

**FOR SALE**



**\$750,000**

**2800 S High St, Columbus, OH 43207**

***Office Building For Sale on S High Street***

- Total of  $\pm$  12,142 SF office building.
- Large meeting room, several offices, and off street parking with additional lot on S High Street for more parking.
- Excellent visibility from S High Street.
- Total of  $\pm$  0.708 acres, including overflow parking lot.



***Click Here For Video*** 

**NOAH KAHKONEN**  
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**BEST CORPORATE REAL ESTATE**  
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We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*



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## Property Information

### LEGAL

Legal Property Description:	Office Building
Price:	\$750,000
Parcel Number:	010-116059, 010-112762, 0100113271, 010-112664

### LAND

Land Acreage:	± 0.708 Acres
Current Zoning:	UGN-2
Jurisdiction:	Columbus

### STRUCTURAL

Building Square Footage:	12,142
Unit Square Footage:	12,142
Floors Above Ground:	1
Year Built:	1959

### ADDITIONAL INFO

Previous Use:	Office
Lot Specifics:	Off Street Parking Available
Parcel Benefits:	High Visibility from S High
Fees and Associations:	N/A
Water/Sewer System:	Columbus
Real Estate Taxes (2024):	\$14,031

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## Parcel View



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## Parcel Drone View



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## Nearby Amenities



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# TRAFFIC COUNTS AND AREA OVERVIEW

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## 2800 S High St, Columbus, OH 43207

1.8 MILES FROM I-270  
INTERCHANGE

JUST 7 MINUTES FROM  
DOWNTOWN COLUMBUS



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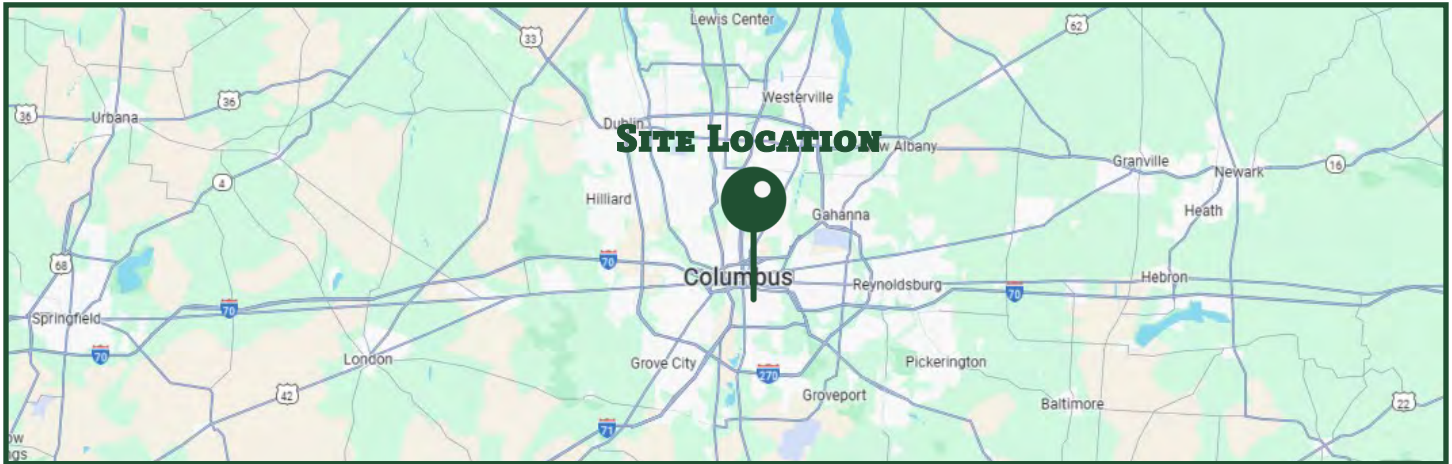
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## NEARBY MAJOR ROAD TRAFFIC COUNTS

Street	Avg Daily Volume
S High Street	21,945
Route 104	47,538
I-270	184,050

## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		3,207	34,925	108,183
Households (2024)		3,313	19,819	53,409
Avg Household Income (2024)		\$38,761	\$41,190	\$42,511

