

25 NORTH HIGH STREET

Canal Winchester, OH 43110

PRESENTED BY:

DOUG WILSON

O: 614.206.3881

doug.wilson@svn.com

OH #0000350178



**25 North High Street
Canal Winchester, Ohio**

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

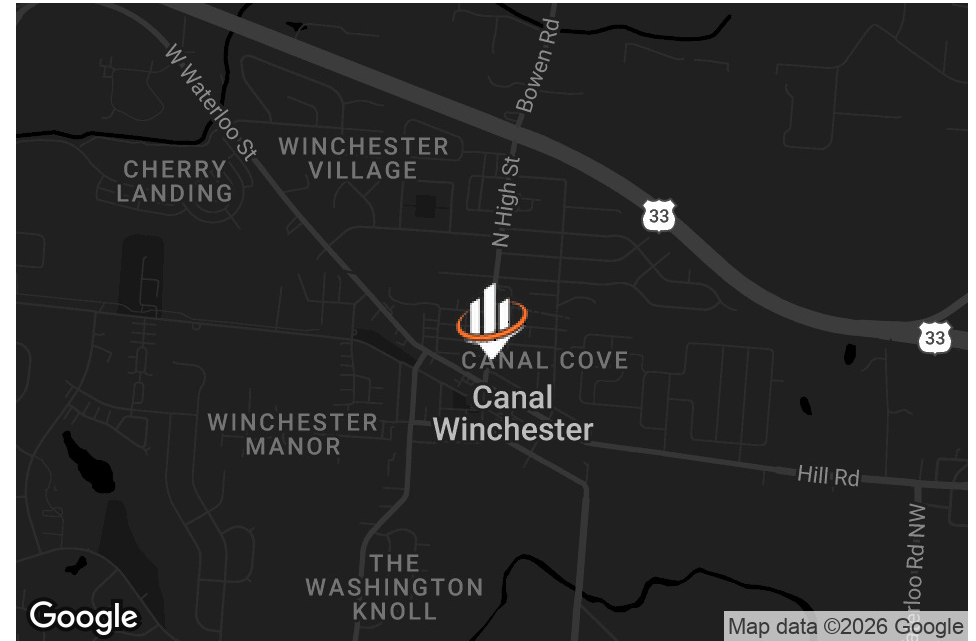
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



OFFERING SUMMARY

SALE PRICE:	\$710,000
LEASE RATE:	\$23.00 SF/yr [NNN with \$3.83/SF Op. Expenses]
BUILDING SIZE:	3,410 SF
AVAILABLE SF:	1,705 SF
PRICE / SF:	\$208.21
YEAR BUILT:	1920
RENOVATED:	2018
MARKET:	Southeast
SUBMARKET:	Canal Winchester
APN:	184-000229-00

PROPERTY OVERVIEW

The property is located in southeastern Franklin County within the Village of Canal Winchester (population approx. 8,600). Established in 1828 as an Erie Land Company settlement, Canal Winchester evolved from a canal and railroad town into a growing suburban community within the Columbus MSA.

The site is positioned in the heart of the Village's downtown district, one block from the signalized intersection of Waterloo Street and High Street, and approximately one mile from State Route 33, providing convenient regional access.

The building is circa 1920's two story brick building with vacant office retail space on first floor, 1705 square feet. The second floor has the same area and is currently occupied by a residential tenant paying \$1,350 per month.

PROPERTY HIGHLIGHTS

- 3,410 sf of office/ retail/ residential space available split between 2 floors
- 1705 sf of space on each floor
- Lease rates start at \$23/ sf NNN but are negotiable depending upon TI required and length of term
- Superior location in booming SE Franklin County in the Village of Canal Winchester
- 1st floor has 2 1/2 baths, 2nd floor has 1 full bath, ADA compliant



LOCATION DESCRIPTION

Canal Winchester is strategically located along the US-33 innovation and logistics corridor, providing direct connectivity to Downtown Columbus, the Rickenbacker Global Logistics Park, and the rapidly expanding Intel-influenced semiconductor region. The community benefits from access to a labor pool of more than 52,000 transportation and production workers within a 30-minute drive, supporting sustained industrial, commercial, and residential demand. Strong commuter inflows further reinforce local retail and service activity, positioning Canal Winchester as a growing employment and population center within Central Ohio.

