

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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HIGHPOINT

ON COLUMBUS COMMONS



3 Commercial Retail Units Available

 **THE ROBERT WEILER COMPANY**
Appraisal Brokerage Consulting Development

SPACE FOR LEASE
150 -190 South High Street, Columbus, OH 43215

 **FALCO, SMITH & KELLEY**

1,900 +/- SF Corner Retail Space
 150 -190 S High St, Columbus, OH 43215

Property Description

PRIME RETAIL SPACE IN THE HEART OF DOWNTOWN COLUMBUS!

3 commercial retail units available underneath the Highpoint Apartments (301 units) which is located on Columbus Commons. At 190 S High there is a +/- 1,900 sf endcap space with highly desired outdoor patio space fronting on High Street and a Former AT&T space that is +/- 1,090 SF. At 150 S High there is a former Swans Cleaners space available that is +/- 1,100 SF. These spaces are ideal for capturing local and tourist traffic as well as the daily downtown workforce. Great visibility and frontage on S High Street which has 14,980+ VPD. Columbus Commons hosts various events, movies, concerts, workout classes, weekly food trucks, and more - bringing thousands of people on-site, in addition to Highpoint's existing community.



Space Available	Square Fotage	Lease Rate	Op. Exp.
190 S High St	1,900 +/- SF	\$27.50/SF	\$12.53
190 S High St	1,090 +/- SF	\$24.32/SF	\$10.68
150 S High St	1,100 +/- SF	\$24.32/SF	\$10.68

Property Highlights

Address: 150 - 190 South High St
 Columbus, OH 43215

County: Franklin

PID: 010-291360-00
 010-291358-00
 010-291359-00

Location: SEC of South High St
 and West Rich St

Year Built: 2013

Zoning: DD - Downtown District

The Robert Weiler Company & Falco, Smith & Kelley Ltd is proud to present one of the nation's most successful urban mixed-use developments.

Click [here](#) to see how the Columbus Downtown Development Corporation executed the reinvention of the former City Center Mall site, a historic shopping destination in Columbus, serving as a civic asset and a catalyst for market-driven private development that has sparked a Downtown renaissance.

HighPoint on Columbus Commons is comprised of two, six-story buildings with 301 apartments, and 24,778 square feet of retail space.

Exceptionally located along an eight acre park in the heart of Downtown Columbus, HighPoint on Columbus Commons offers a premium address for both retail and residential tenants.

The retail portion of the development will serve as a major attraction for the over 15,500 Downtown residents, 100,000 daytime workers and over 1,000,000 annual visitors.

This building will be the premier Downtown hot spot with valet parking, restaurants, & shops, located between Rich and State St. on S. High St. immediately West of Columbus Commons.

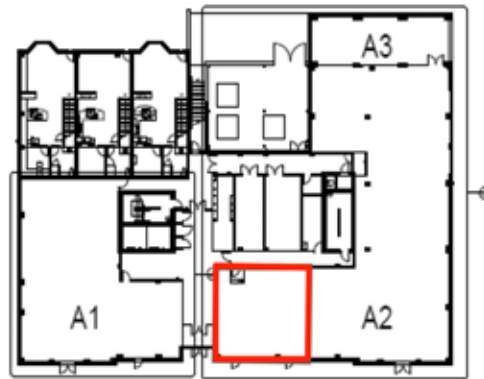
The site amenities include landscaping complimenting the design standards currently in place at the adjacent Bicentennial Park, swimming pool, sun deck, fitness center and a pedestrian tunnel connecting High St. to the Commons.

Parking is located in both the underground parking deck below the park and also in the above ground parking deck across Rich St with over 3,500 parking spaces. Resident parking is by agreements with Capitol South and provided by the developer to each resident @ \$95/space. Retail parking is offered via self park in either of the two decks or valet parking along High Street.

Currently the apartments are 100% leased

The retail spaces will not stay vacant long!!!

