



## 1752-1776 S High Street

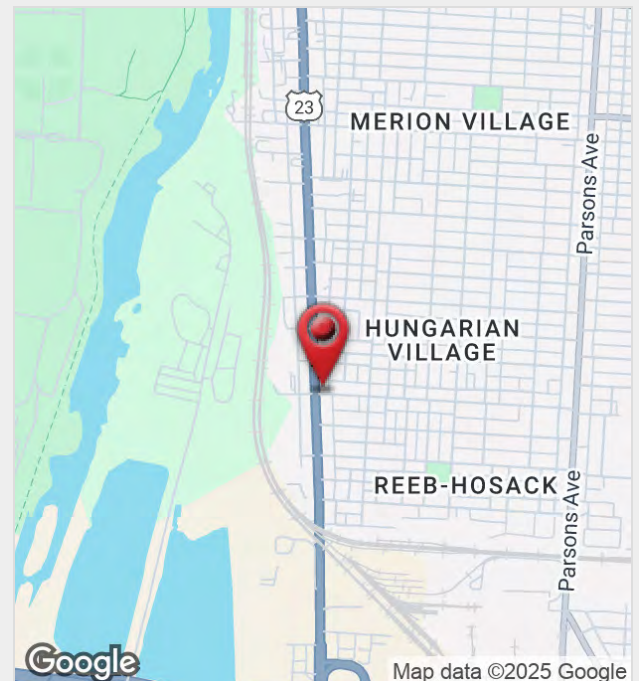
1752-1776 S High Street, Columbus, Ohio 43207

### Property Features

- Investment with Owner-Occupant Opportunity
- 14,160 SF Freestanding Retail Building
- Potential 9,450 SF for Owner User
- Events on High 4,134 SF Tennant in Unit 1752
- Located on Historic RT 23 / South High Street
- Great Signage Potential
- Ample Parking - 40 Spaces
- Strong Traffic Counts - 22,000 VPD
- 229' Frontage on South High Street