Industrial and employment expansion continues to drive economic momentum in the area. The OPUS Industrial Campus at Bixby Road and US-33 comprises more than 897,000 square feet across three buildings, representing over \$60 million in investment and the creation of approximately 210 new jobs with more than \$10 million in annual payroll. Additional development is underway along Velocity Hill Road, where new warehouse and distribution facilities are supporting advanced manufacturing and logistics users. These projects are expected to benefit from planned US-33 transportation improvements beginning in Summer 2026, further enhancing regional accessibility.

Retail growth is anchored by the delivery of a new 118,337-square-foot Kroger at Greengate Plaza along Diley Road, which includes four outparcels and a fuel center. This development strengthens the surrounding retail trade area and increases daily traffic volumes. Complementing this momentum, Canal Winchester's Old Town district continues to attract expanding restaurant, boutique, and service offerings that serve both residents and the growing daytime workforce.

Public investment and infrastructure improvements further support long-term growth and quality of life. A new 30,000-square-foot Columbus Metropolitan Library, located at 123 Groveport Road and scheduled to open in January 2026, will serve as a major civic anchor and drive additional foot traffic near downtown. Ongoing streetscape, park, and pedestrian enhancements within the Old Town core continue to improve walkability and reinforce the area's community-oriented character.

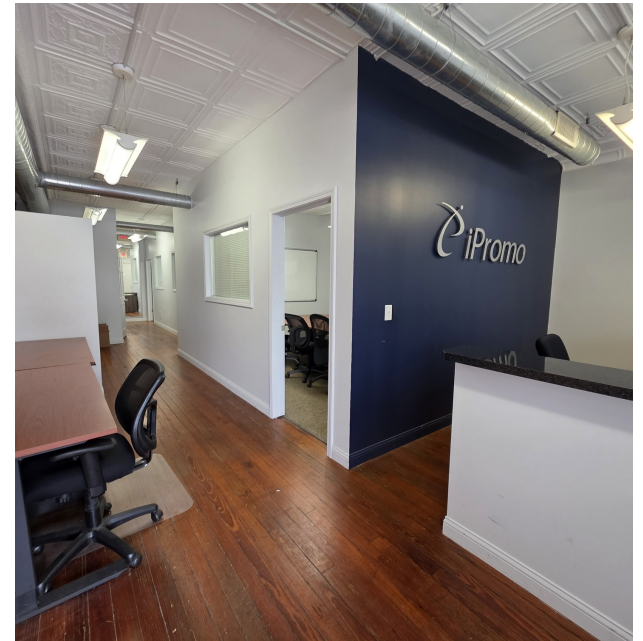
Growth in Canal Winchester is guided by a deliberate and forward-looking planning framework, including adoption of the 2023-2024 Comprehensive Plan, "A Community in Action," which directs land use, transportation, housing, and economic development policy. The City has also proposed a New Community Authority to support infrastructure for a planned 450-home development while preserving surrounding rural character, representing a first-of-its-kind farmland preservation model in Central Ohio.

The historic Old Town district provides a distinctive, walkable environment anchored by preserved 19th- and early 20th-century architecture. Residents and visitors benefit from convenient access to restaurants, shops, parks, and civic buildings, supported by an active year-round calendar of community events that sustains consistent pedestrian activity and reinforces Canal Winchester's strong sense of place.



