



## 2840-2848 N High St

Columbus, Ohio 43202

### Property Features

- 13,250 SF Retail Strip Center
- Fully Occupied - 60% of Building Owner-Occupied
- Sparked Society Gym: 5,553 SF
- Yao Lee Oriental Supermarket (Owner-Occupied): 7,697 SF
- Owner Will Vacate Supermarket Upon Closing
- 18 Surface Parking Spaces + Abundant On-Street Parking on N. High Street
- Pylon Sign & Building Signage
- 0.46 Acres Zoned Commercial (C4)
- Traffic Counts: 14,500± VPD
- Across From Giant Eagle & Adjacent to Lucky's, OSU's Nearest Grocery Stores
- Signalized Intersection of North High & Olentangy

**Sale Price: \$1,950,000**



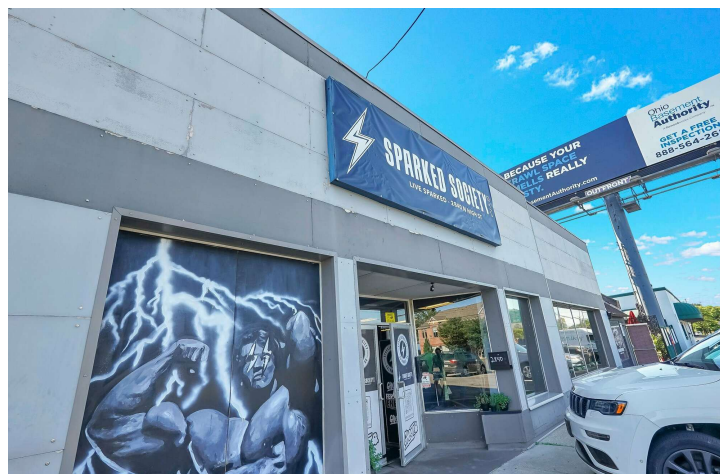
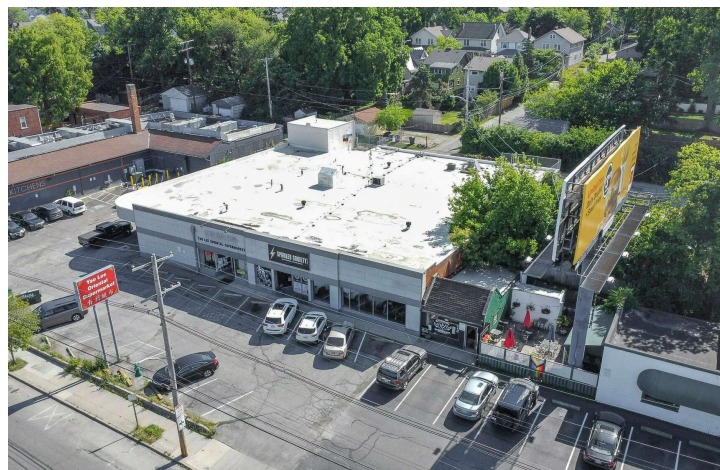
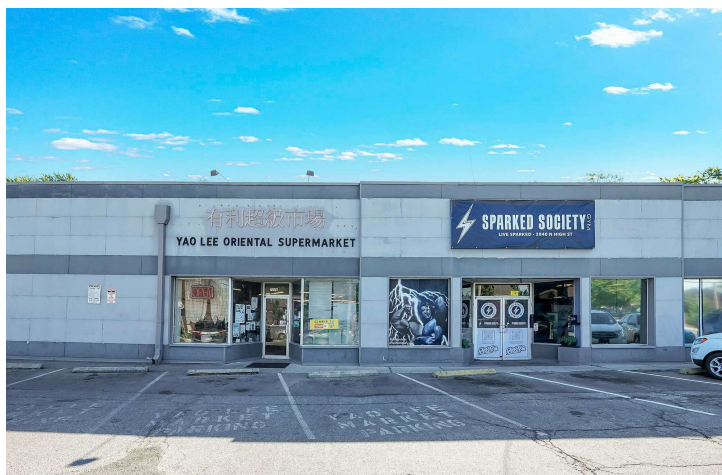
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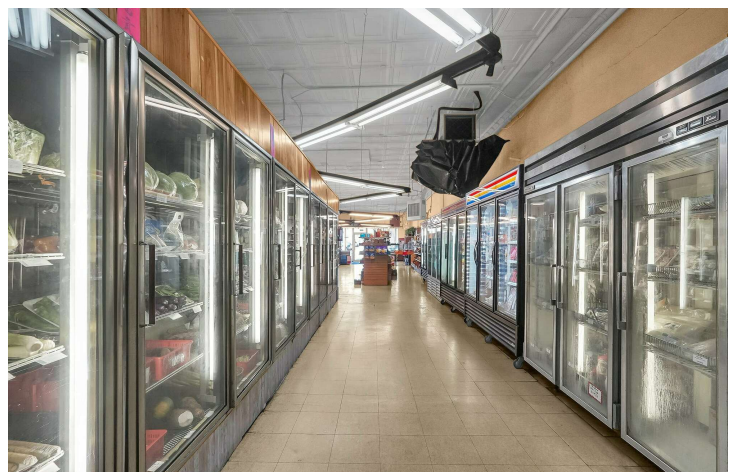
**Andrew Green**

