



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



TURN-KEY SALON | 1,500 SF

SHORT NORTH

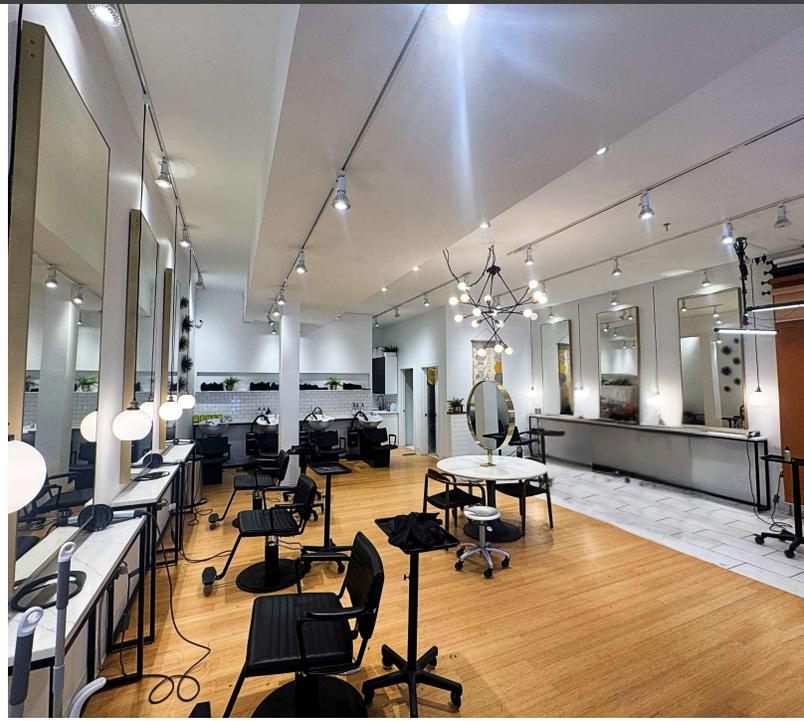
1221 NORTH HIGH STREET, COLUMBUS, OH 43201

ED FELLOWS

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J.R. KERN

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Property Highlights

- Attractive, turnkey Short North hair salon with open interior available to lease
- Layout includes 4-bowl stations, mostly open interior with attractive lobby/reception area, one restroom and small back-office/storage area
- Potentially available within 60-days of lease execution
- Great Short North retail presence at the intersection of High St and Fifth Ave
- Fantastic high-traffic site near several restaurants and breweries including Condado Tacos, Plas, Service Bar + MiddleWest Spirits, Paulie Gee's Pizza and Hoof Hearted Tap Room
- Located in close proximity to several luxury condo and apartment developments servicing the Italian Village and OSU Campus communities

Location Description

Fantastic location at the intersection of High Street and Fifth Avenue, nestled where the Short North and OSU Campus merge, this location provides great street exposure in a bustling thoroughfare through the heart of Columbus. The neighborhood not only draws from the Short North, Ohio State University, the Italian Village and Harrison West communities, but the larger central Ohio community in the thriving Arts District.

OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$25.00 SF/yr
Op. Exp.:	\$4.64 /SF
Utilities:	Paid By Tenant

