



CAPITOL
EQUITIES

Providing creative commercial real estate solutions since 1997

FOR LEASE



3,636 SF | RESTAURANT

SHORT NORTH

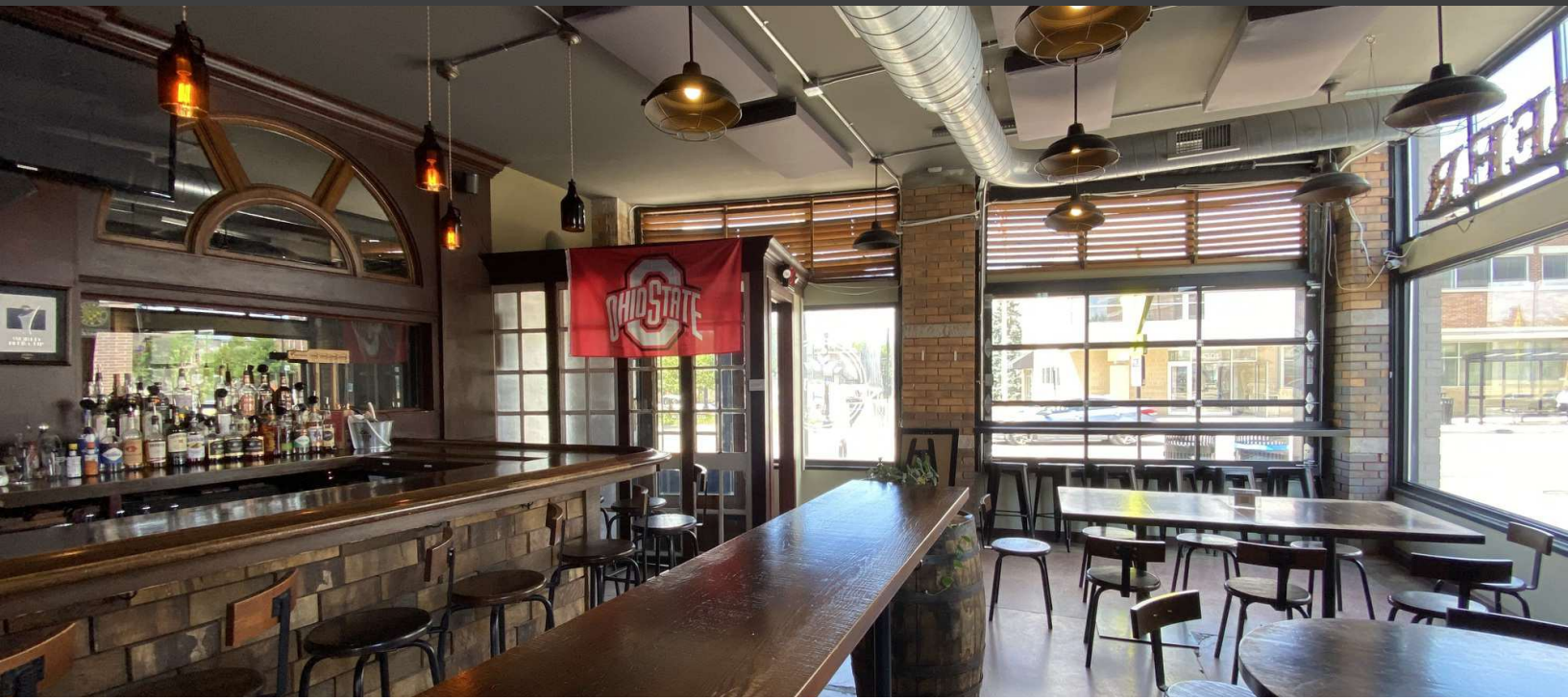
1288 N HIGH ST, COLUMBUS, OH 43201

ED FELLOWS

VP Brokerage
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J.R. KERN

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Property Description

Prime Short North restaurant or taproom now available to lease. Great retail exposure with XL windows facing both High and Sixth Ave. Former bar and taproom layout includes walk-in cooler and 20+ tap lines

Property Highlights

- Multiple dining rooms, bar areas and private event space
- Kitchen equipment including warming kitchen and full bar, furniture and walk-in cooler with a 20+ tap line can be available as part of the deal
- Landlord to install commercial kitchen hood as part of landlord delivery
- Dynamic space with loads of character - 12' ceilings, exposed brick, wood beams, and large, roll-up windows
- Ready for immediate occupancy and operation
- Seven parking spaces available in adjacent parking lot with ample street parking around property and neighborhood

Location Description

Nestled in the Short North, just north of High and Fifth Avenue. Great site drawing from the Short North, OSU Campus, Italian Village and surrounding neighborhoods. Neighboring businesses include Condado Tacos, Middlewest Spirits, Hoofhearted Brewing, Brew Dog, Skully's Music, the Short North Stage and more.

