



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



RETAIL + STORAGE | 2,700 SF

SHORT NORTH & OSU

1255 N HIGH ST, COLUMBUS, OH 43201

ED FELLOWS

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Property Description

Boasting expansive storefront windows and high foot traffic, this large retail space is available to engage potential customers. The interior will provide a blank canvas for businesses to create a distinctive retail environment, with the added bonus of open warehouse space and two overhead doors accessible behind the building. Located in a prime retail district, the property presents a sought-after combination of visibility, accessibility, and potential, making it the ideal setting for businesses looking to make a statement in the heart of Columbus.

Property Highlights

- High visibility High Street retail location, servicing both OSU Campus and Short North communities
- This 1,600 SF retail space is wide-open with extra-high, original pressed-tin ceiling and original wood floors
- Space includes the rare, added bonus of a 1,100 SF warehouse storage space with two drive-in doors, accessible off Smith Place
- Next to DP Dough, Condado's Tacos and steps from several entertainment and dining options including the new Hoof Hearted Brewery Tap Room
- Ample street and lot parking available for tenants and visitors
- Large awning and window signage opportunities for tenant branding
- On COTA bus routes in high foot traffic area
- The space also includes a unique, private courtyard for employee and client use

OFFERING SUMMARY

Available SF:	2,700 SF
Lease Rate:	\$27.00 SF/yr
Utilities:	Paid by Tenant
Tax + Ins:	\$5.30 / SF

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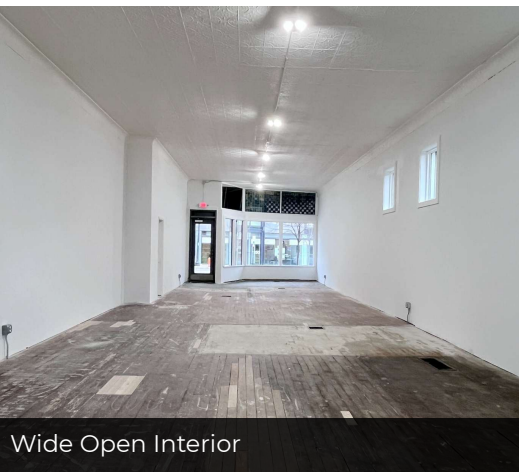
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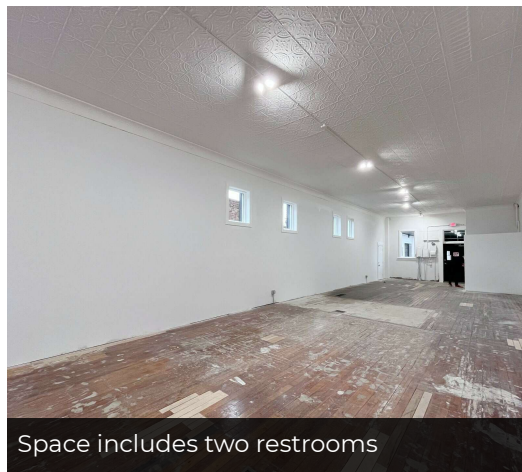
Great awning and window branding opportunities