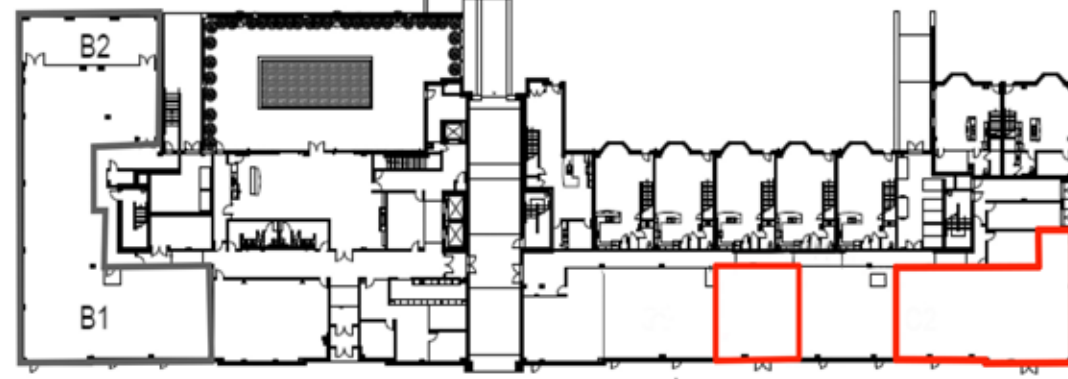
HIGHPOINT ON COLUMBUS COMMONS



Condado Tacos
3,227 SF

Available
1,100 SF

Spaghetti
Warehouse
6,000 SF



Dollar General
6,200 SF

Fitness Center
1,700 SF

Oshio Station
963 SF

Available
1,090 SF

Tooth Family
Dentistry
1,308 SF

Available
1,900 SF

Posh Nails Salon
1,338SF

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1,900 +/- SF endcap space with outdoor patio



1,900 +/- SF Corner Retail Space
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1,900 +/- SF Former AT&T Space



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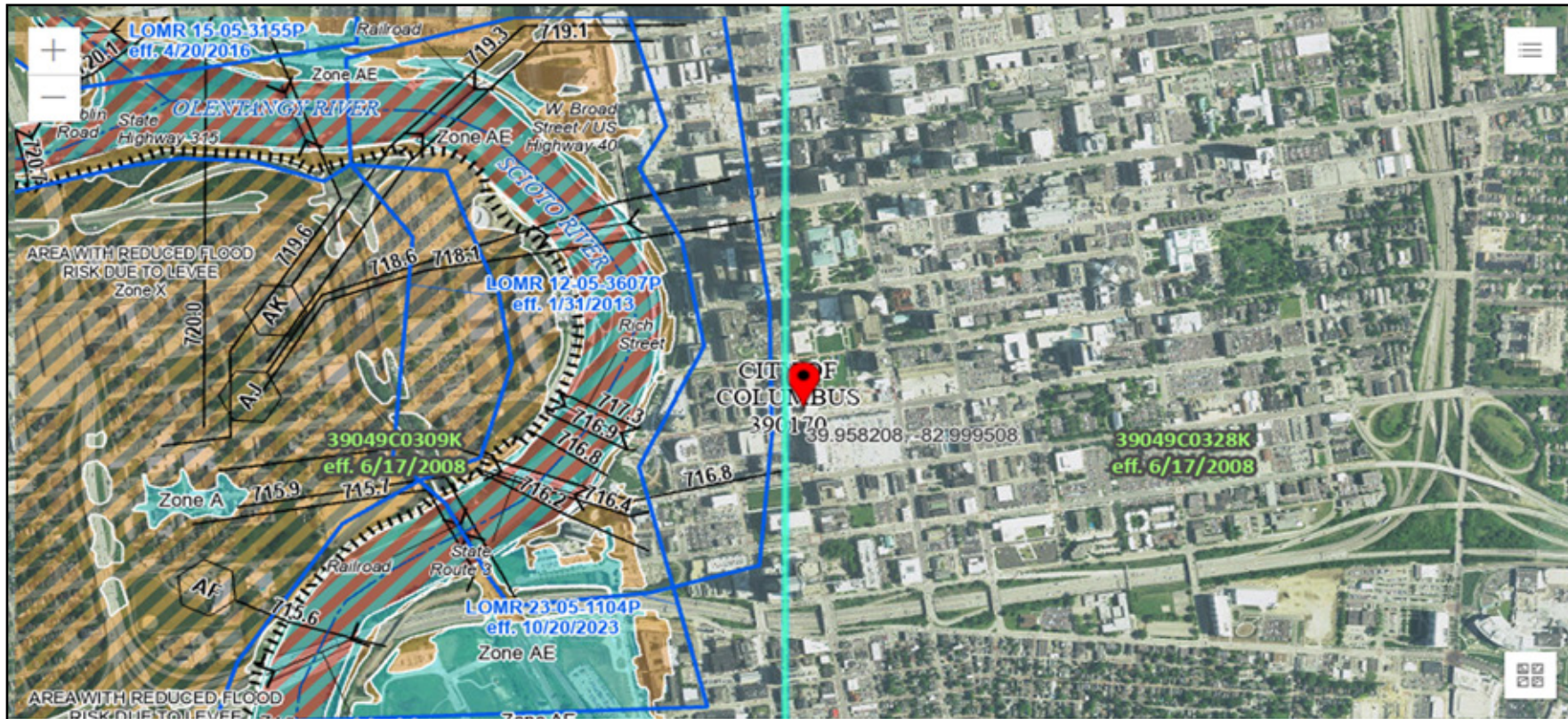
1,900 +/- SF Former Swans Cleaners Space



