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EDUCATIONAL CHILD CARE

37

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37 N High St
Columbus, OH 43215

OFFICE / DAYCARE FOR SALE / LEASE



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AlterraRE.com



Property Highlights

- Established daycare facility with a strong downtown presence, benefiting from high visibility, consistent foot traffic, and proximity to dense residential, office, and mixed-use developments.
- Owner-user opportunity with the purchase including all existing FF&E (furniture, fixtures, and equipment), allowing for a turnkey transition and immediate operational continuity.
- Well-equipped indoor playground and learning areas included in the sale, providing significant value and reducing upfront capital expenditures for a new owner.
- Attractive investment opportunity for both owner-users and investors, offering an existing build-out designed specifically for childcare operations and minimizing time to market.
- 12 year tax abatement with approximately 8 years remaining.

Offering Summary

Sale Price	\$6,539,760
Lease Rate	\$20 SF/yr (NNN)
CAM	\$11.05 / SF
Available SF	27,248 SF
Lot Size	9,822 SF
Building Size	27,248 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	10,111	148,903	399,143
Total Population	15,615	347,965	963,249
Average HH Income	\$96,800	\$83,279	\$89,949

Rick Smith | 614.545.2157 | rsmith@AlterraRE.com



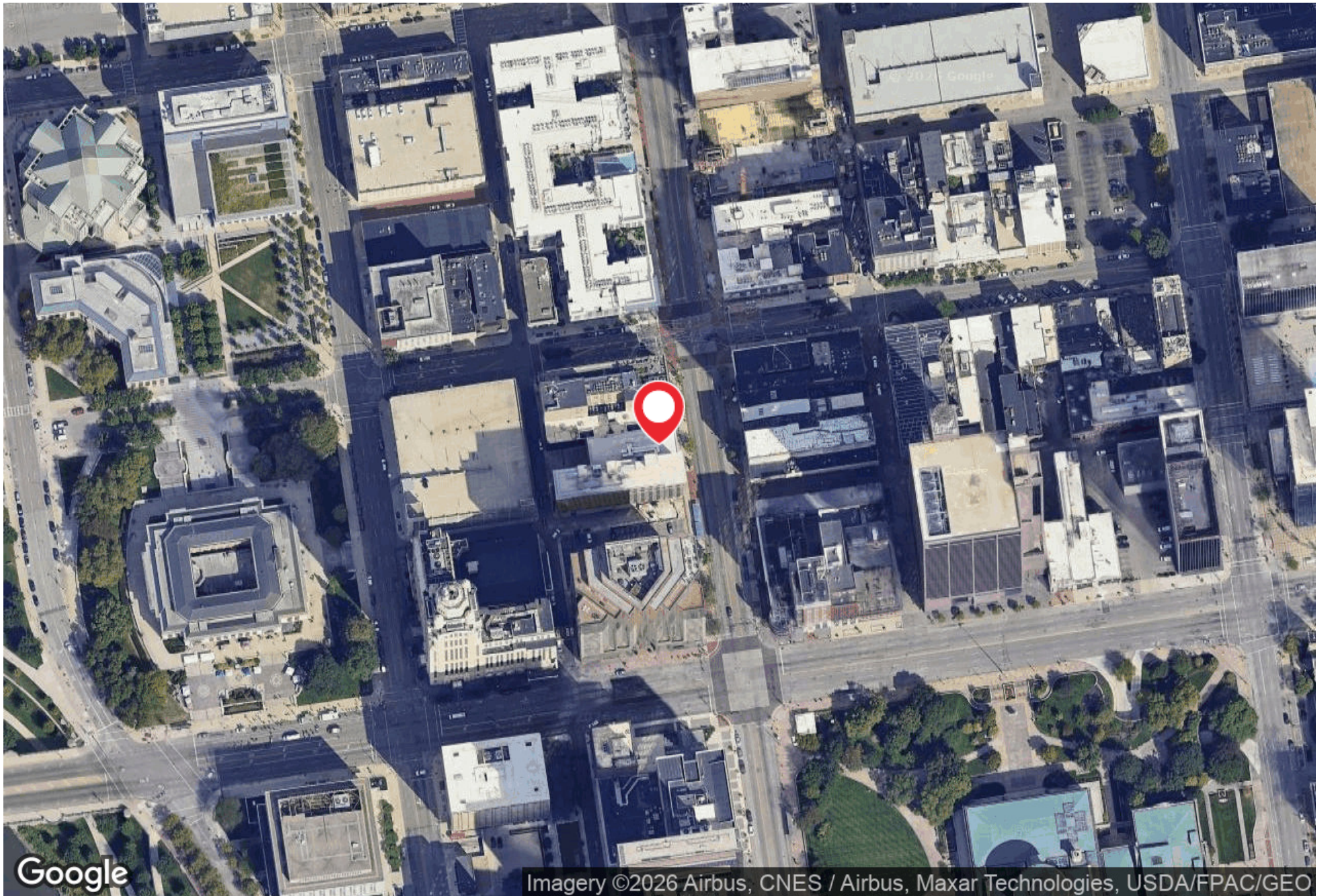
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	27,248 SF	Lease Rate:	\$20 SF/yr