Short North/OSU storefront exposure



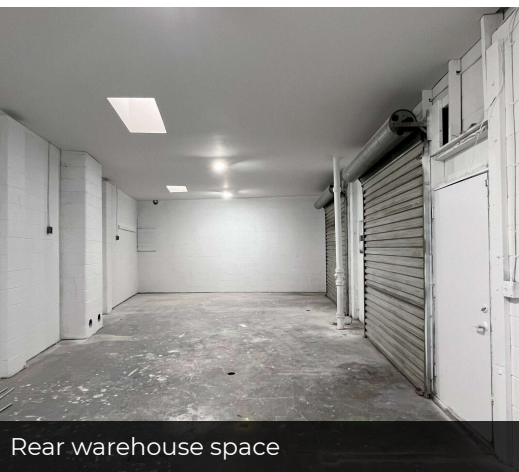
Wide Open Interior



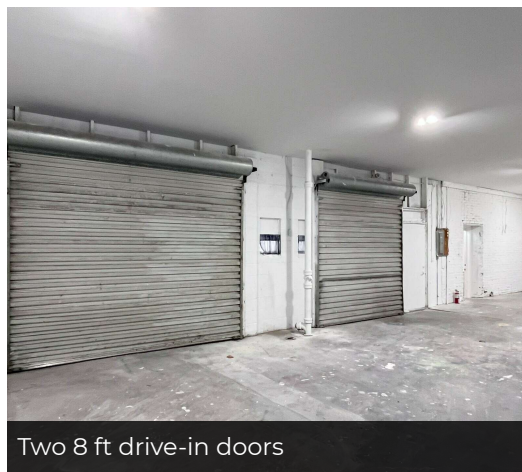
Space includes two restrooms



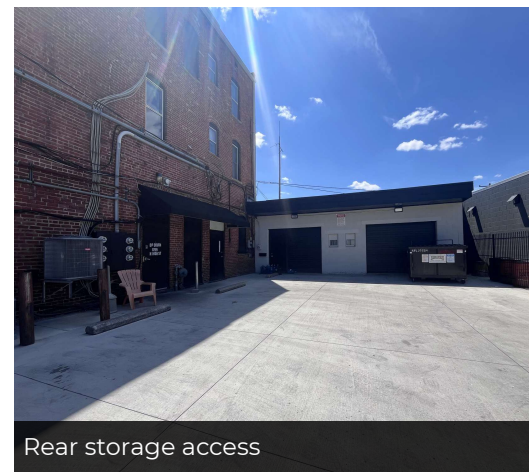
Pressed-tin ceiling



Rear warehouse space



Two 8 ft drive-in doors



Rear storage access

