



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 Ollie's, 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 1 62,862 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



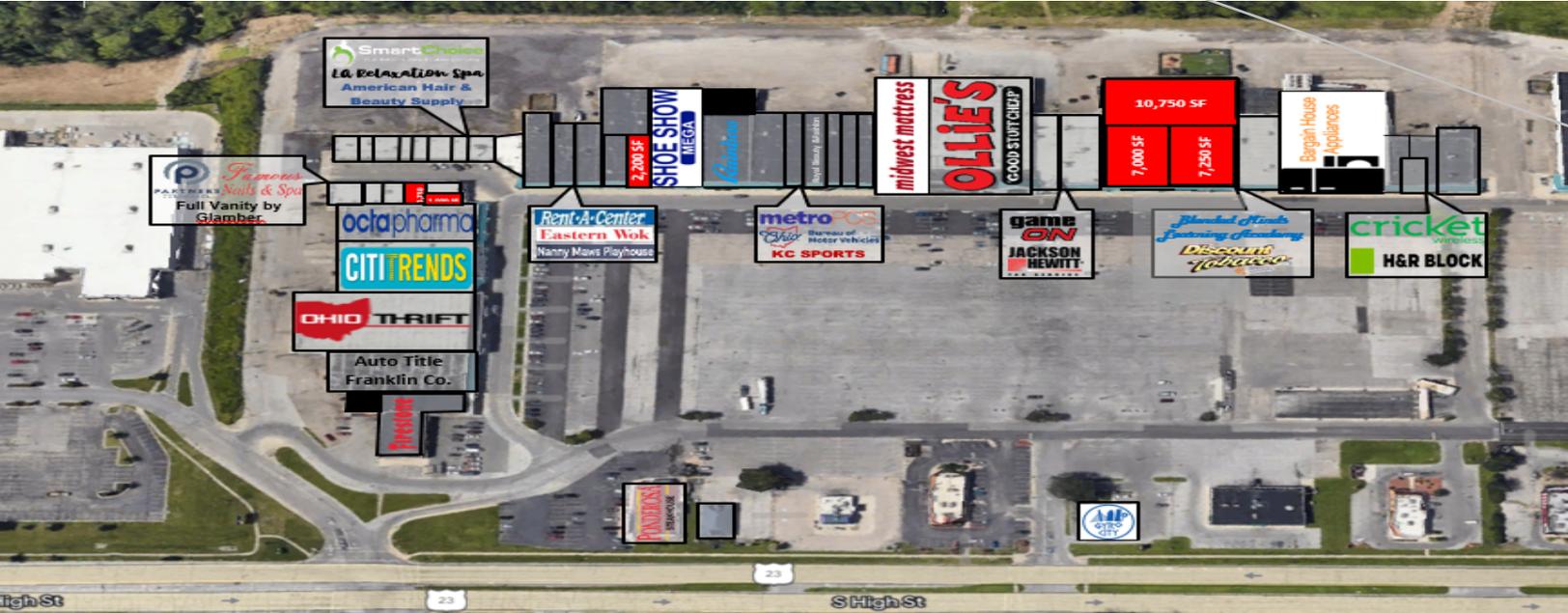
MARY BROWN
Regional Property Manager

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 |
| #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/Office | \$ 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 |

| 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 |

| 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 |



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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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