

FOR LEASE



\$3,000/ MONTH MG

2450 N High St, Columbus, OH 43202

- +/-2,100 Sq Ft of commercial space available.
- Excellent natural light and High Street frontage.
- North OSU campus retail.
- Newly remodeled with new LVT flooring, HVAC, and more.

BEST CORPORATE REAL ESTATE
VALERIE TIVIN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 110
EMAIL: VTIVIN@BESTCORPORATEREALESTATE.COM



Property Features

ASKING RATE	\$3,000/ Month
SERVICE TYPE	Modified Gross
ADDITIONAL EXPENSES	Electric and Gas
PARCEL	#010-038951-00
BUILDING ADDRESS	2446-2460 N High Street
ZONING	Commercial
YEAR BUILT	1920
BUILDING SQUARE FOOTAGE	± 24,520
AVAILABLE SQUARE FOOTAGE	± 2,100
REAL ESATE TAXES(2024)	\$34,840.28
CONSTRUCTION TYPE	Wood Joist
HVAC	Central AC
SPRINKLER	None
RESTROOMS	2
PARKING	On Street Only

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Parcel View



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Trade Aerial

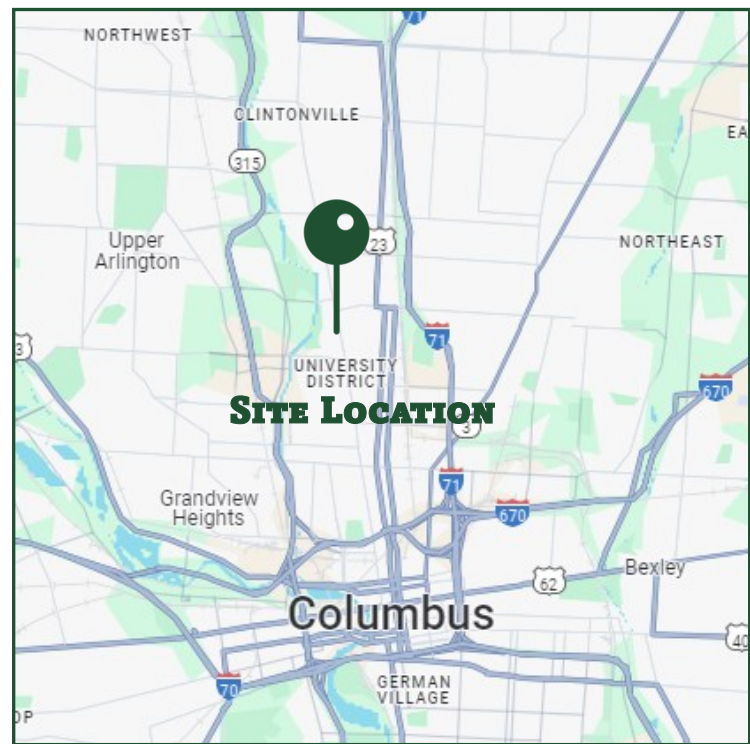


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TRAFFIC COUNT

Street	Avg Daily Volume
North High Street - E Northwood Ave	13,990
East Hudson Street - Glen Echo Dr	22,795
North High Street - Lane Ave	17,074



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		25,559	124,773	244,495
Households (2023)		13,314	63,272	123,480
Avg Household Income (2023)		\$35,360	\$46,434	\$52,562

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Disclaimer And Confidentiality Agreement - Continued -

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