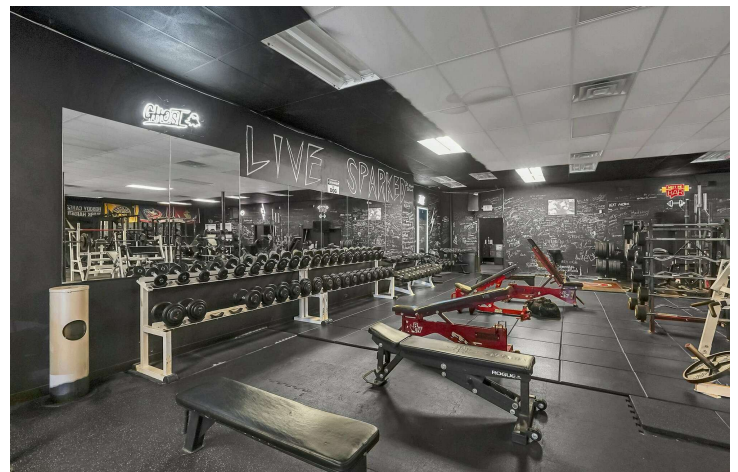
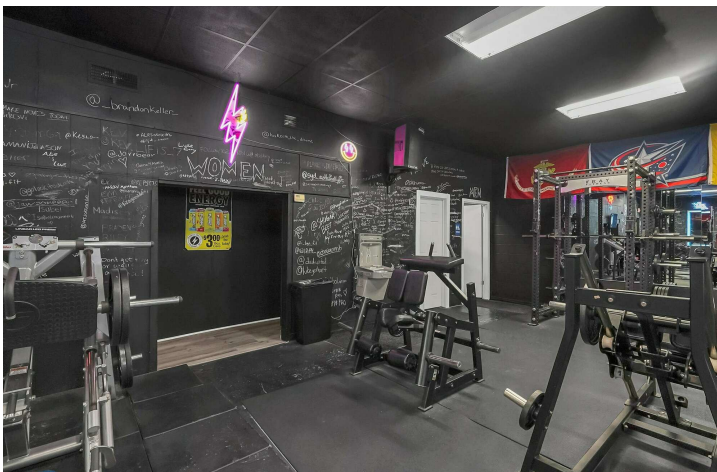