**Sale Price: \$1,690,000**

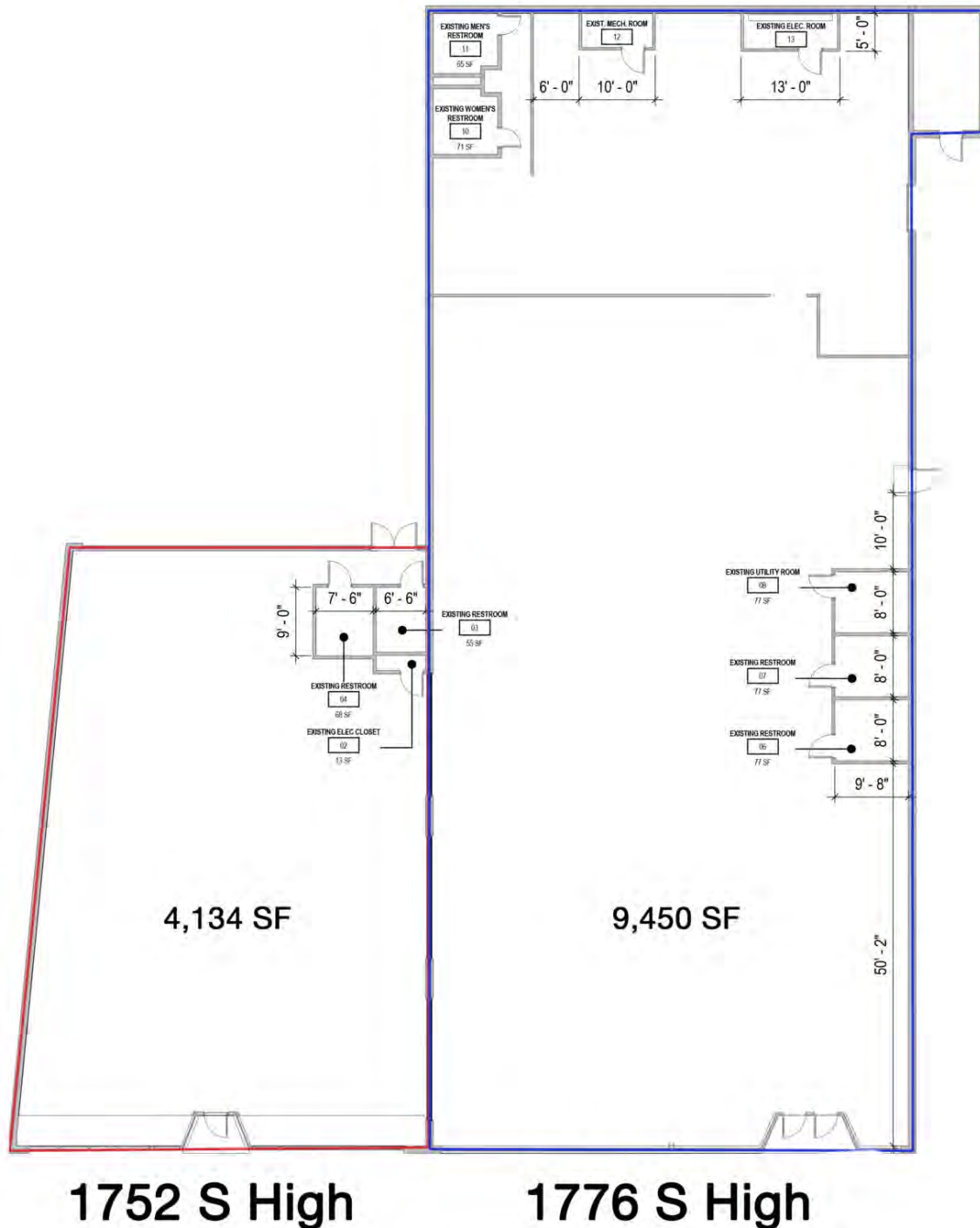
**Lease Rate: \$10 SF Modified Gross**



For more information:

