

FOR SALE

**2563 - 2573 N High St,
Columbus, OH 43202**



**High Traffic Mixed-Use Investment.
Adjacent to the Ohio State campus.**

14,628 SF

SF Available

\$2.8M

Sale Price

20K+

Vehicles/Day

Mix-Use

Retail & Multi-family

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

2563 - 2573 N High St, Columbus, OH 43202

This is a rare opportunity to acquire a highly visible mixed-use retail and multifamily property located at the signalized intersection of Hudson Street and North High Street—one of the most active corridors in the area. The site benefits from consistent daily traffic and a strong retail presence at all corners of the intersection, including established national and regional brands such as Sunoco, Taco Bell, Rally's, and Goodwill, which collectively drive steady consumer activity throughout the day.

The property features a well-balanced layout, including a fully occupied restaurant space, additional inline retail space, and 10 multifamily units positioned along the Hudson Street frontage. The configuration supports a dynamic mix of residential and commercial use, contributing to the property's integration within the surrounding neighborhood fabric. Strategically located less than five minutes from The Ohio State University, the property is ideally positioned to benefit from the constant flow of students, faculty, and visitors. Its proximity to Columbus' vibrant core—including the Arena District and downtown—further enhances accessibility to major employment centers, entertainment venues, and cultural destinations.

With strong surrounding foot traffic, excellent visibility, and direct access to key city hubs, this location stands out as a compelling mixed-use

- **Prime Corner Visibility** at a signalized intersection on Hudson St & N High St with strong daily vehicle and pedestrian exposure
- **Mixed-Use Asset** with a leased restaurant, inline retail, and 10 multifamily units
- **High-Traffic Retail Corridor** anchored by national tenants including Sunoco, Taco Bell, Rally's, and Goodwill (2,000+ daily visitors)
- **Location** in the University District with immediate access to dense student and residential populations. Minutes from The Ohio State University campus, driving consistent demand and long-term growth potential

SALES PRICES	\$2,800,000
TOTAL BUILDING SF:	14,628 SF
AVAILABLE RETAIL SF:	2,738 SF
LEASED RETAIL SF:	2,738 SF
# MULTIFAMILY UNITS	~10 units
DAILY TRAFFIC COUNT:	20,000+ VPD <i>signalized corner</i>

Strategic Location Overview

2563 - 2573 N High St, Columbus, OH 43202

Downtown
Columbus



Property Photos - Exterior

2563 - 2573 N High St, Columbus, OH 43202



Nearby Demographics

2563 - 2573 N High St, Columbus, OH 43202

TRAFFIC COUNTS

W Hudson St & N High St

20,823

VEHICLES PASSING PER DAY

E Hudson St & N High St

14,589

VEHICLES PASSING PER DAY

N High St & W Duncan St

38,493

VEHICLES PASSING PER DAY

NEARBY ANCHORS

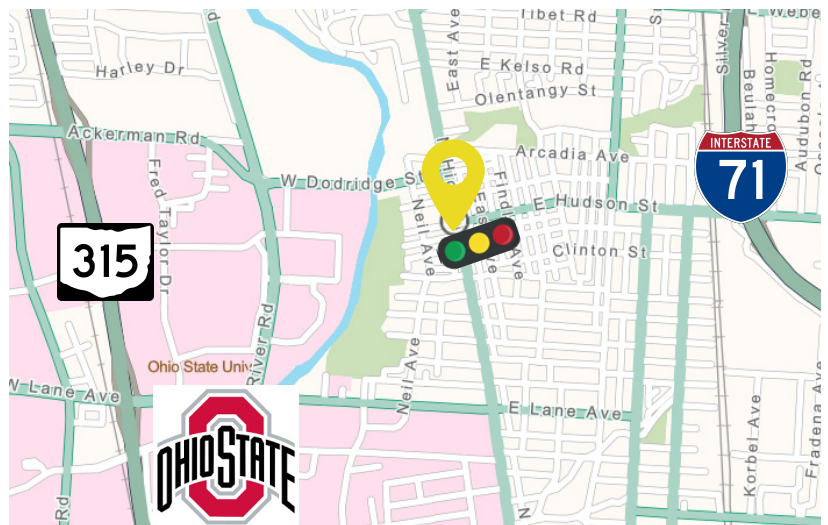
- Jack & Benny's
- Taco Bell
- The Ohio State University
- Speedway
- Sunoco

DEMOGRAPHIC SNAPSHOT

METRIC	2 miles	5 miles
Population	99,881	390,581
Households	38,789	169,530
Avg HHI	\$77,059	\$93,254
Businesses	9,301	32,115
Employees	104,666	337,994

CONSUMER SPENDING (AVG/HOUSEHOLD)

CATEGORY	2 miles	5 miles
Apparel	\$1,395	\$1,476
Entertainment	\$3,770	\$4,085
Food& Alcohol	\$7,257	\$7,673
Household	\$3,805	\$4,383



Schedule a Tour

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Ready to Learn More About This Investment Opportunity?

Contact our team to access pricing, financials, and schedule a private tour of this high-visibility, mixed-use asset near The Ohio State University.



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Click to view full listing:

 [Property Website](#)



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Commercial Real Estate Services
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