



FOR LEASE

Great Southern Shopping Center

3735 S HIGH ST
COLUMBUS, OH 43207

The Great Southern Shopping Center boasts excellent visibility along Columbus's Retail Corridor, drawing over +25,000 cars daily. It features ample parking and multiple entrances and exits. With spaces ranging from 750 to 10,750 square feet, the property offers diverse leasing options. The center hosts a complementary mix of tenants, such as Ollie's, Citi Trends, Octapharma, and Firestone, catering to various consumer demographics. Given Columbus's status as one of the fastest-growing cities in the US, investing here presents a highly attractive opportunity.



Building SqFt	311,913 SqFt
Year Built	1958, 1997
Lot Size (acres)	37.90
Parcel ID	010-111591
Zoning Type	Commercial
County	Franklin
Frontage	2,780.00 Ft
Coordinates	39.884090,-83.002327

- ❖ Located on High St, a major thoroughfare drawing +25k vehicle per day and premier location in the sub-market
- ❖ Power center boasting numerous national tenants including Ollies, Citi Trends, and Shoe Show
- ❖ Fantastic Signage, exposure and visibility
- ❖ Located in an established commercial corridor that boasts well-known brands such as Lowes and Kroger
- ❖ One of the fastest growing cities in Ohio
- ❖ Daytime population of 162,862 within 5-mile radius of Great Southern Shopping Center

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



MARY BROWN
Regional Property Manager

Direct: 614-360-2030
mary@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#6	Retail/Salon	\$ 11.00 SF/Yr	NNN	1,000 SF	Negotiable
#35C	Retail/Office	\$ 15.00 SF/Yr	NNN	2,200 SF	Negotiable
#39	Retail	\$ 10.00 SF/Yr	NNN	3,000 SF	Negotiable
#8	Retail/Office	\$ 9.00 SF/Yr	NNN	1,750 SF	Negotiable
#47A	Retail/Office	\$ 15.00 SF/Yr	NNN	7,000 SF	Negotiable
#47B	Retail/Salon	\$ 15.00 SF/Yr	NNN	7,250 SF	Negotiable
#47C	Retail/Salon	\$ 7.50 SF/Yr	NNN	10,750 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,765	30,689	134,113
2010 Population	4,012	34,922	140,892
2022 Population	4,184	38,229	153,231
2027 Population	4,194	39,126	157,237
2022-2027 Growth Rate	0.05 %	0.46 %	0.52 %
2022 Daytime Population	5,476	40,893	162,862

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	246	1,171	5,755
\$15000-24999	192	1,321	5,681
\$25000-34999	89	1,153	5,122
\$35000-49999	250	2,019	7,786
\$50000-74999	400	3,221	13,404
\$75000-99999	252	2,122	7,956
\$100000-149999	132	2,166	9,342
\$150000-199999	35	681	3,754
\$200000 or greater	21	488	3,021
Median HH Income	\$ 51,213	\$ 59,071	\$ 59,649
Average HH Income	\$ 61,284	\$ 78,613	\$ 83,660

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,536	11,497	52,599
2010 Total Households	1,611	12,941	55,538
2022 Total Households	1,617	14,342	61,822
2027 Total Households	1,621	14,674	63,488
2022 Average Household Size	2.51	2.57	2.43
2022 Owner Occupied Housing	883	9,901	36,282
2027 Owner Occupied Housing	910	10,333	37,800
2022 Renter Occupied Housing	735	4,441	25,540
2027 Renter Occupied Housing	711	4,342	25,688
2022 Vacant Housing	99	808	5,638



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ABOUT COLUMBUS

Columbus is the capital and most populous city of the U.S. state of Ohio. With a 2020 census population of 905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous U.S. state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties.



CITY OF COLUMBUS

COUNTY	FRANKLIN
INCORPORATED	2/13/1812

AREA

CITY	226.3 SQ MI
LAND	220.4 SQ MI
WATER	5.9 SQ MI
ELEVATION	902 FT

POPULATION

POPULATION	905,748
RANK	14 (U.S.), 1 (OH.)
DENSITY	4,109.64 SQ MI
URBAN	1,567,254 SQ MI

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