**John Mally**

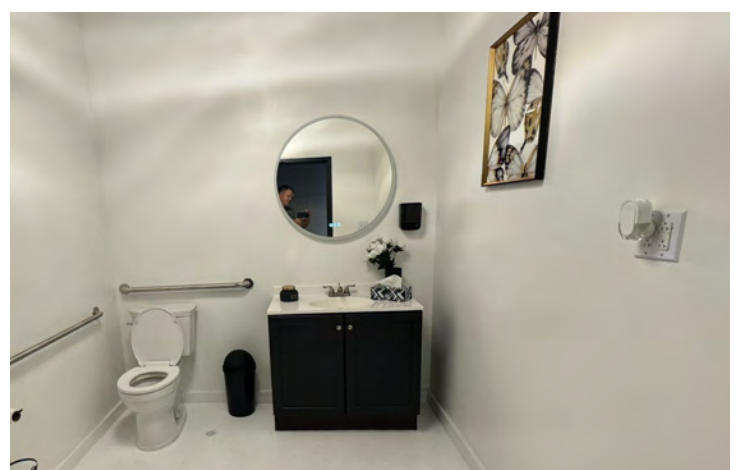
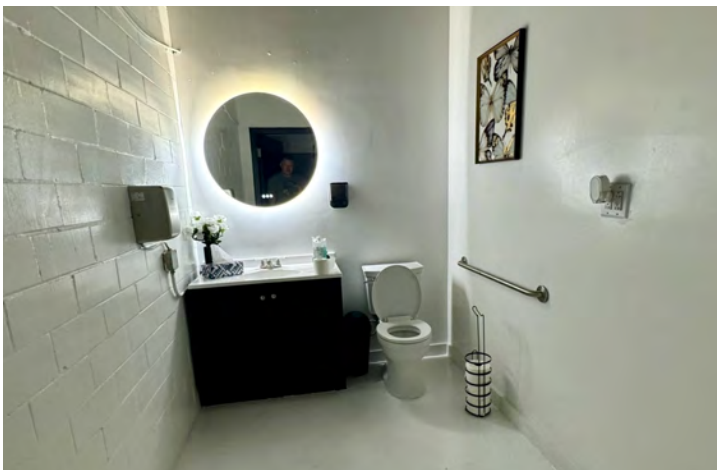
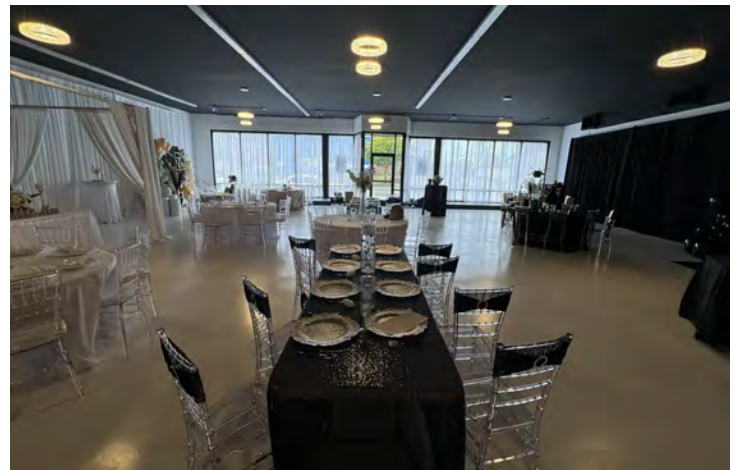
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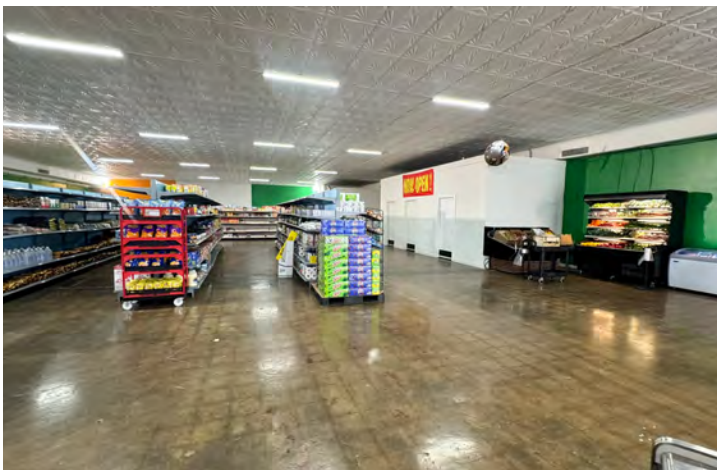
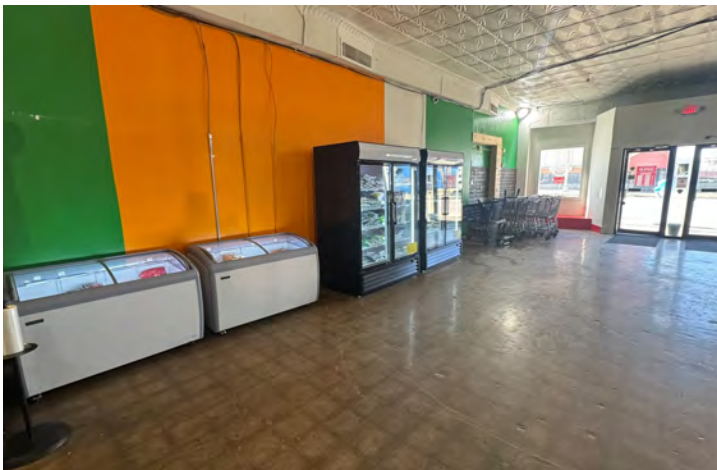