OFFERING SUMMARY

Available SF:	3,635 SF
Lease Rate:	\$22 SF/yr
Op. Exp.:	\$6.11 /SF
Utilities:	Paid by Tenant

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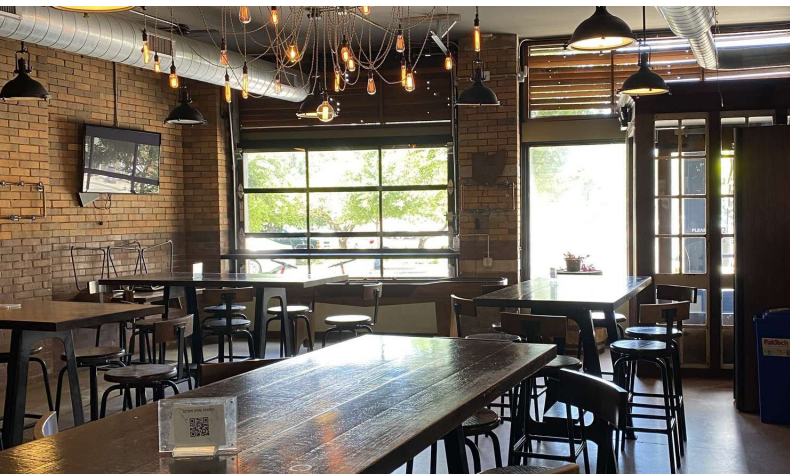




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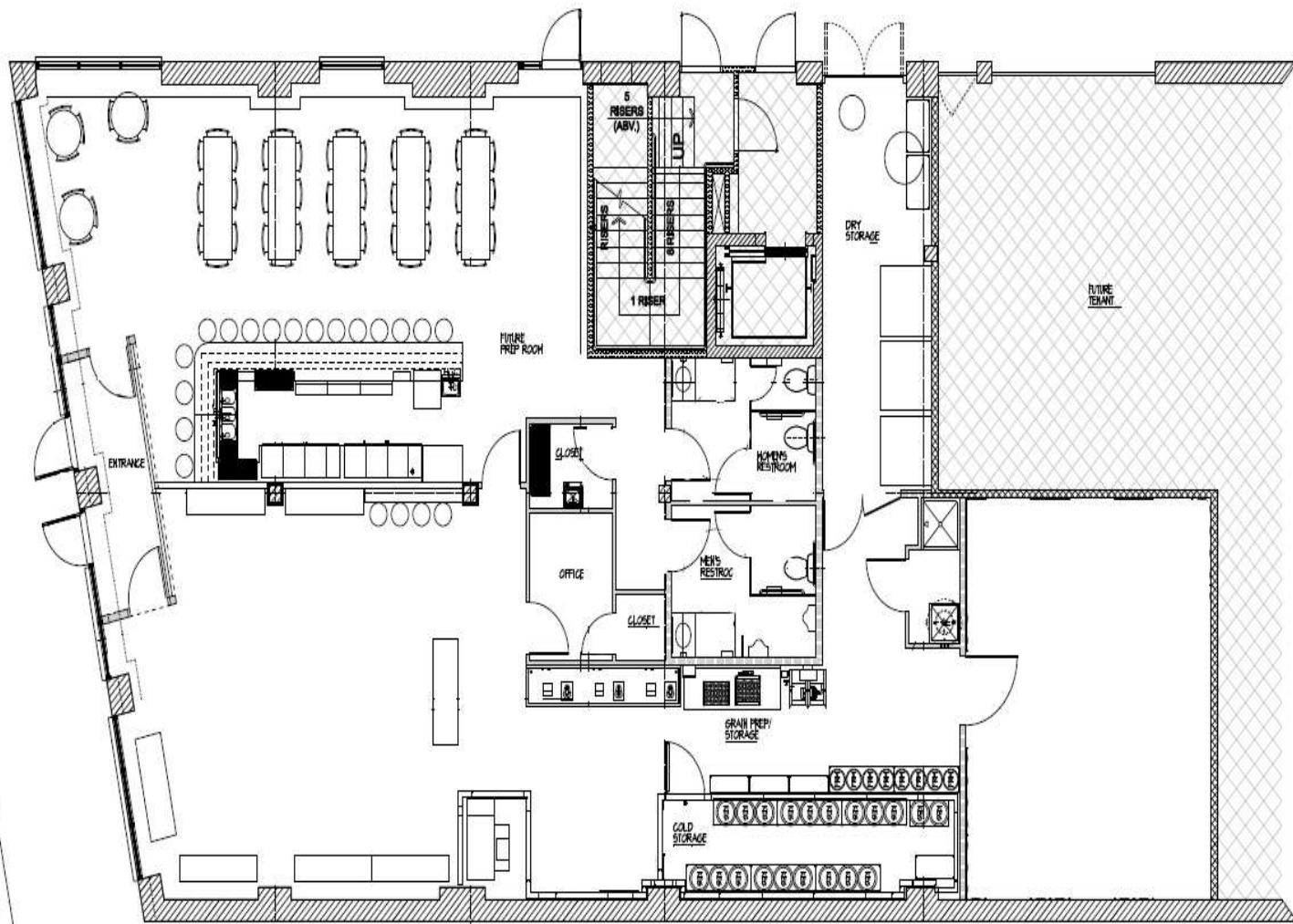
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EAST 6TH AVENUE