1,900 +/- SF Corner Retail Space
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Site Plan





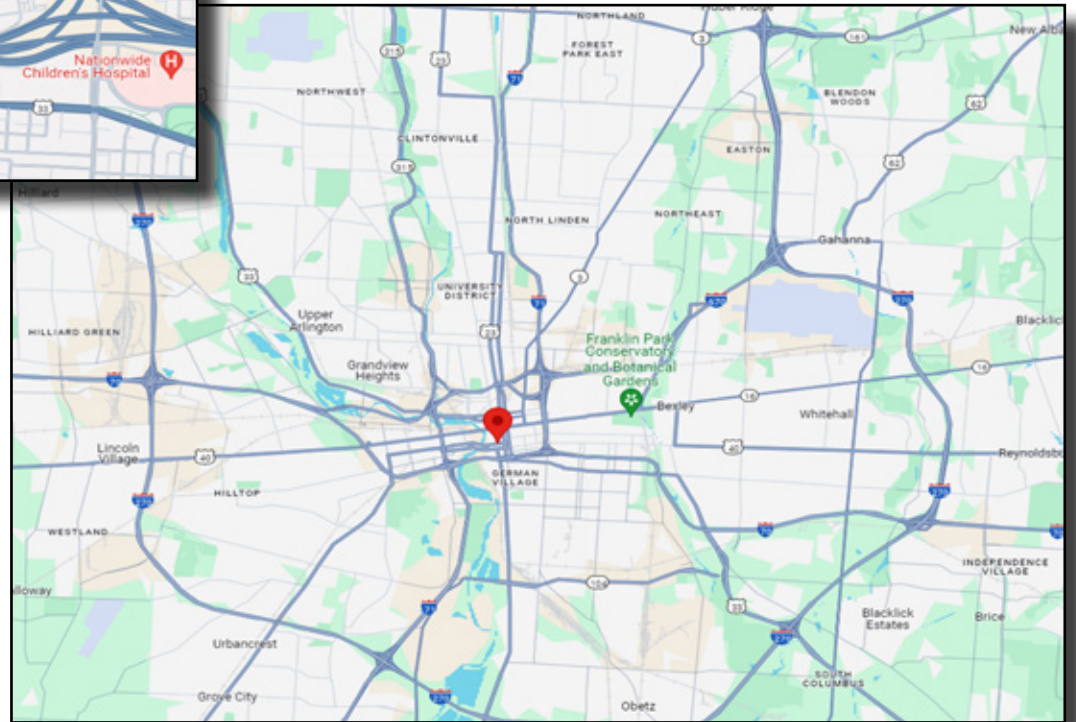
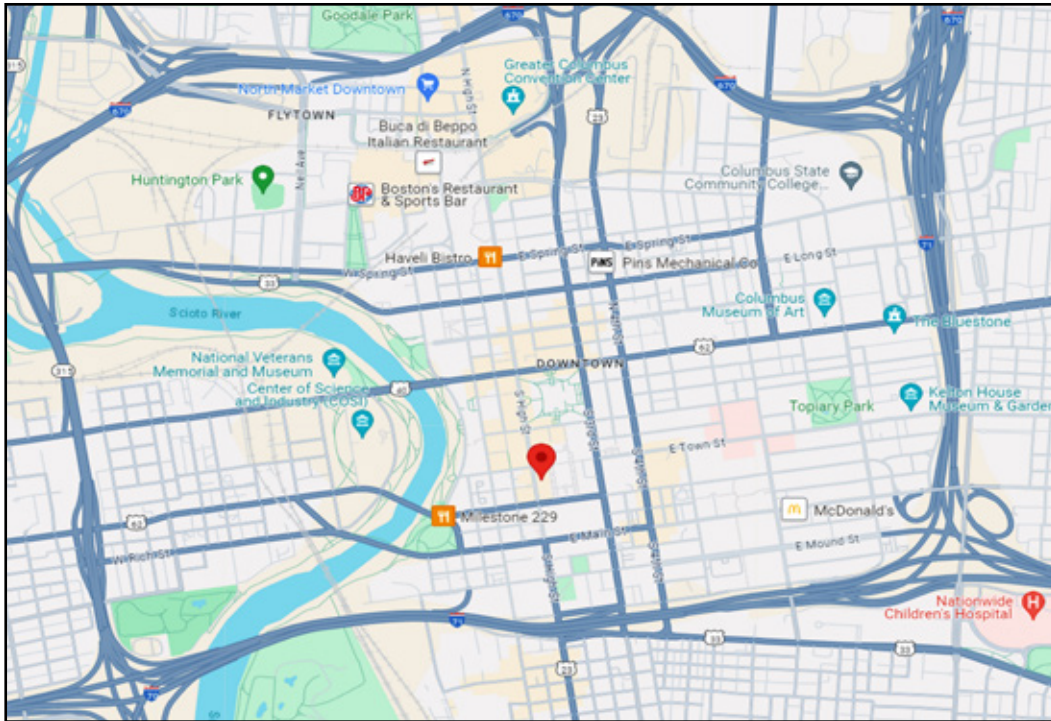
USGS The National Map, Orthoimagery, Data refreshed December, 2021. Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, ADP With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