Available Spaces

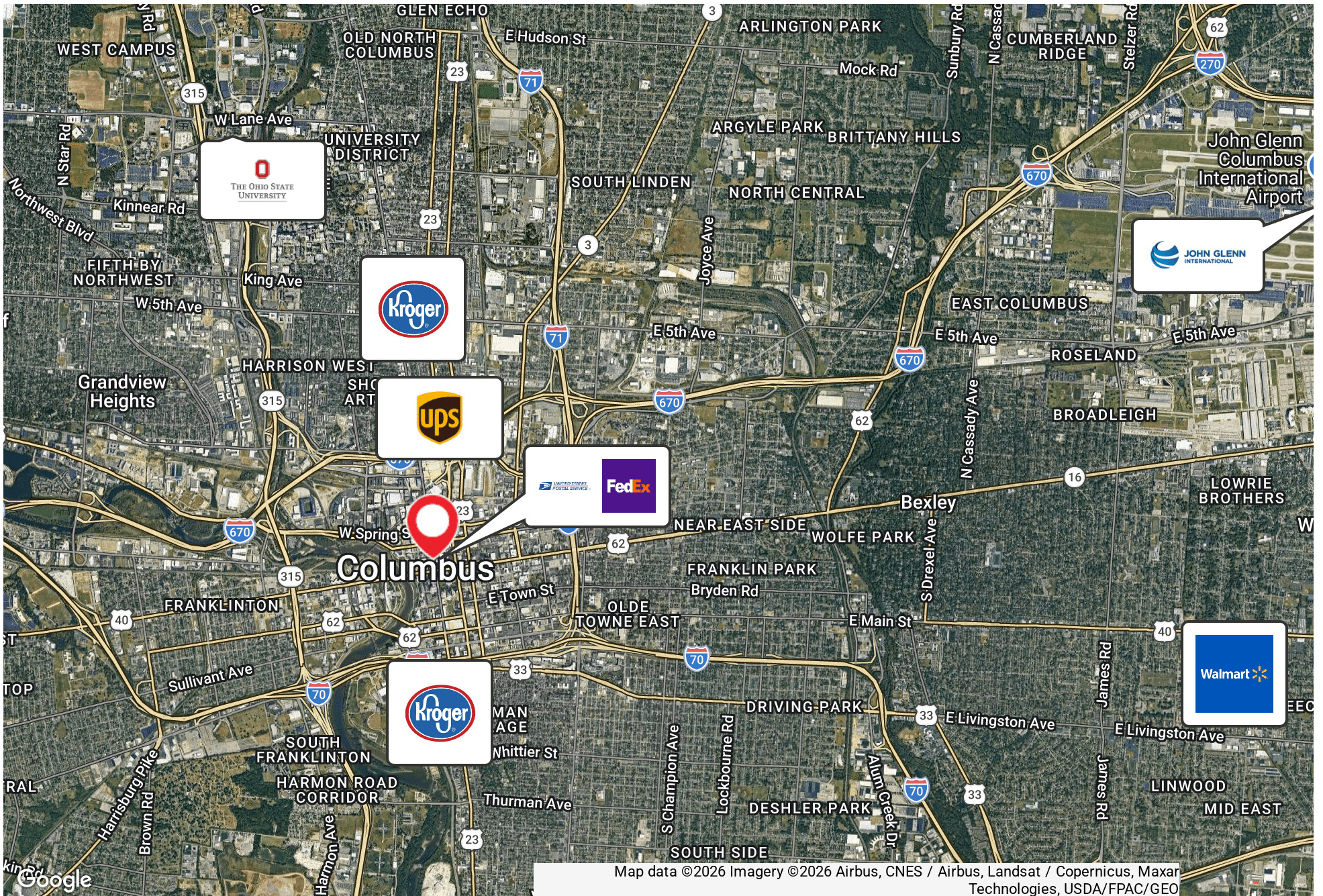
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Office/Daycare	Available	27,248 SF	NNN	\$20.00 SF/yr	3% increases annually Operating Expense Breakdown Utilities - \$6.78 Main & Repair - \$1.82 Janitorial - \$1.45 Trash Removal - \$0.36 Insurance - \$0.64 Total per SF: \$11.05