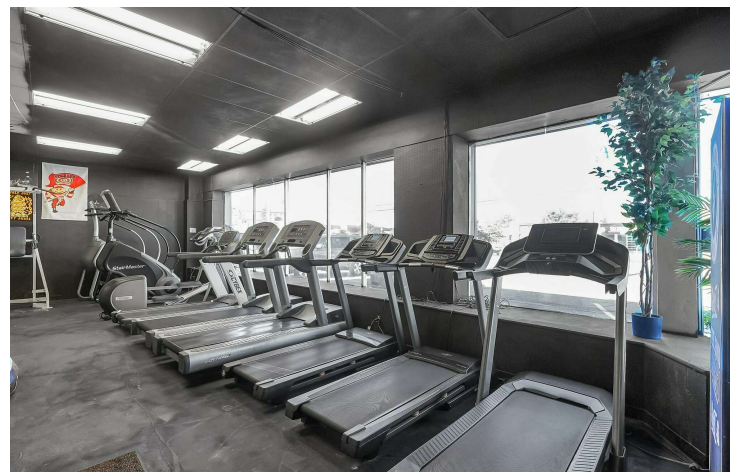
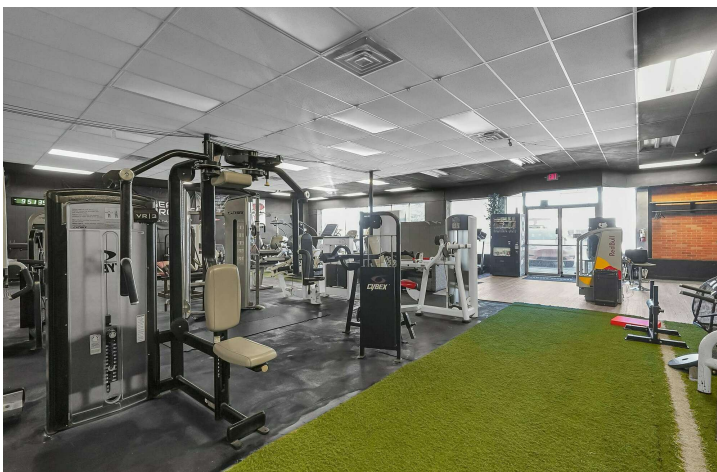
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