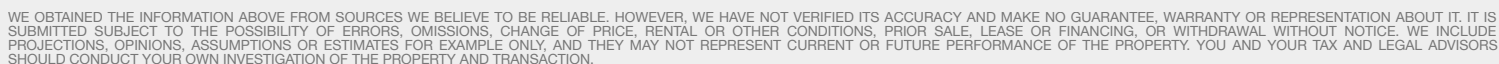




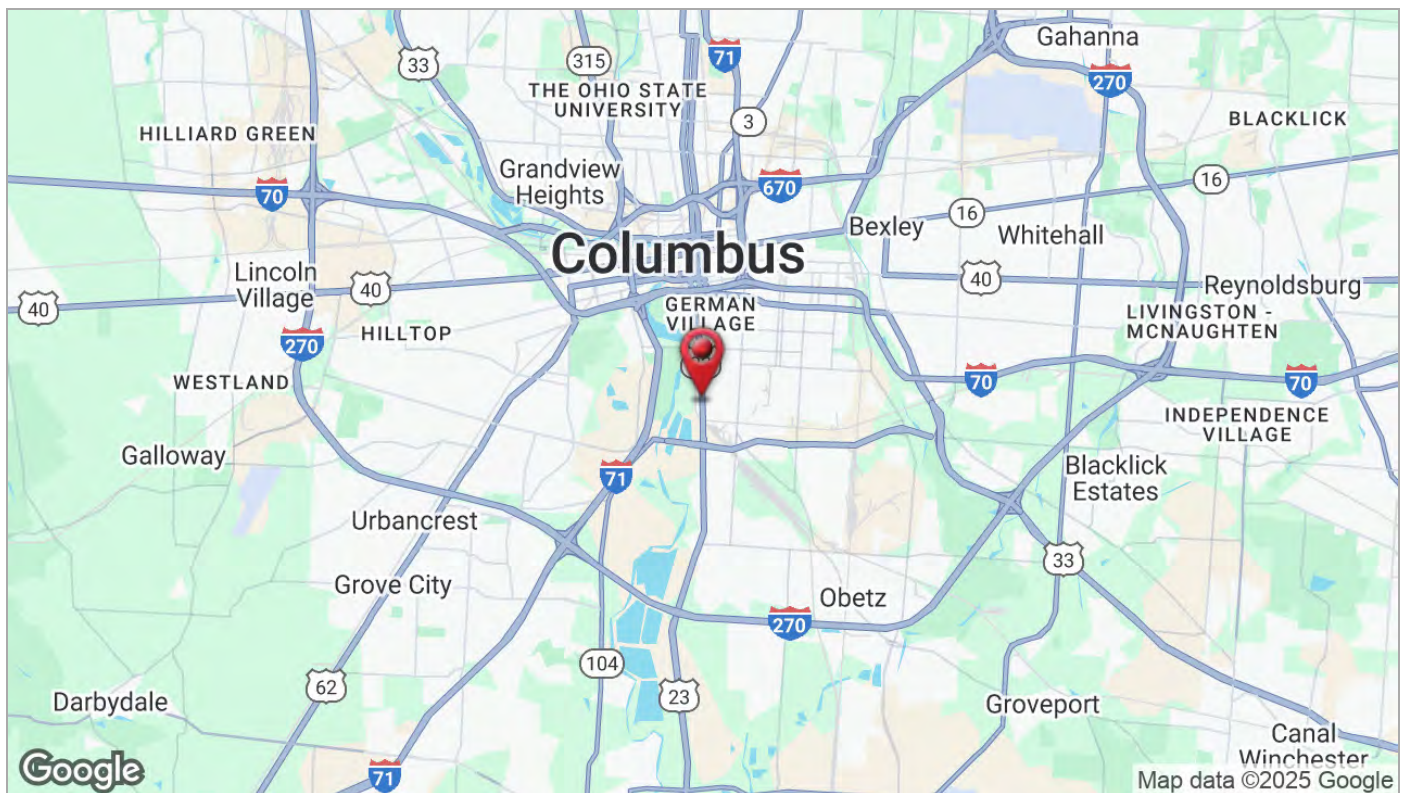