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Google

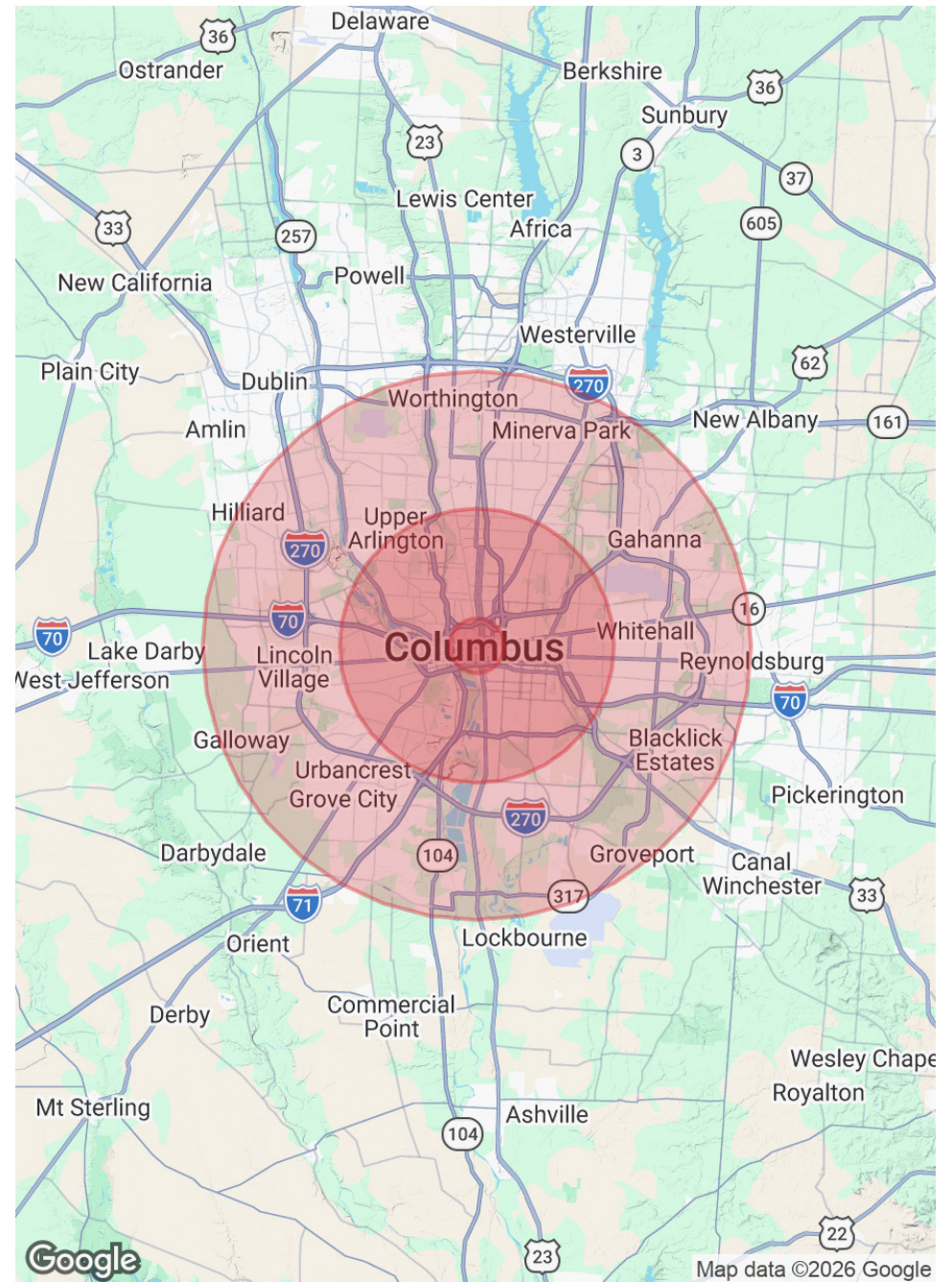


Population

	1 Mile	5 Miles	10 Miles
Total Population	15,615	347,965	963,249
Average Age	39	36	37
Average Age (Male)	40	35	36
Average Age (Female)	39	36	38

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	10,111	148,903	399,143
# of Persons per HH	1.5	2.3	2.4
Average HH Income	\$96,800	\$83,279	\$89,949
Average House Value	\$626,197	\$324,582	\$300,989





Rick Smith

Executive Vice President

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Professional Background

Rick joined Alterra in 2020. Rick spent the last eight of his 32-year real estate career as President and Managing Partner of his own Dublin, Ohio-based commercial brokerage company known as Smith Realty Partners, LLC. Now through the Alterra platform, his desire is to expand his reach while continuing to provide clients the most advanced professional level of commercial real estate services. With more than 30 years of industry experience, Rick has leased, sold or acquired more than 5 million square feet of office, retail, industrial and warehouse space. He has executed real estate investment transactions totaling more than \$950 million, which includes land acquisitions and development.

