

For Sale or Lease

Investment / Owner-Occupant 14,160 SF of Retail Flex



1752-1776 S High Street

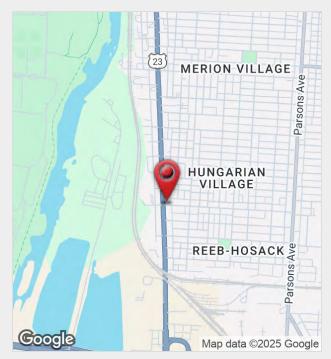
1752-1776 S High Street, Columbus, Ohio 43207

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 Modfied Gross



For more information:

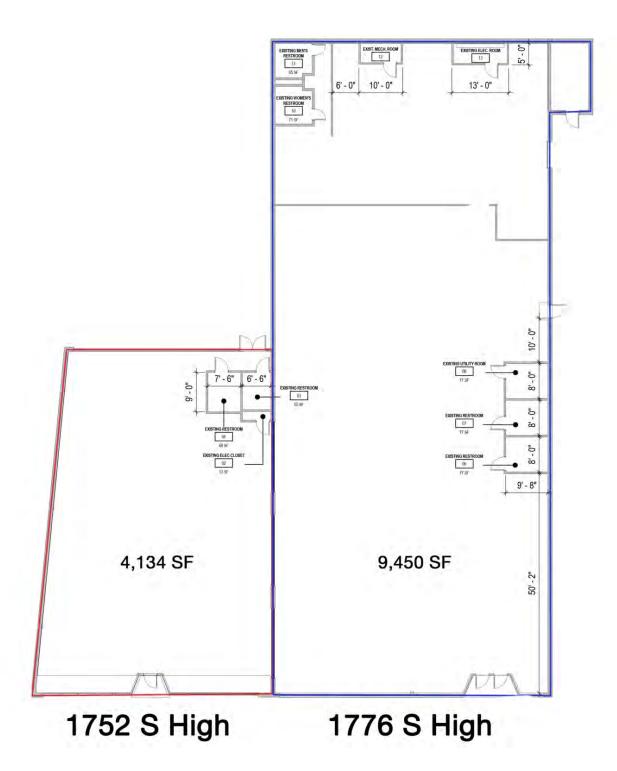
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For Sale 1752-1776 S High Street 14,160 SF



