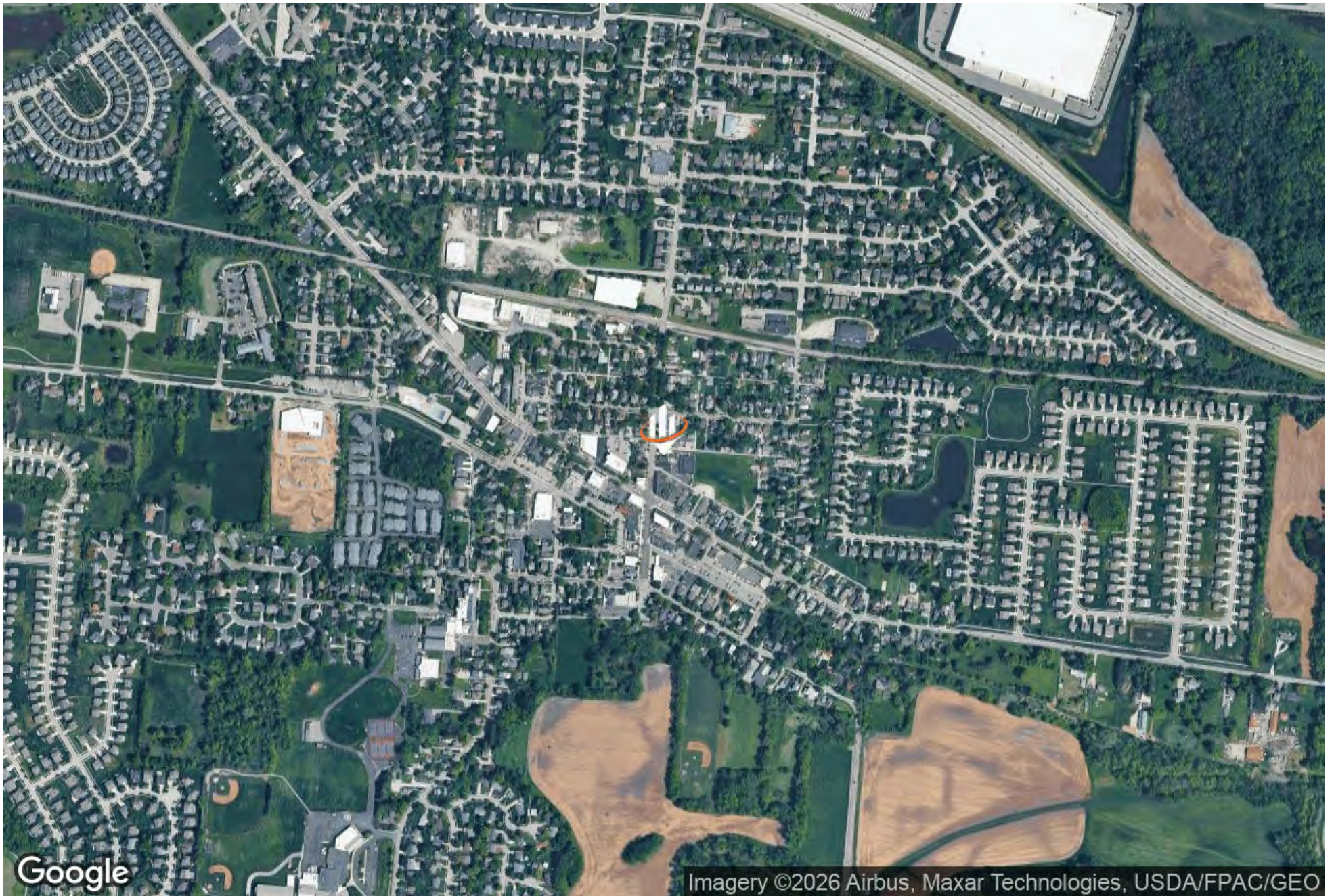












POPULATION

5 MILES 10 MILES 15 MILES

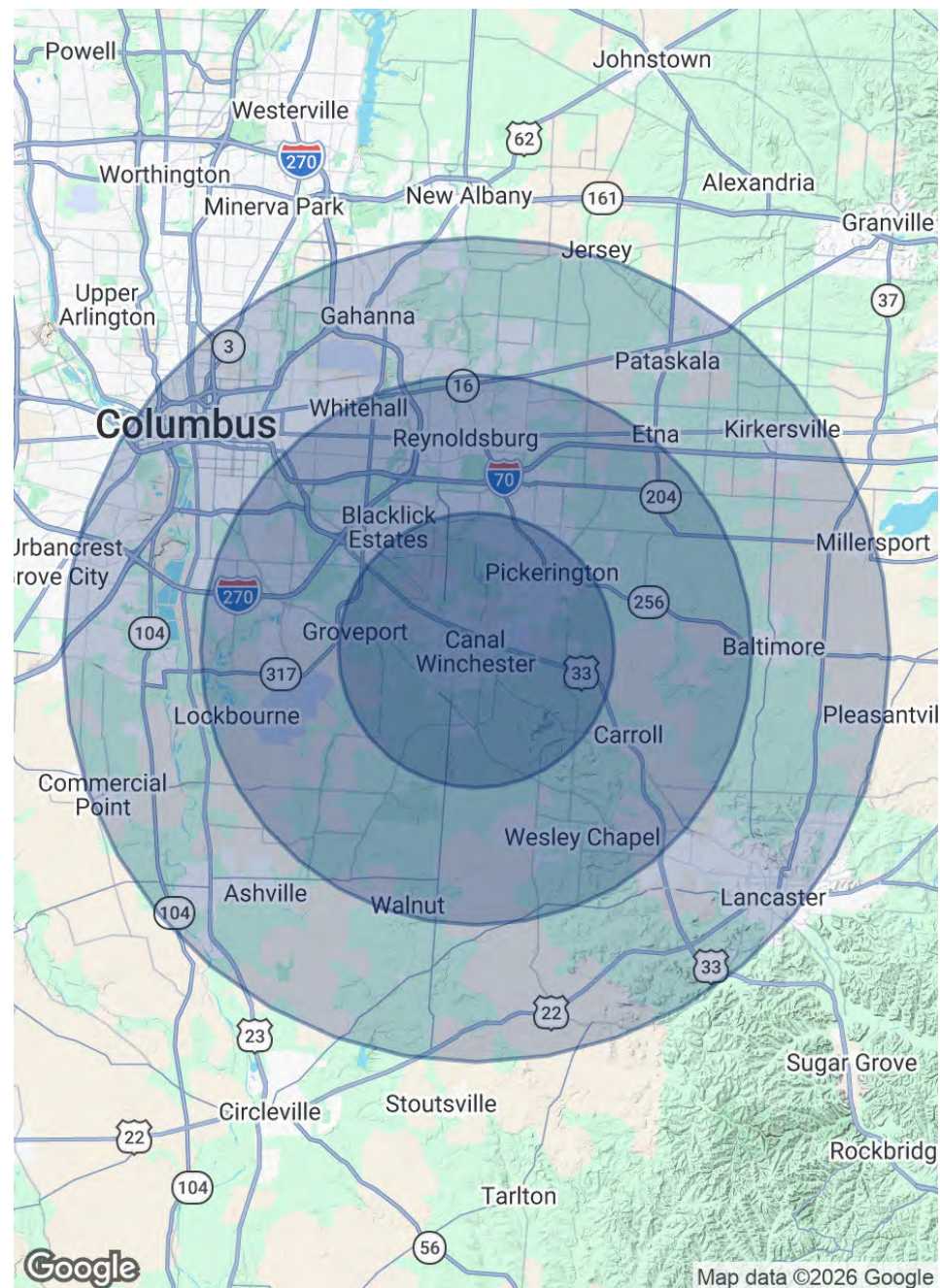
TOTAL POPULATION	74,447	279,847	816,848
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	39	40	39