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Street Maps



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Location Map

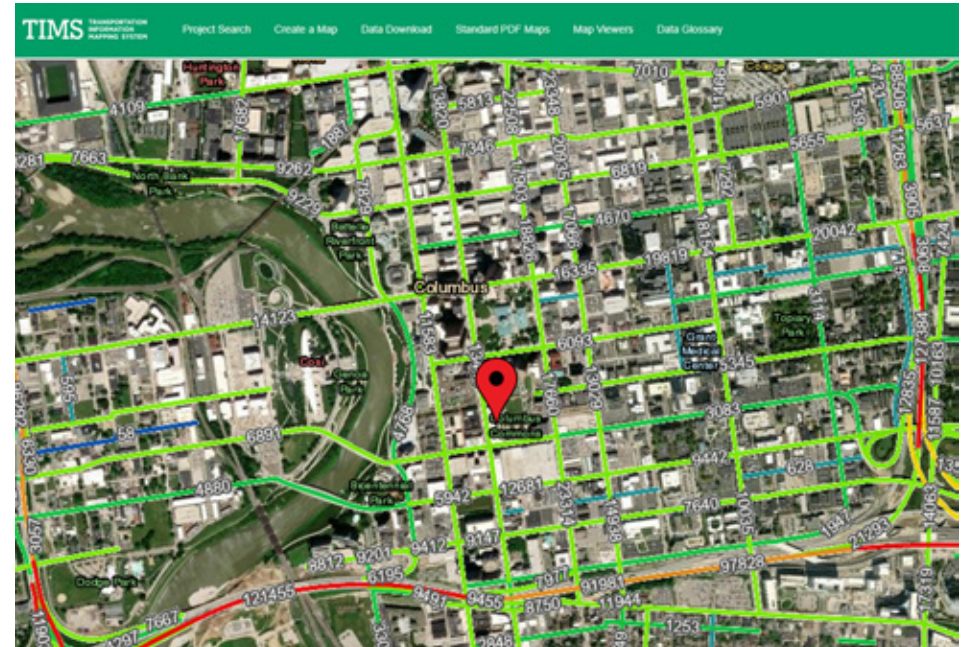


Great Downtown Location!