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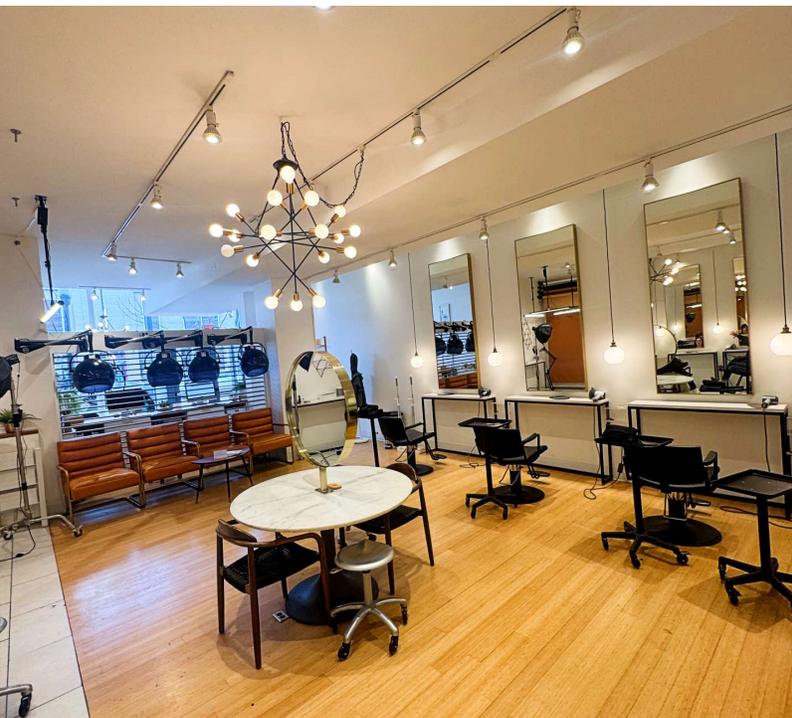
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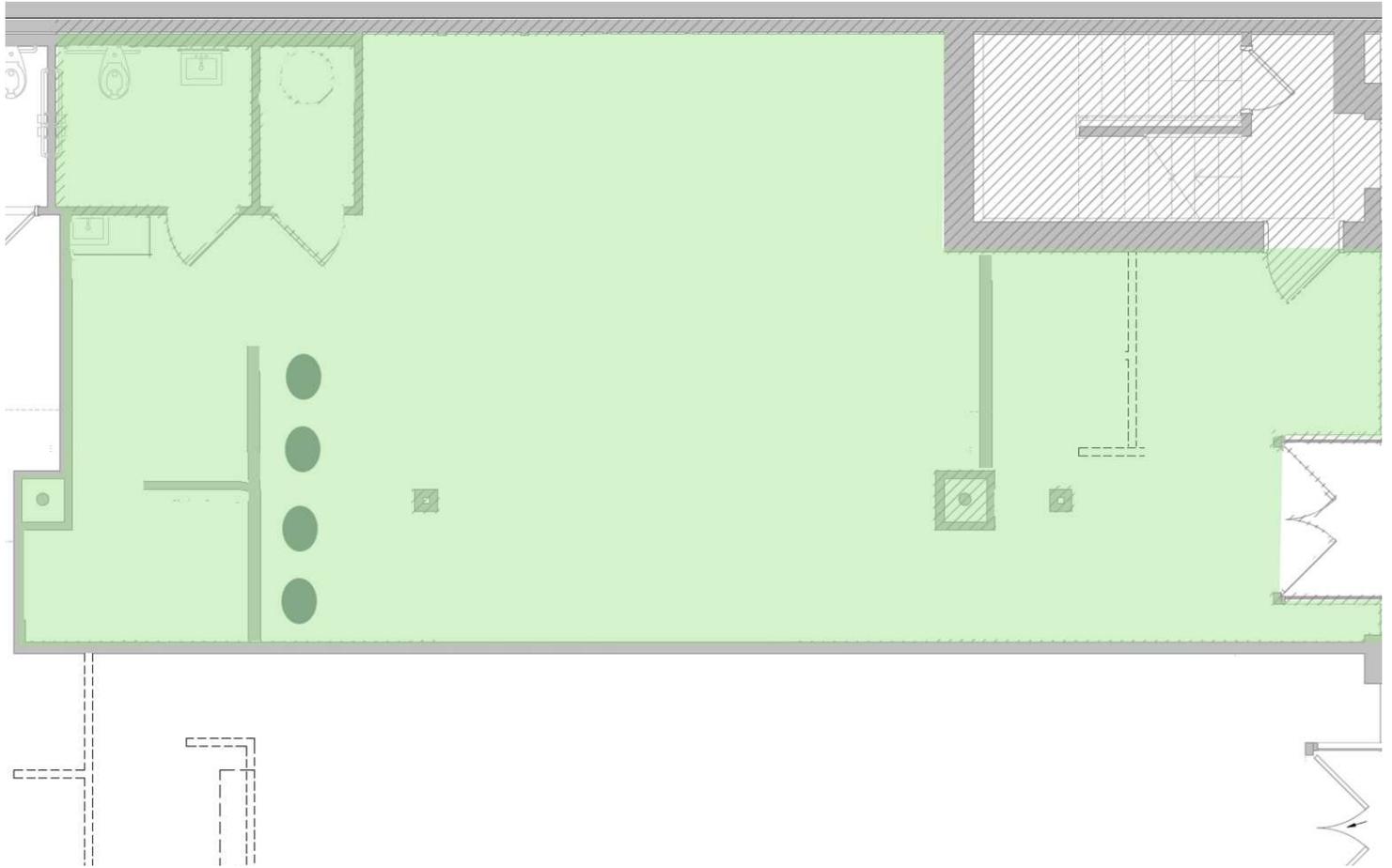
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Available Spaces