A graduate of The Ohio State University, Rick served as Captain of the OSU men's basketball team in 1979, and was awarded the John Havlicek Most Inspirational Player Award that same year. He served as Graduate Assistant Coach for the 1980 season and remains involved as Past President of the OSU Athletic Alumni Association (Varsity "O") and a past board member.

Additionally, Rick can be found serving as a basketball color analyst on 10 TV's Wall-to-Wall Sports and QFM 96.3 Torg & Elliott Morning Show. Rick resides in Dublin and has three daughters, Kayleigh, Anessa and Cassidy.

REPRESENTATIVE TRANSACTIONS

Represented Huntington Bank for over 30 years as their sole broker handling all new deals and renewals in 400,000+ SF at 17 South High Street, 21 West Broad Street, and 37 West Broad Street – maintaining an average occupancy of over 85% for the entire 30+ years.

Compiled 330 acres of land for retail development in Mason, Ohio. \$23,000,000 purchase.

Land acquisition transactions and office leases for Glimcher Realty and Huntington Bank.

Represented the Fraternal Order of Police in disposition on two property sales and the acquisition of a new headquarters and lodge hall.

Acquired four Columbus/Dublin office buildings approximately 440,000 SF for Allegiance Group. \$44,000,000 purchase.

Site selection and negotiations for Dallas-based Dickey's BBQ for Ohio franchisees.

Site selection, development and acquisition of 27 Goddard Schools in Ohio and Colorado.

Alterra Real Estate Advisors - OH

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