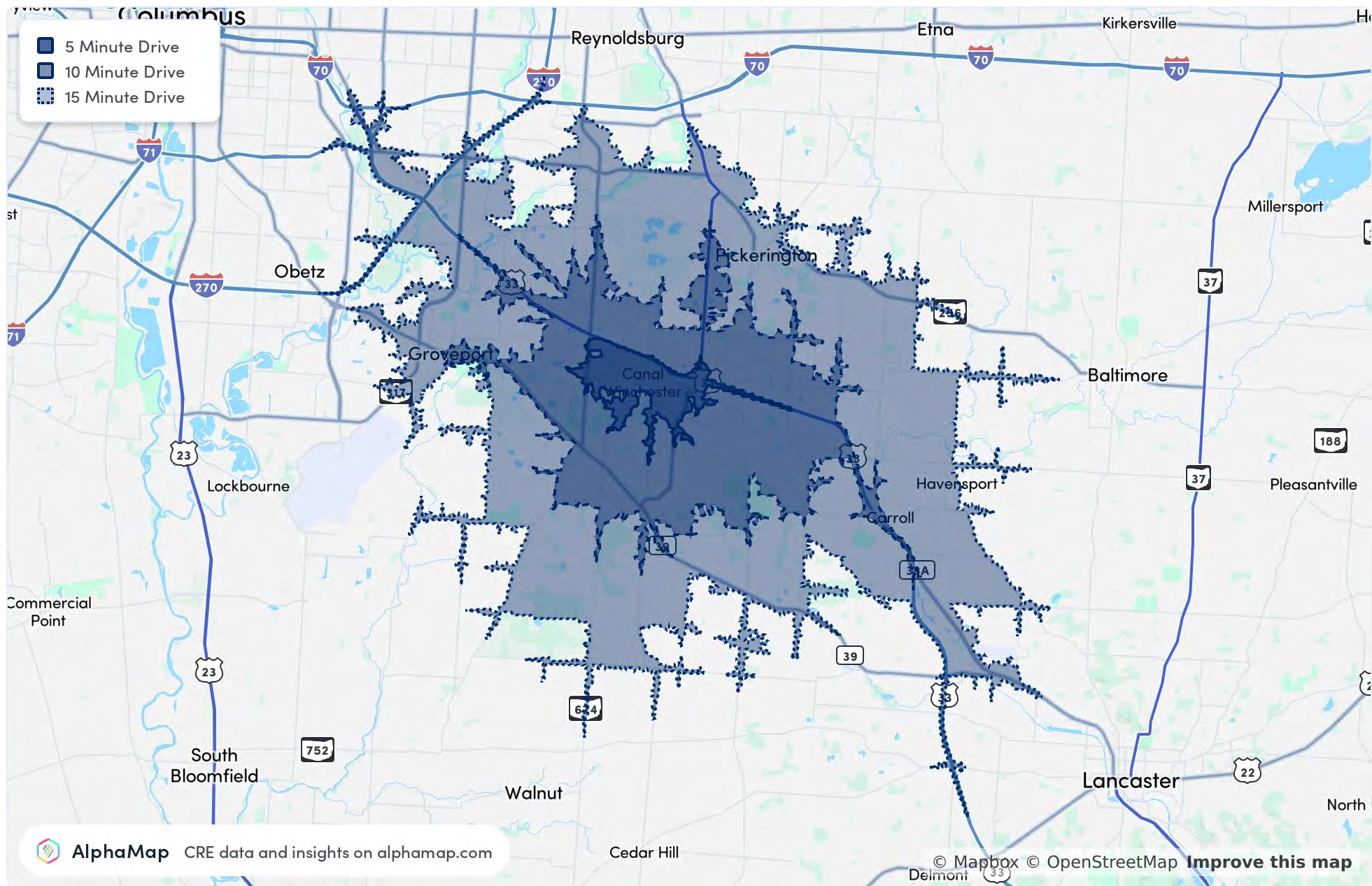
HOUSEHOLDS & INCOME

5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	27,233	106,698	324,476
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$112,889	\$95,337	\$92,130
AVERAGE HOUSE VALUE	\$300,928	\$265,074	\$291,747

* Demographic data derived from 2020 ACS - US Census





Map and demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

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EDUCATION

Bachelor's of Arts [Economics], The Ohio State University

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