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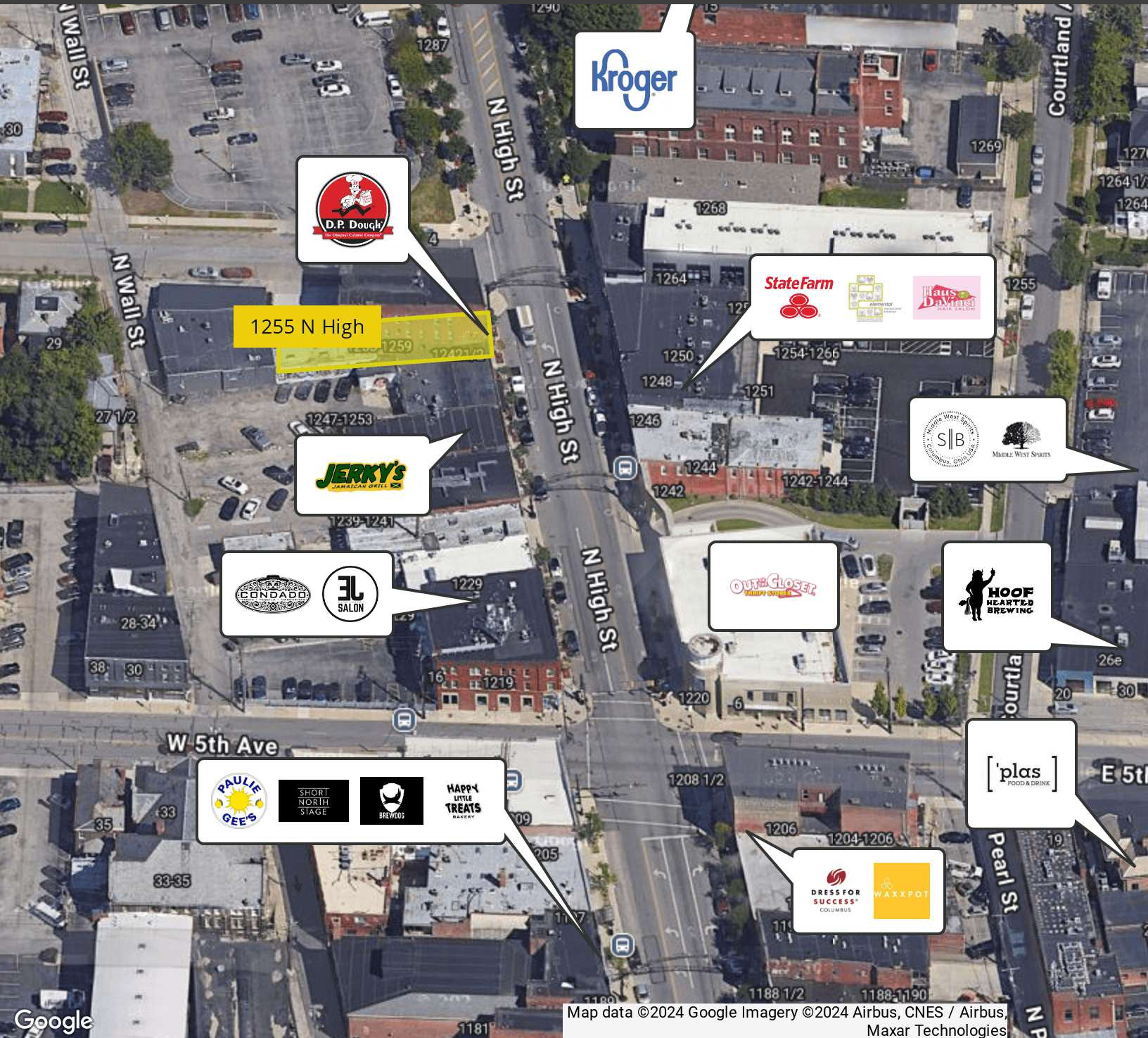
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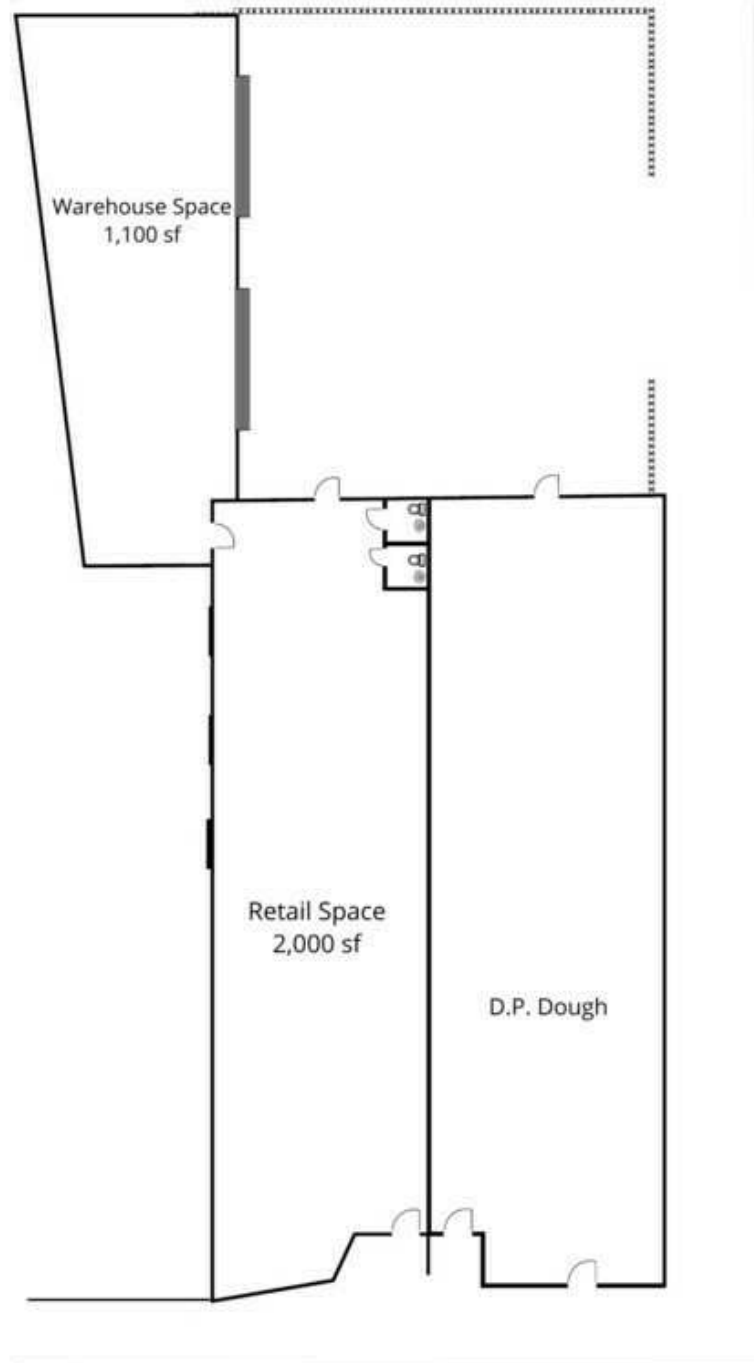
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Great High Street retail presence



Private courtyard

Add text here...