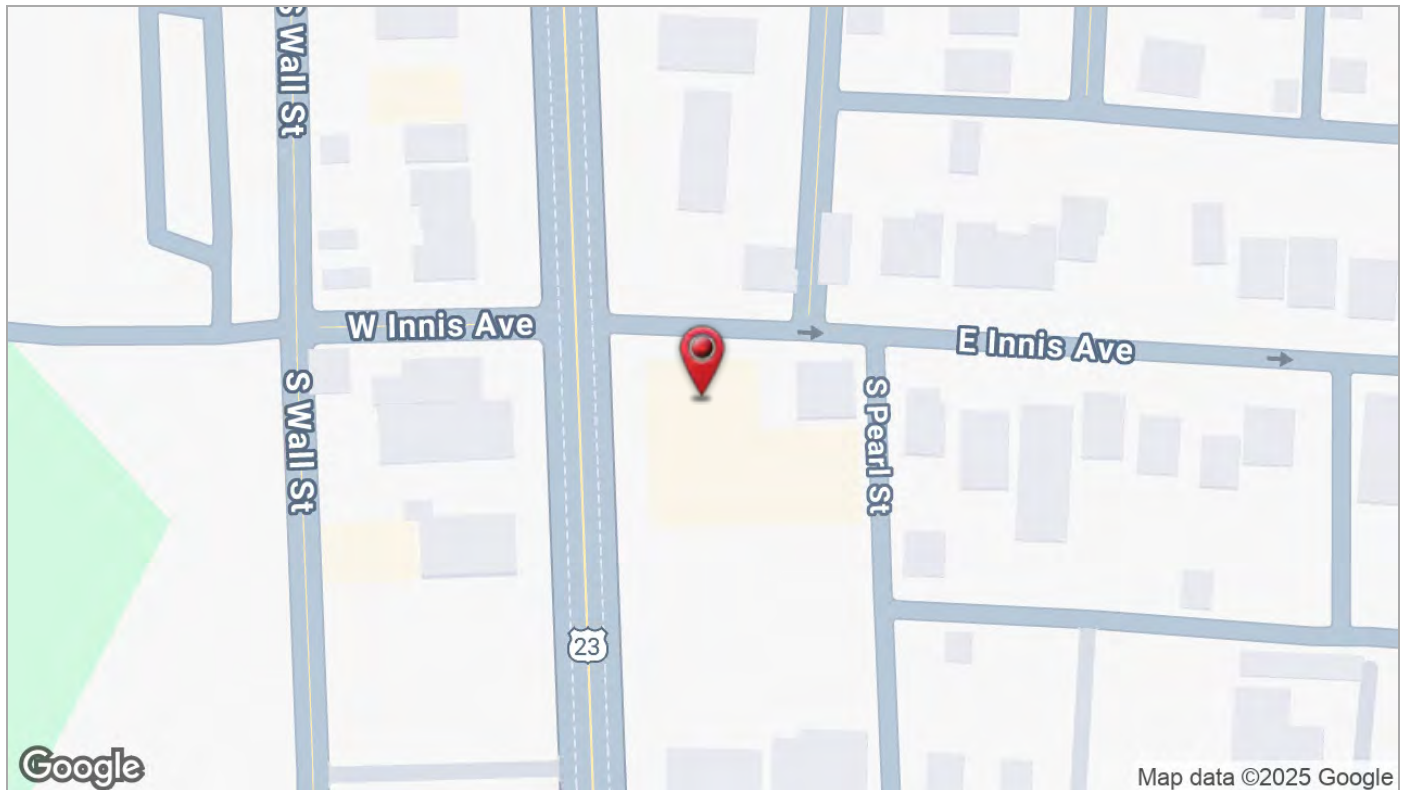