NORTH HIGH STREET



Current As-Built Layout | Two Main Dining Rooms with Private Event Space in Rear, plus warming kitchen and walk-in cooler

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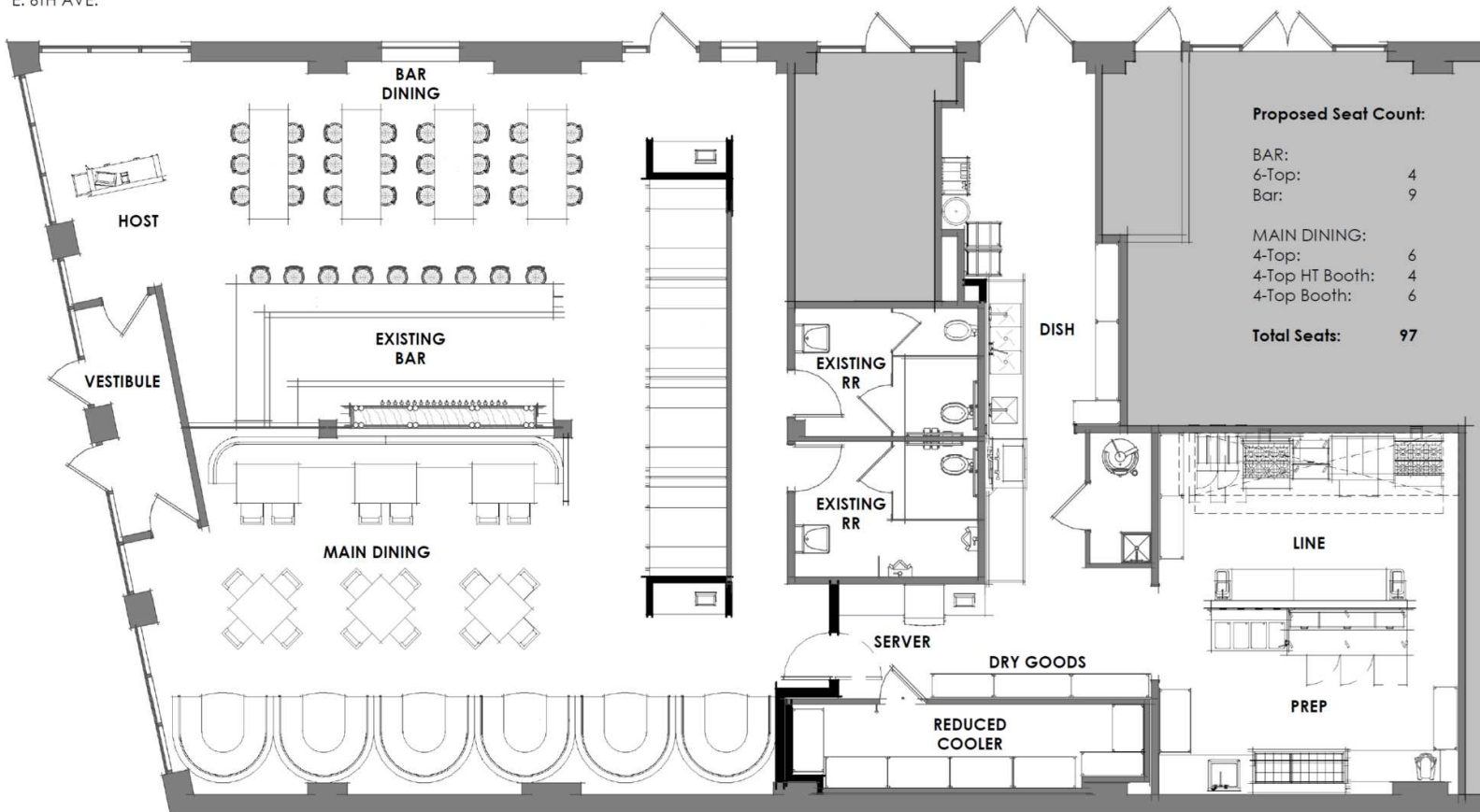


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E. 6TH AVE.