HIGH STREET

SMITH PLACE

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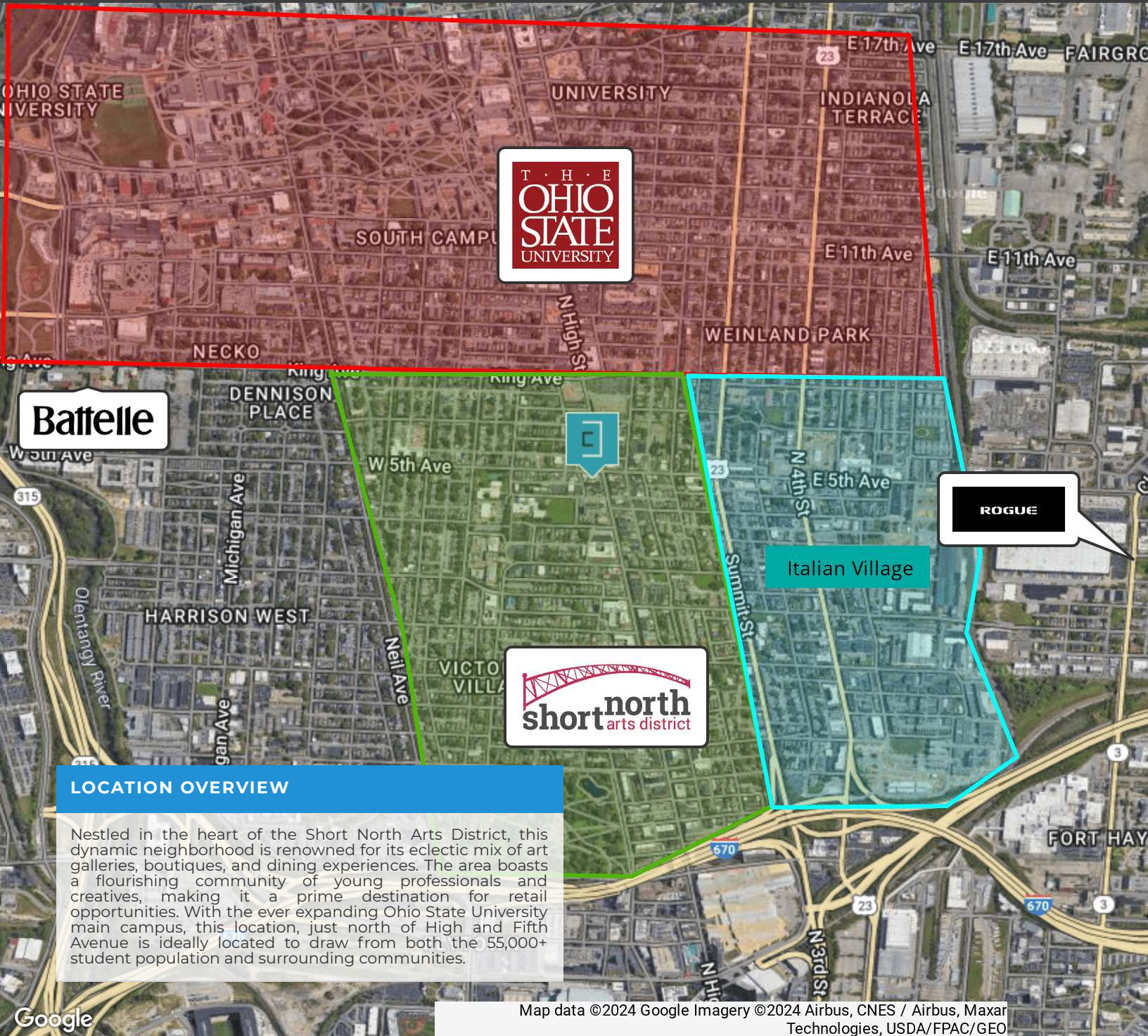
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LOCATION OVERVIEW

Nestled in the heart of the Short North Arts District, this dynamic neighborhood is renowned for its eclectic mix of art galleries, boutiques, and dining experiences. The area boasts a flourishing community of young professionals and creatives, making it a prime destination for retail opportunities. With the ever expanding Ohio State University main campus, this location, just north of High and Fifth Avenue is ideally located to draw from both the 55,000+ student population and surrounding communities.