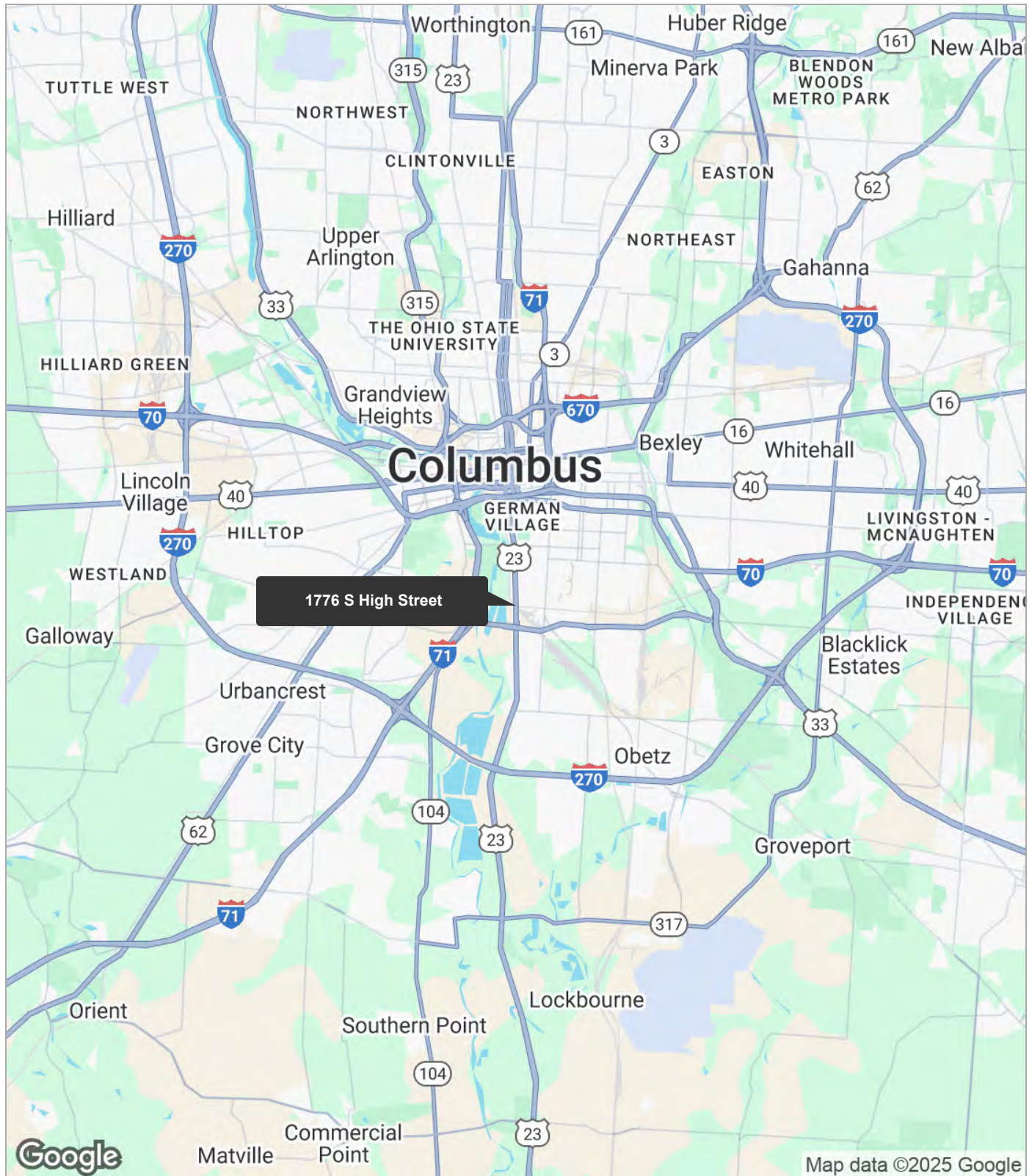




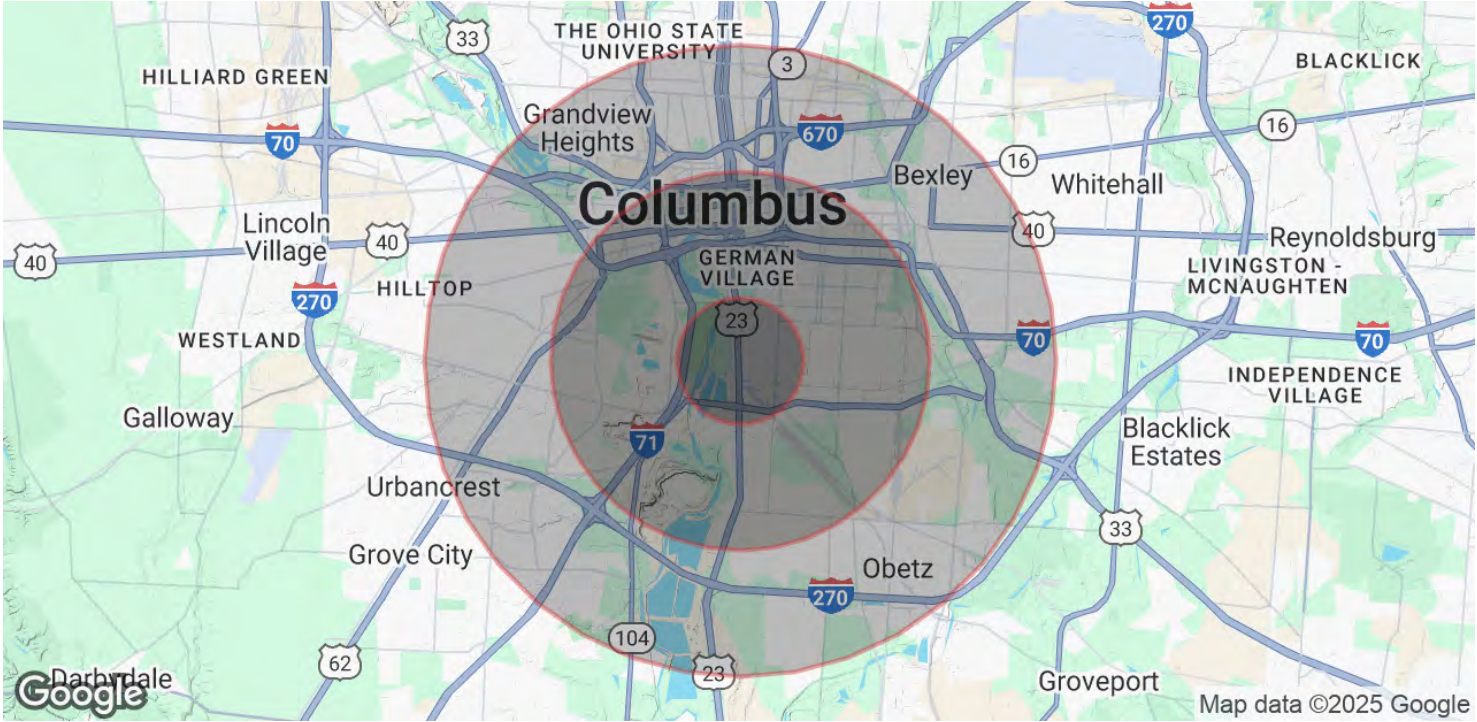












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,845	83,369	261,990
Average Age	36.2	36.4	35.7
Average Age (Male)	35.3	36.3	35.2
Average Age (Female)	36.5	36.9	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	42,211	122,864
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$60,860	\$56,113	\$63,684
Average House Value	\$211,752	\$197,738	\$201,092

2020 American Community Survey (ACS)