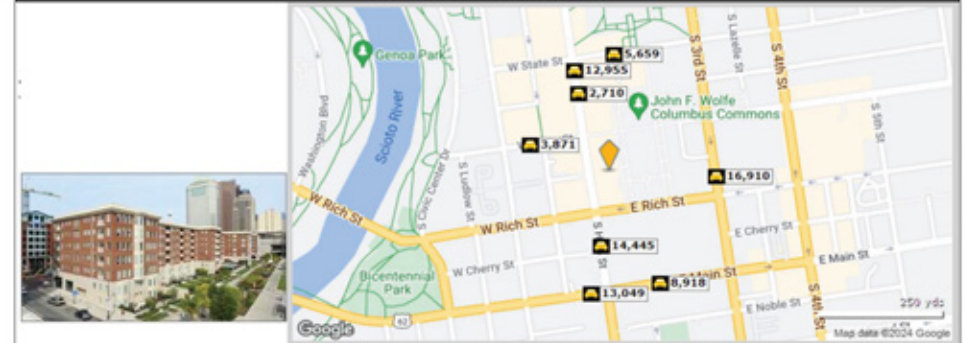
10 minutes to John Glenn Columbus International Airport

Demographic Summary Report

Highpoint on Columbus Commons 150-190 S High St, Columbus, OH 43215				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	17,692	162,073	371,652	
2023 Estimate	16,802	157,972	366,862	
2010 Census	10,484	122,631	313,055	
Growth 2023 - 2028	5.30%	2.60%	1.31%	
Growth 2010 - 2023	60.26%	28.82%	17.19%	
2023 Population by Hispanic Origin	651	7,432	18,992	
2023 Population	16,802	157,972	366,862	
White	10,846 64.55%	85,906 54.38%	214,512 58.47%	
Black	4,556 27.12%	59,205 37.48%	120,836 32.94%	
Am. Indian & Alaskan	50 0.30%	591 0.37%	1,424 0.39%	
Asian	730 4.34%	6,207 3.93%	16,238 4.43%	
Hawaiian & Pacific Island	2 0.01%	125 0.08%	194 0.05%	
Other	619 3.68%	5,939 3.76%	13,658 3.72%	
U.S. Armed Forces	0	129	147	
Households				
2028 Projection	11,325	70,243	155,478	
2023 Estimate	10,697	68,220	153,313	
2010 Census	6,310	51,847	130,424	
Growth 2023 - 2028	5.87%	2.97%	1.41%	
Growth 2010 - 2023	69.52%	31.58%	17.55%	
Owner Occupied	2,812 26.29%	21,124 30.96%	60,844 39.69%	
Renter Occupied	7,885 73.71%	47,096 69.04%	92,469 60.31%	
2023 Households by HH Income	10,699	68,220	153,314	
Income: <\$25,000	3,803 35.55%	19,743 28.94%	41,904 27.33%	
Income: \$25,000 - \$50,000	1,452 13.57%	14,115 20.69%	33,641 21.94%	
Income: \$50,000 - \$75,000	1,395 13.04%	11,500 16.86%	27,359 17.85%	
Income: \$75,000 - \$100,000	1,020 9.53%	6,875 10.08%	15,829 10.32%	
Income: \$100,000 - \$125,000	728 6.80%	4,944 7.25%	11,407 7.44%	
Income: \$125,000 - \$150,000	538 5.03%	3,343 4.90%	6,801 4.44%	
Income: \$150,000 - \$200,000	748 6.99%	3,769 5.52%	7,653 4.99%	
Income: \$200,000+	1,015 9.49%	3,931 5.76%	8,720 5.69%	
2023 Avg Household Income	\$81,230	\$72,903	\$72,626	
2023 Med Household Income	\$51,684	\$50,483	\$50,887	