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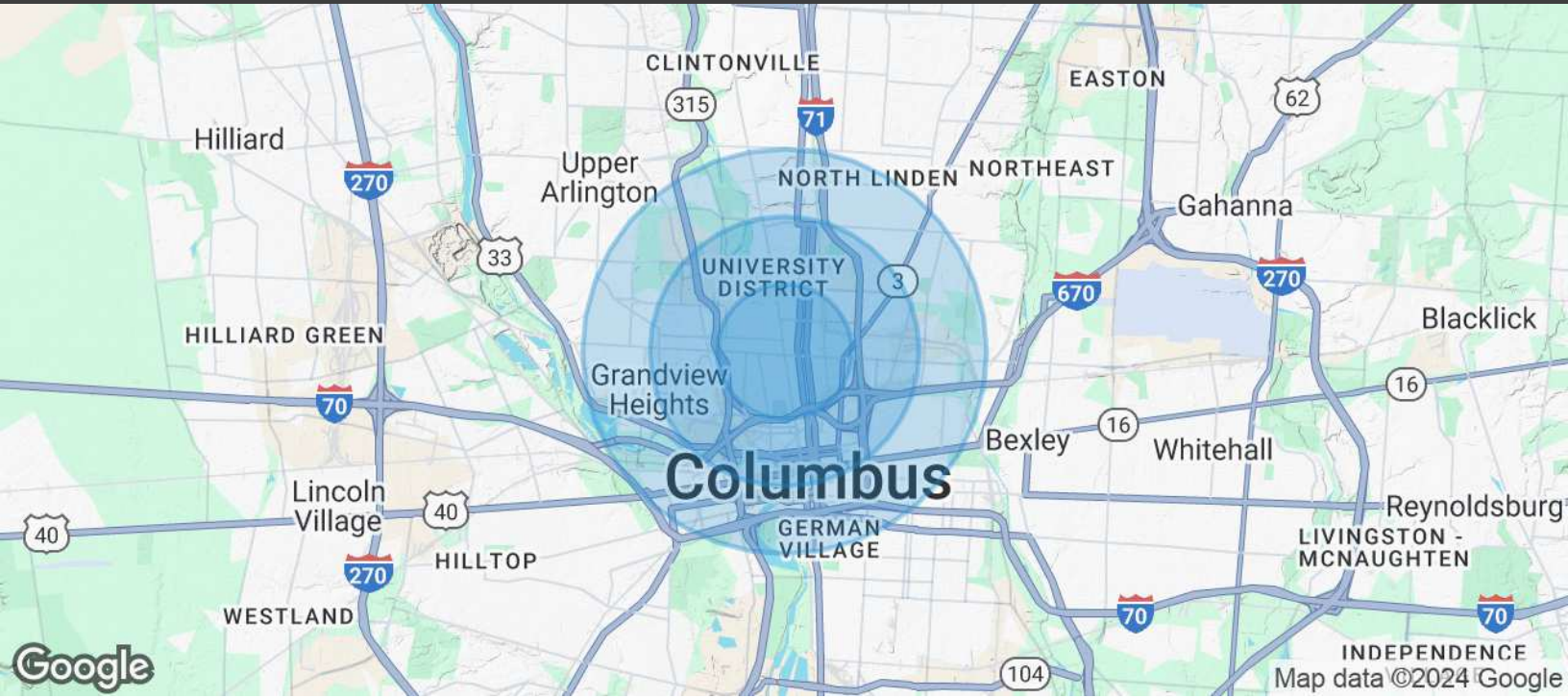
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	39,013	95,110	169,275
Average Age	29	30	33
Daytime Employees	72,937	181,977	255,824

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	17,378	41,656	77,187
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$79,905	\$73,376	\$81,135
Average House Value	\$444,382	\$365,452	\$369,989

Demographics data derived from AlphaMap

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