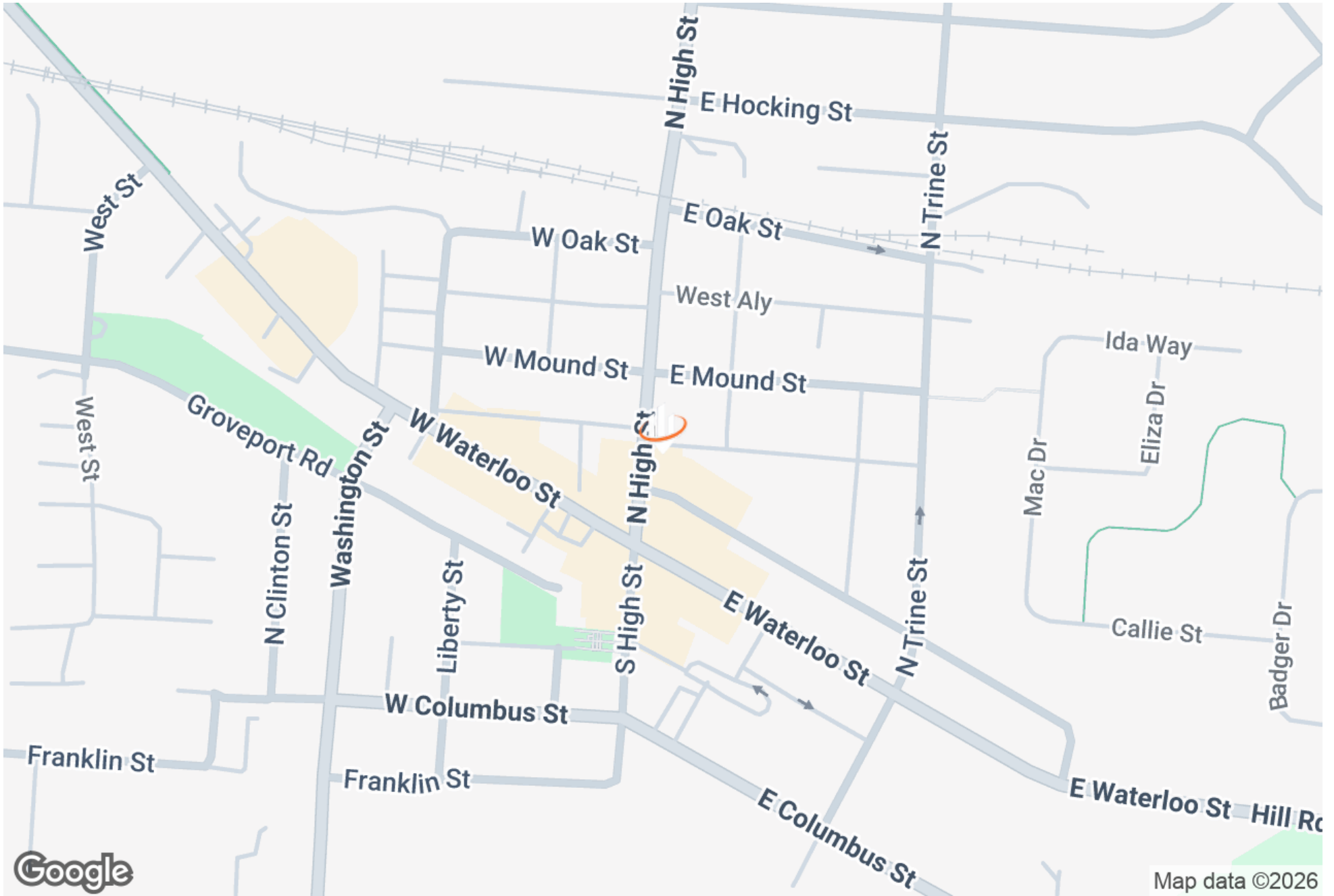
25 North High Street
Canal Winchester, Ohio