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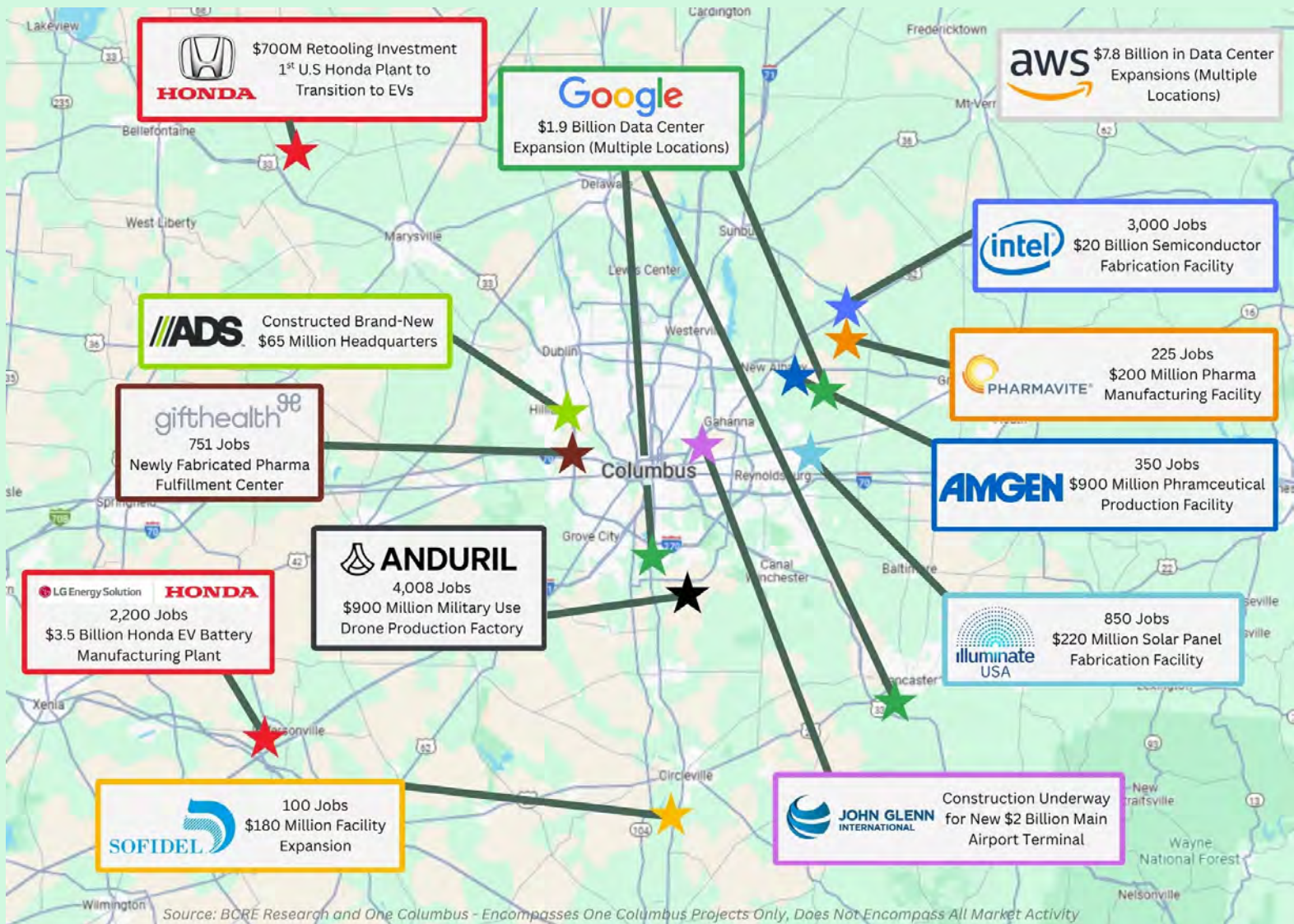
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

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