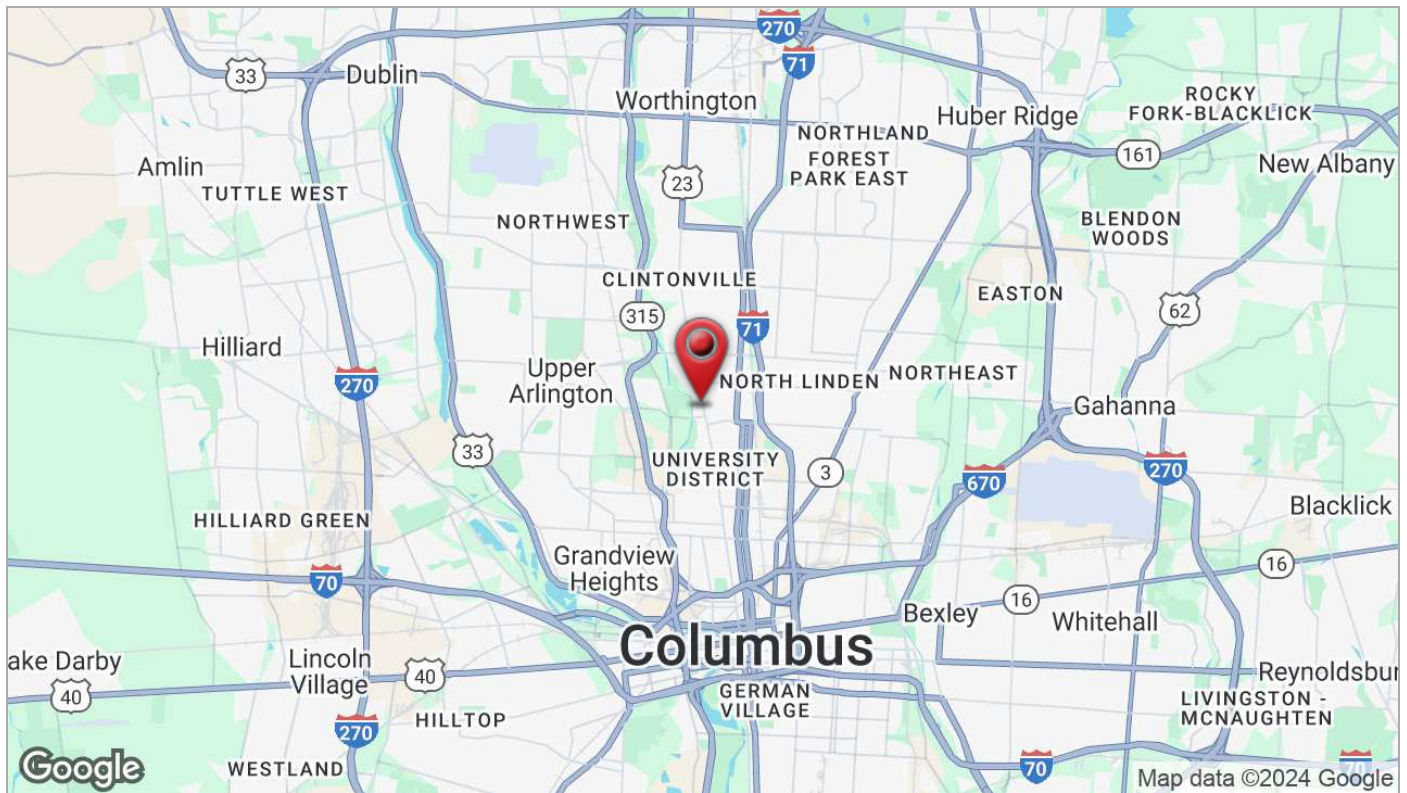
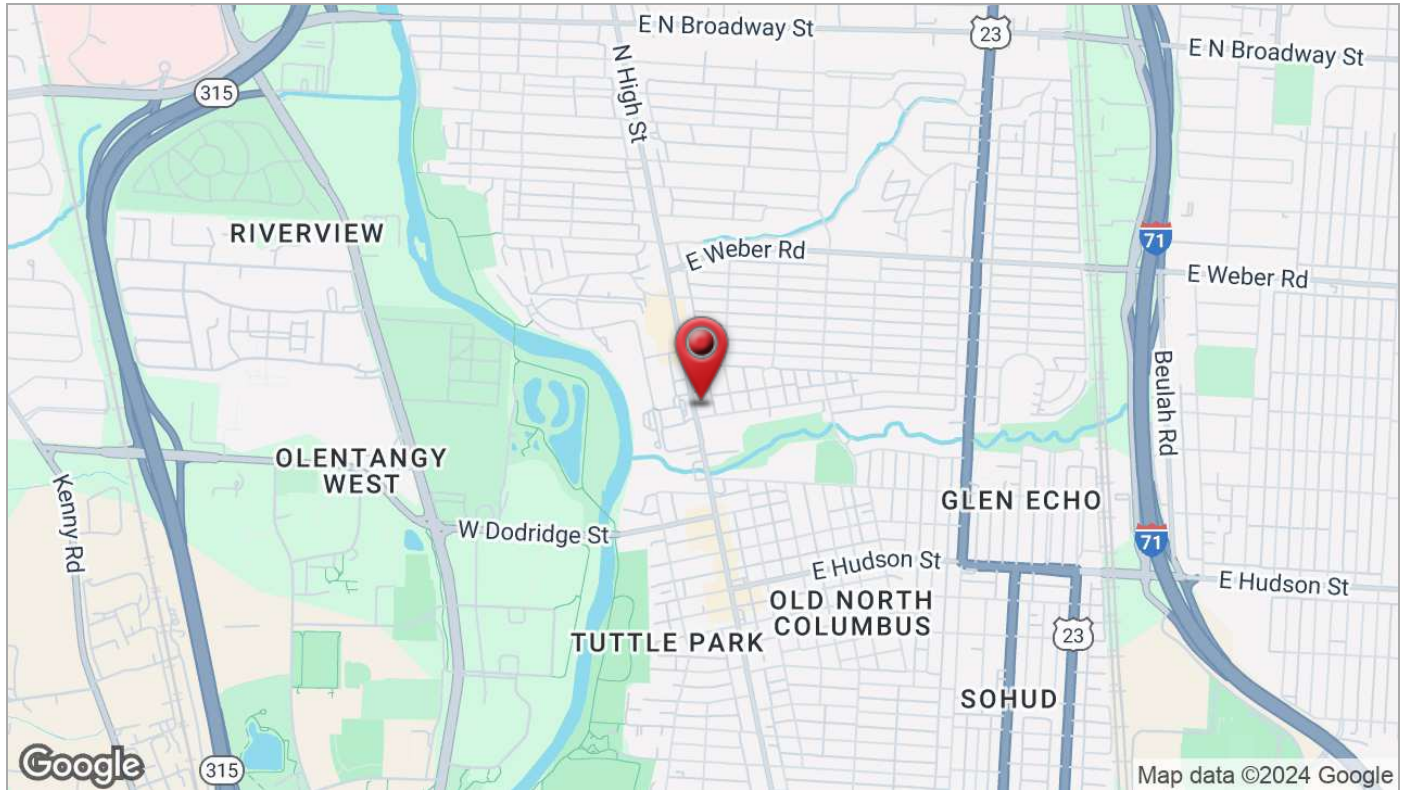