SUITE	SIZE	RATE
■ 1221 N High Street	1,500 SF	\$25.00 SF/yr

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Google

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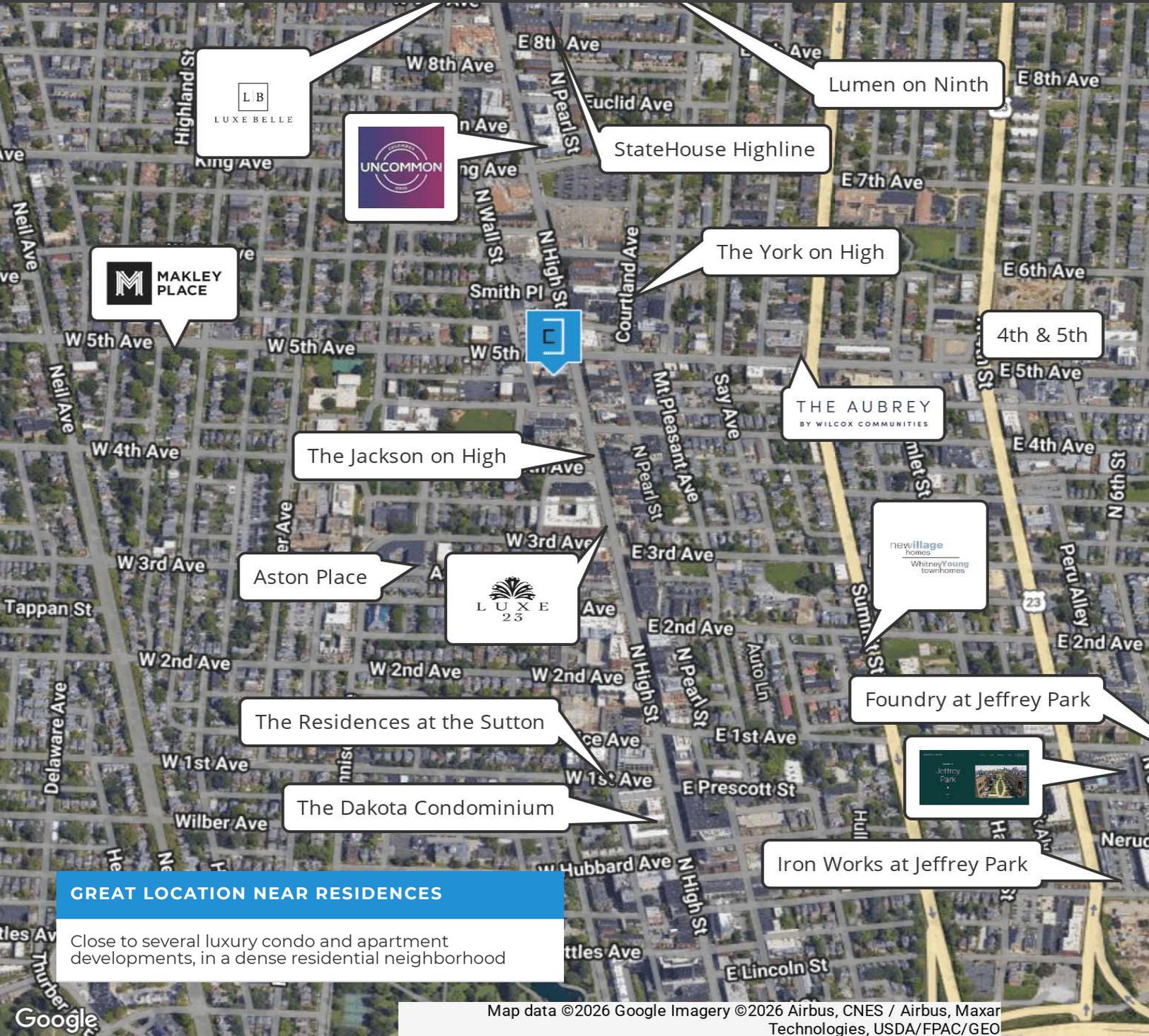
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GREAT LOCATION NEAR RESIDENCES