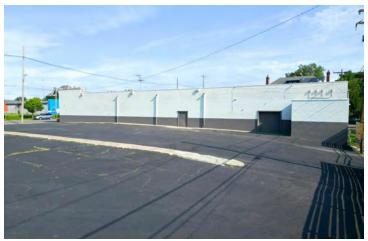




Exterior Photos 1752-1776 S High Street 14,160 SF













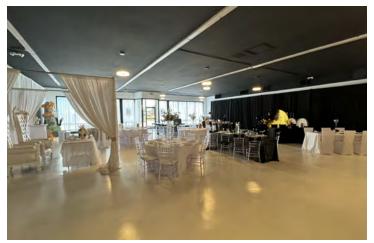


Interior Photos

1752 S High Street 4,134 SF









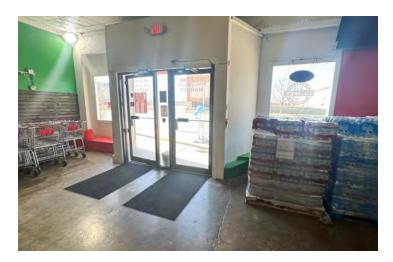








Interior Photos 1776 S High Street 10,026 SF









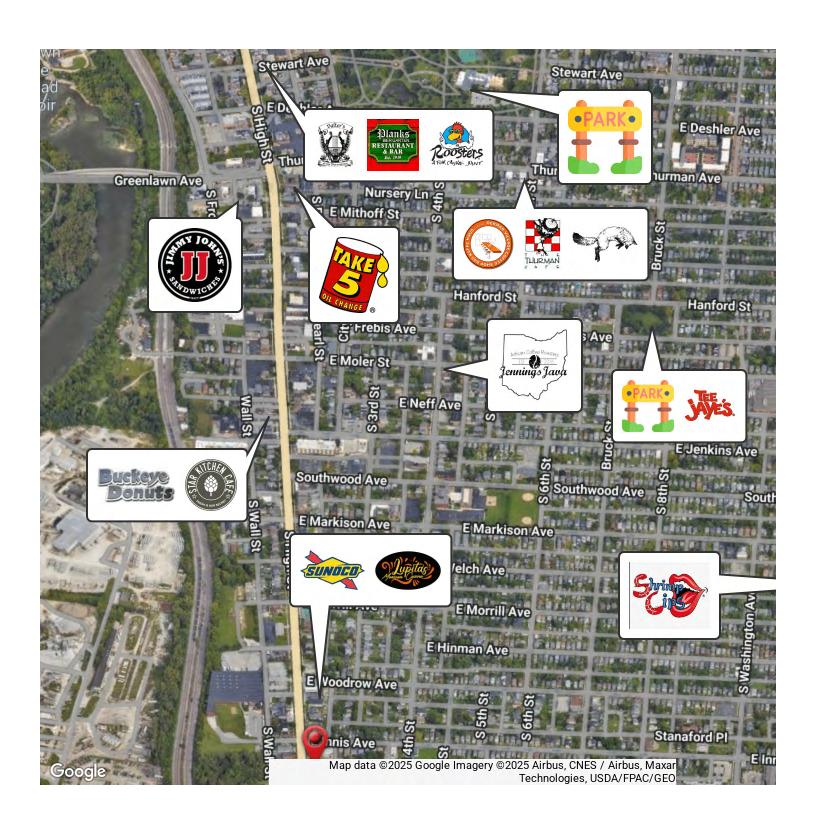








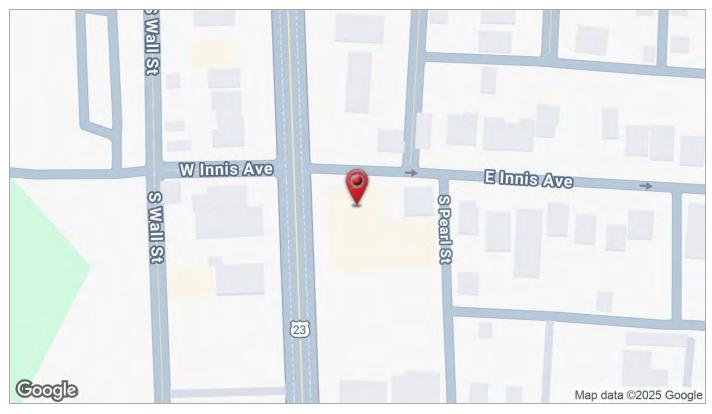
Retailer Map 1752-1776 S High Street 14,160 SF







Area Maps 1752-1776 S High Street 14,160 SF

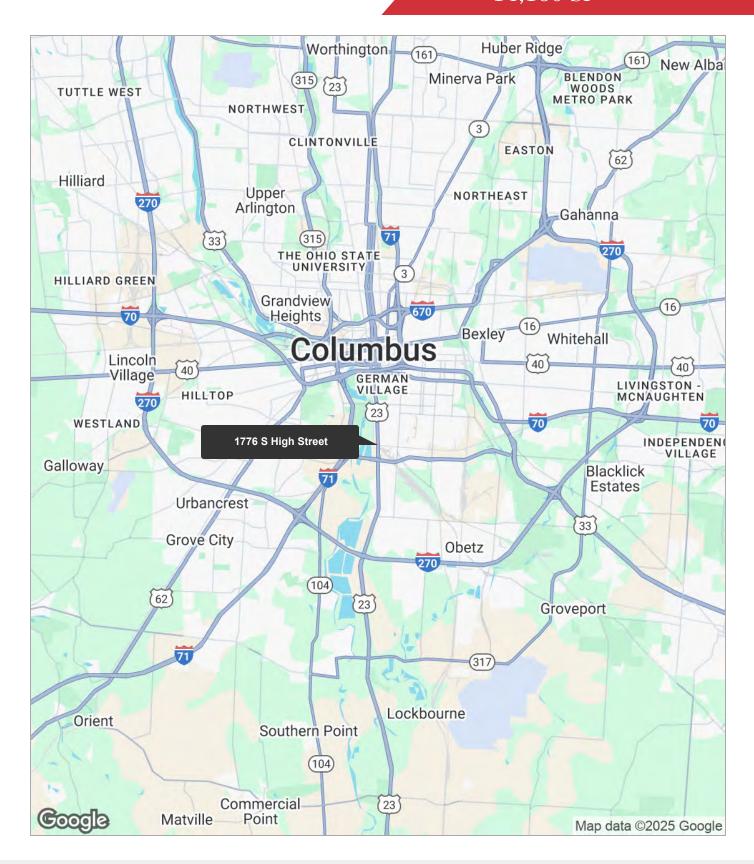








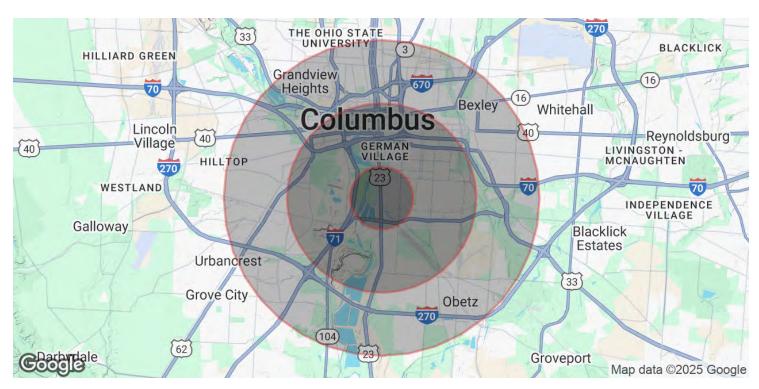
Regional Map 1752-1776 S High Street 14,160 SF







Demographics 1752-1776 S High Street 14,160 SF



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
	1 MILE	3 MILES	9 MILES
Total Households	4,979	42,211	122,864
Total Households # of Persons per HH			
	4,979	42,211	122,864
# of Persons per HH	4,979 2.0	42,211 2.0	122,864 2.1

2020 American Community Survey (ACS)