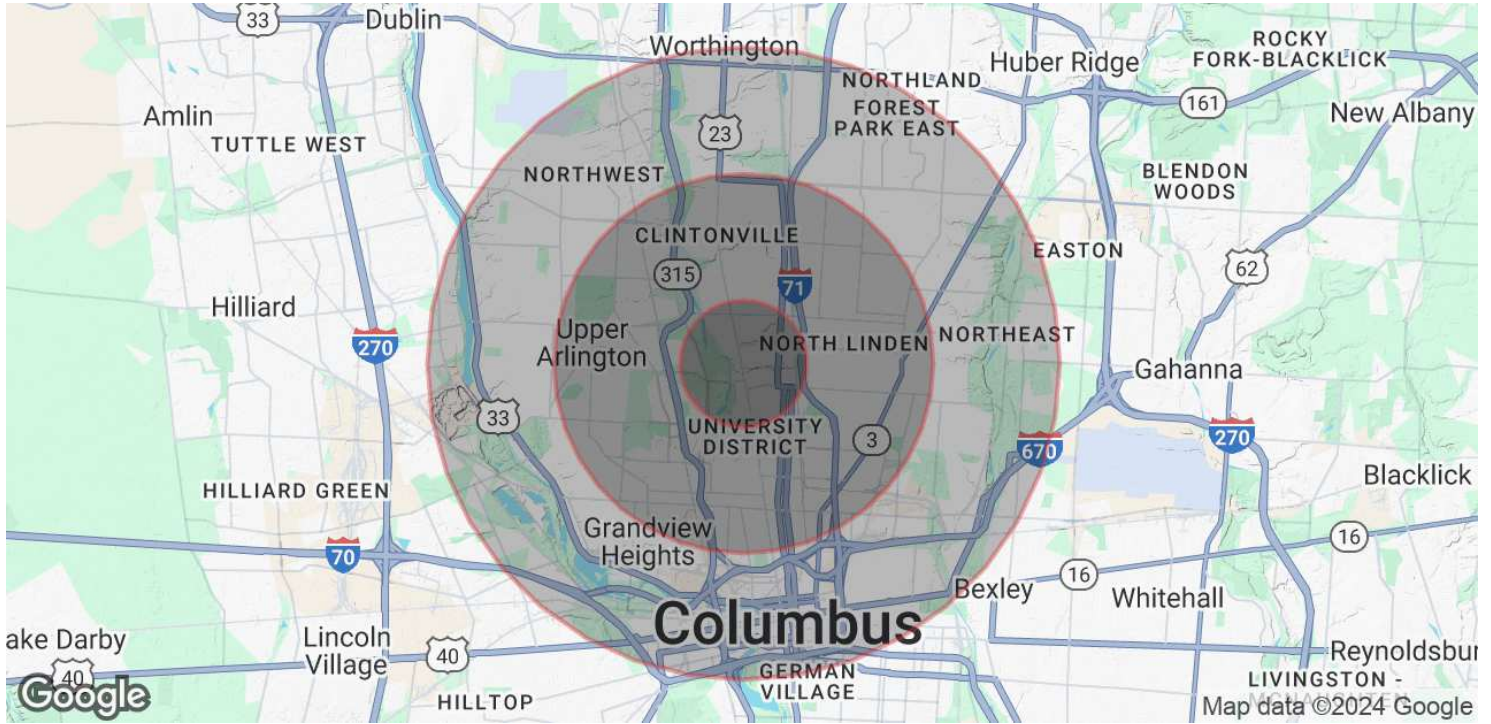
NAI Ohio Equities							
<b>Property Address:</b>		<b>2840-2848 N. High Street</b>					
<b>Property Size:</b>		<b>13,250</b>					
Occupancy:		100.0%					
Vacancy:		0.0%					
Rent Roll							
Tenant	Square Feet	Monthly Rent	Annual Rent	PSF	Unit	Lease Exp Date	Expense Structure
Sparked Society Gym	5,553	\$4,766	\$57,196	\$10.30	2848	12/1/2027	Net
Market (Retail)	5,797	\$9,662	\$115,940	\$20.00	2840	N/A	Net
Market (Industrial)	1,900	\$1,583	\$19,000	\$10.00	2841	N/A	Modified Gross
<b>Totals</b>	<b>13,250</b>	<b>\$16,011</b>	<b>\$192,136</b>				
Income & Expense Summary							
Income	PSF	Total	Summary	PSF	Total		
Base Rent	\$14.50	\$192,136.00	Total Income	\$18.51	\$245,257.43		
Additional Rent Reimbursement	\$4.01	\$53,121.43	Total Expenses	-\$4.68	-\$62,014.00		
<b>Total Income</b>	<b>\$18.51</b>	<b>\$245,257.43</b>	<b>Net Operating Income</b>	<b>\$13.83</b>	<b>\$183,243.43</b>		
Expenses (Prior 12 Months)	PSF	Total					
Taxes	\$2.12	\$28,134.00					
Insurance	\$0.56	\$7,380.00					
Repairs/Maintenance (CAM)	\$2.00	\$26,500.00					
<b>Total Expenses</b>	<b>\$4.68</b>	<b>\$62,014.00</b>					
				Valuation	CAP%	PSF	Total
				<b>Our Valuation</b>	<b>7.50%</b>	<b>\$184.40</b>	<b>\$2,443,246</b>
						Rounded	\$2,440,000











#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	24,416	164,359	357,461
Average Age	29.2	32.2	34.2
Average Age (Male)	29.6	31.3	33.4
Average Age (Female)	29.1	33.1	35.1

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,986	71,585	161,325
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$65,279	\$68,628	\$72,207
Average House Value	\$167,872	\$193,964	\$200,974

2020 American Community Survey (ACS)