Close to several luxury condo and apartment developments, in a dense residential neighborhood

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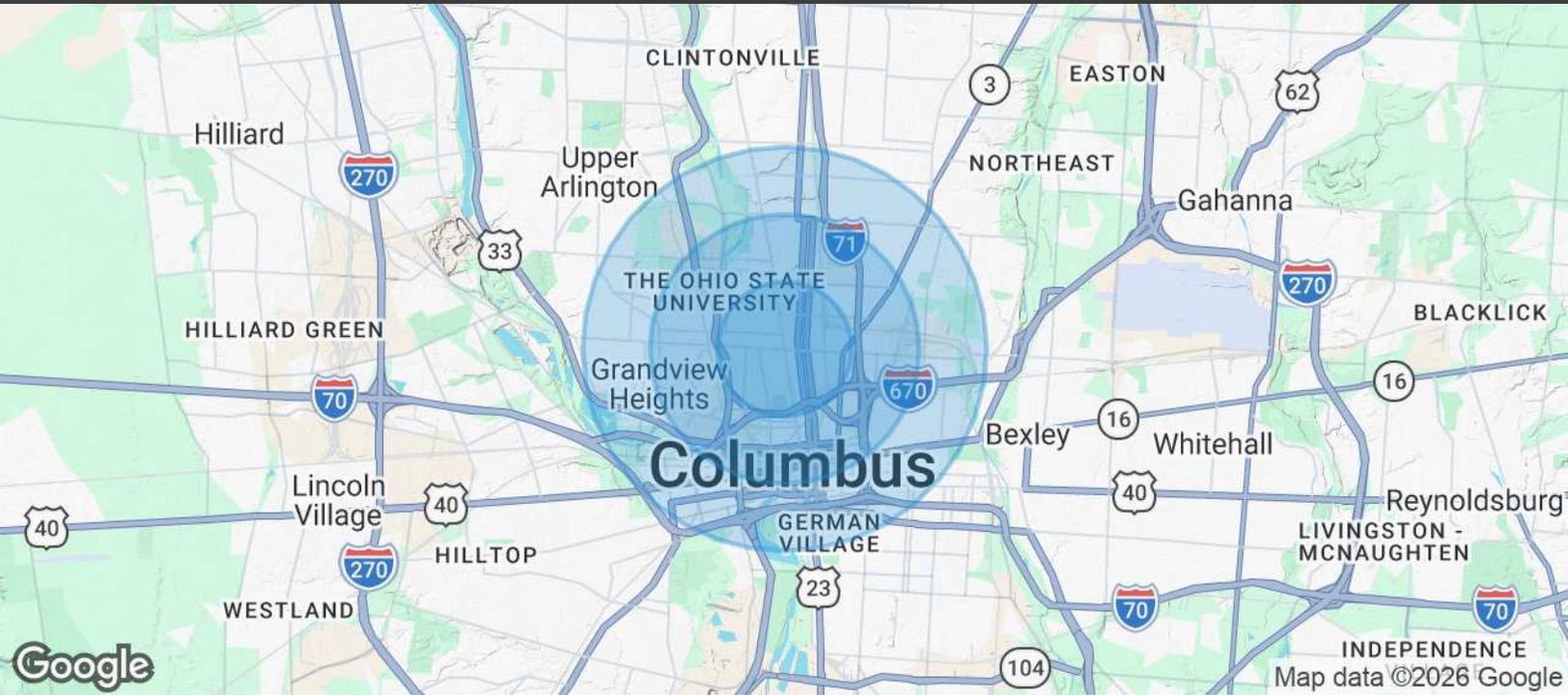
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	39,203	92,986	167,954
Average Age	29	30	33
Daytime Employees	49,207	187,909	255,345

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	17,491	40,845	76,677
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$80,126	\$74,117	\$81,455
Average House Value	\$445,365	\$370,599	\$371,936

Demographics data derived from AlphaMap

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