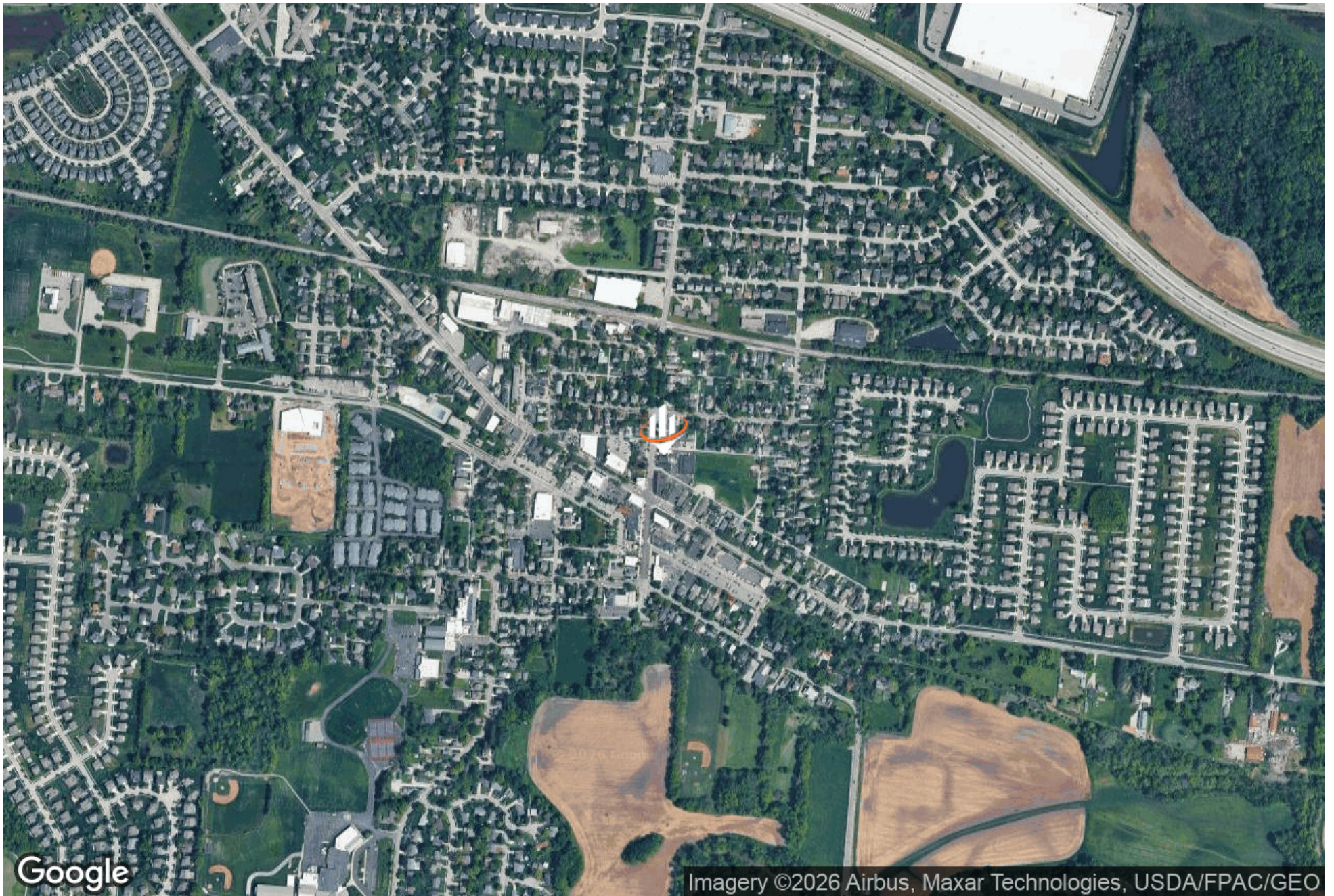












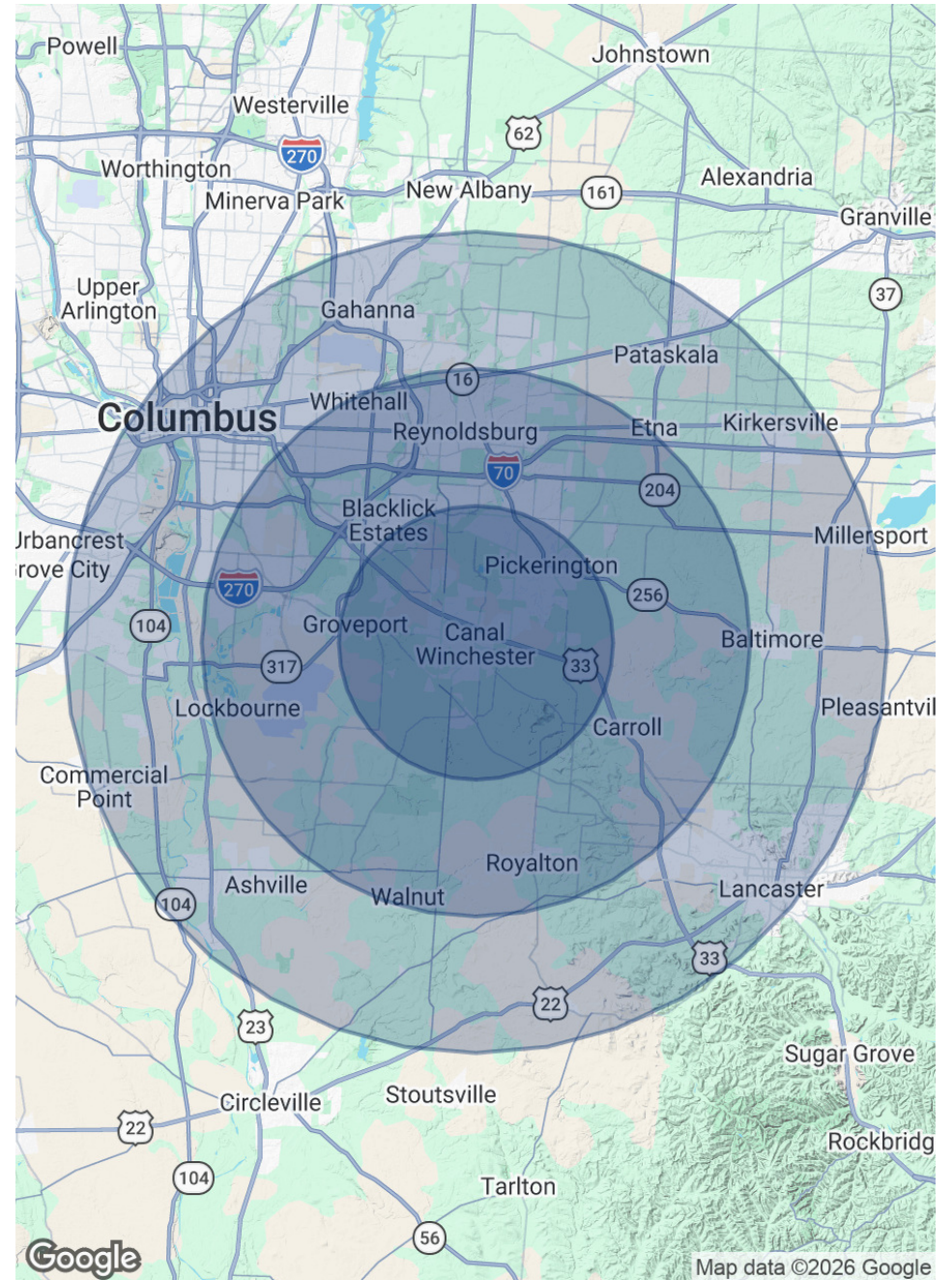
POPULATION

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	74,447	279,847	816,848
AVERAGE AGE	38	39	38
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	27,233	106,698	324,476
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$112,889	\$95,337	\$92,130
AVERAGE HOUSE VALUE	\$300,928	\$265,074	\$291,747

* Demographic data derived from 2020 ACS - US Census





DOUG WILSON

Managing Director

doug.wilson@svn.com

Direct: 614.206.3881 | **Cell:** 614.206.3881

OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com

Phone: 614-206-3881

EDUCATION

Bachelor's of Arts [Economics], The Ohio State University

MBA, Global Management, Arizona State Graduate School of International Management.

SVN | Wilson Commercial Group, LLC

Easton Town Center, 4200 Regent Street, Suite 200

Columbus, OH 43219

614.944.5140