Proposed Layout including Kitchen Hood, to be installed by Landlord

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LOCATION OVERVIEW

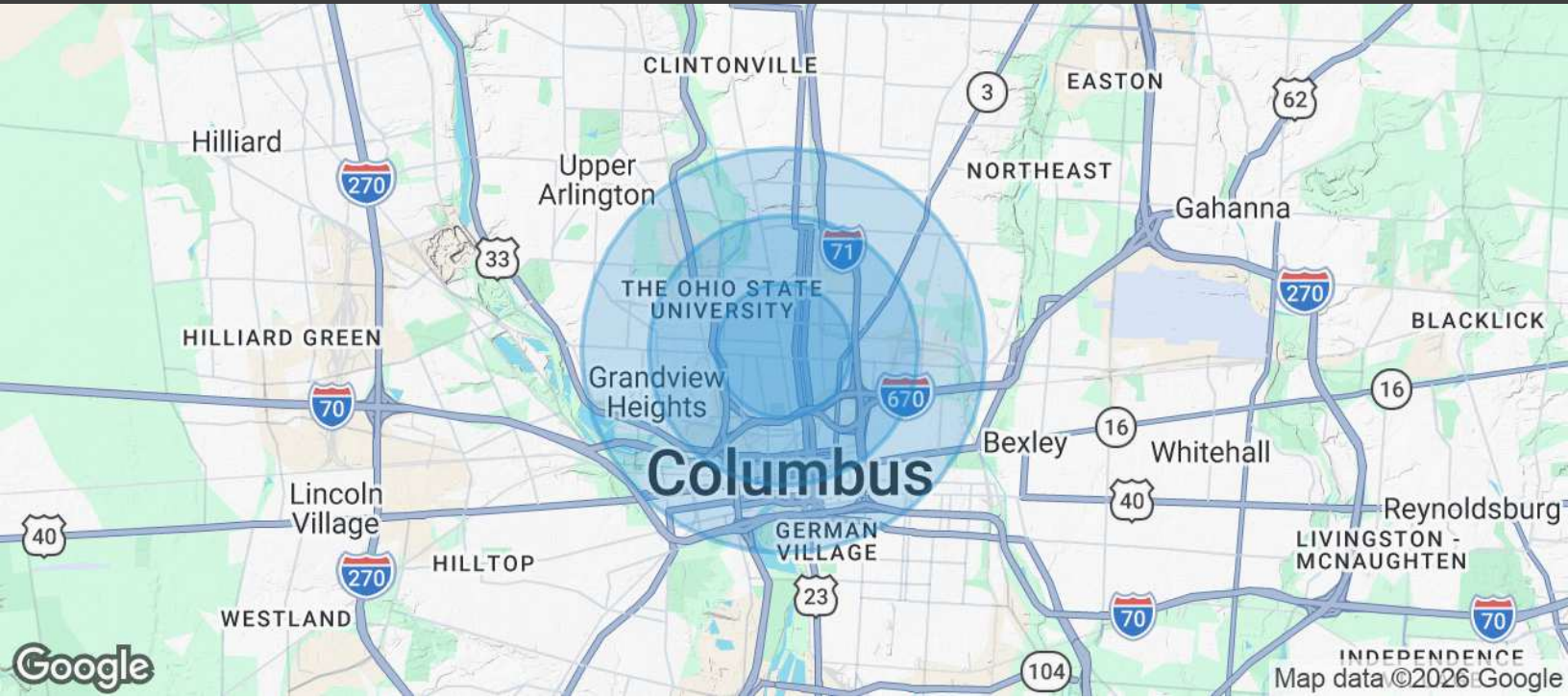
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	39,998	95,287	169,090
Average Age	29	30	33
Daytime Employment	72,774	180,713	255,500

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	17,477	41,723	77,090
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$78,020	\$73,343	\$81,242
Average House Value	\$430,314	\$365,079	\$369,978

Demographics data derived from AlphaMap & Costar

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