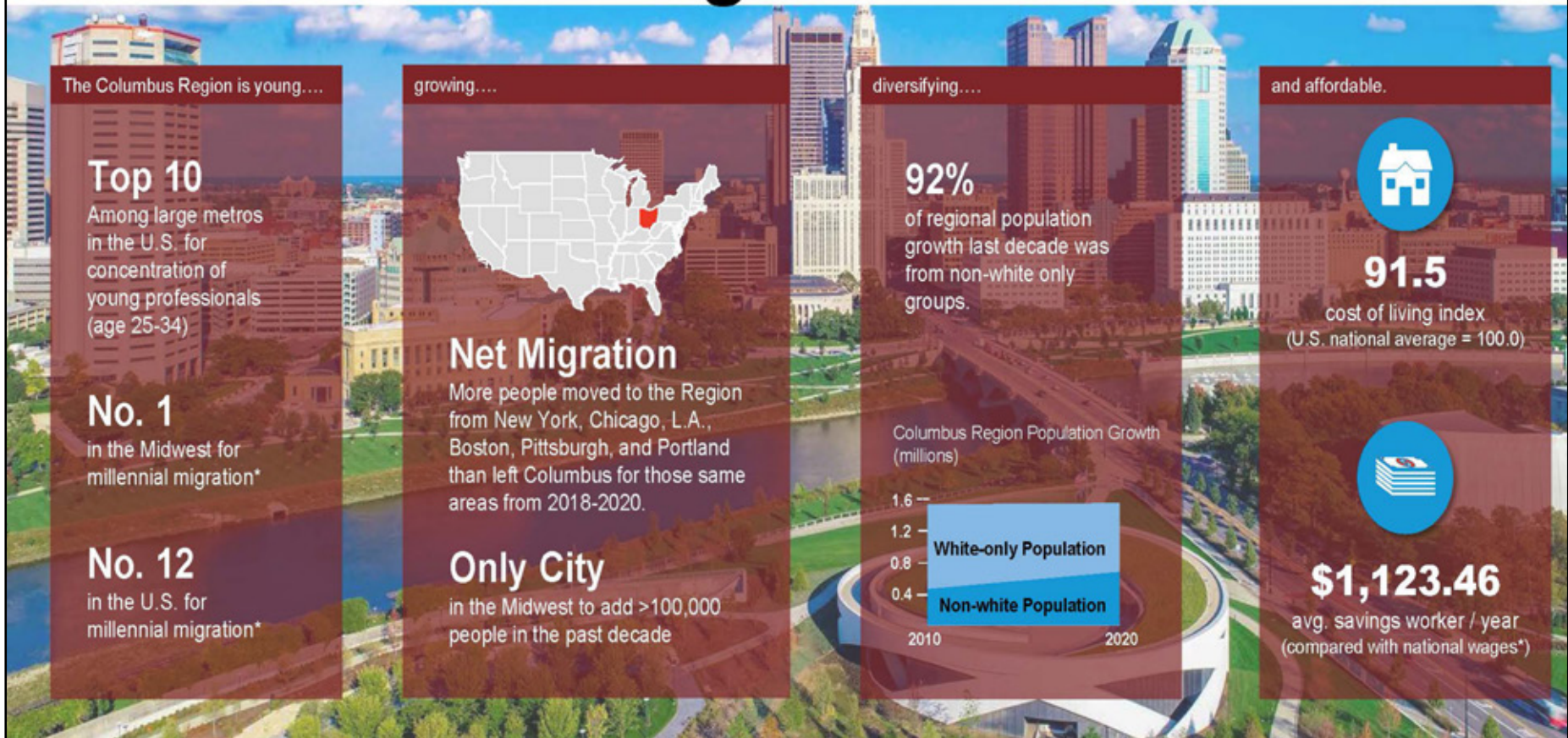


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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S High St	E Rich St	0.04 N	2022	14,445	MPSI	.09
2 W Town St	S Wall St	0.02 E	2022	3,871	MPSI	.10
3 S High St	W Chapel St	0.00	2022	2,710	MPSI	.10
4 S 3rd St	E Rich St	0.02 S	2022	18,240	MPSI	.12
5 S 3rd St	E Rich St	0.02 S	2021	18,121	MPSI	.12
6 3RD ST	E Rich St	0.02 S	2020	16,910	AA DT	.12
7 S High St	W State St	0.01 N	2022	12,955	MPSI	.13
8 E State St	S Pearl St	0.01 E	2022	5,659	MPSI	.14
9 E Main St	S High St	0.06 W	2022	8,918	MPSI	.15
10 W Main St	S Wall St	0.03 W	2022	13,049	MPSI	.15

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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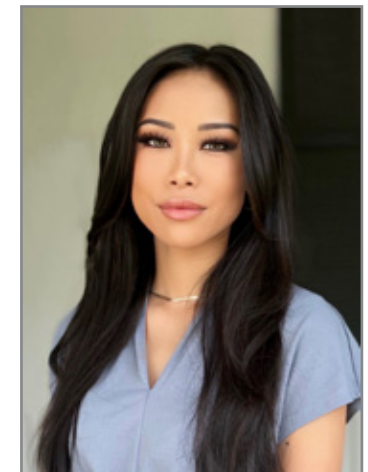
Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company and Falco, Smith & Kelley Ltd for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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