

UNRIVALED LOCATION: THE BEST RETAIL ADDRESS IN COLUMBUS

PRIME RETAIL FOR LEASE

4862
SF

A **PIZZUTI** DEVELOPMENT

625 N HIGH ST COLUMBUS, OH 43215

ROTH

REAL
ESTATE
GROUP

**HIGH-PROFILE END-CAP
RETAIL OPPORTUNITY**

THE JOSEPH

**SIX
TWENTY
FIVE**

N HIGH ST

SIX
TWENTY
FIVE N HIGH ST

THE JOSEPH

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COLUMBUS, OH 43215

HIGH-PROFILE END-CAP RETAIL OPPORTUNITY

Prime Location | Luxury Retail Neighbors | Unmatched Foot Traffic

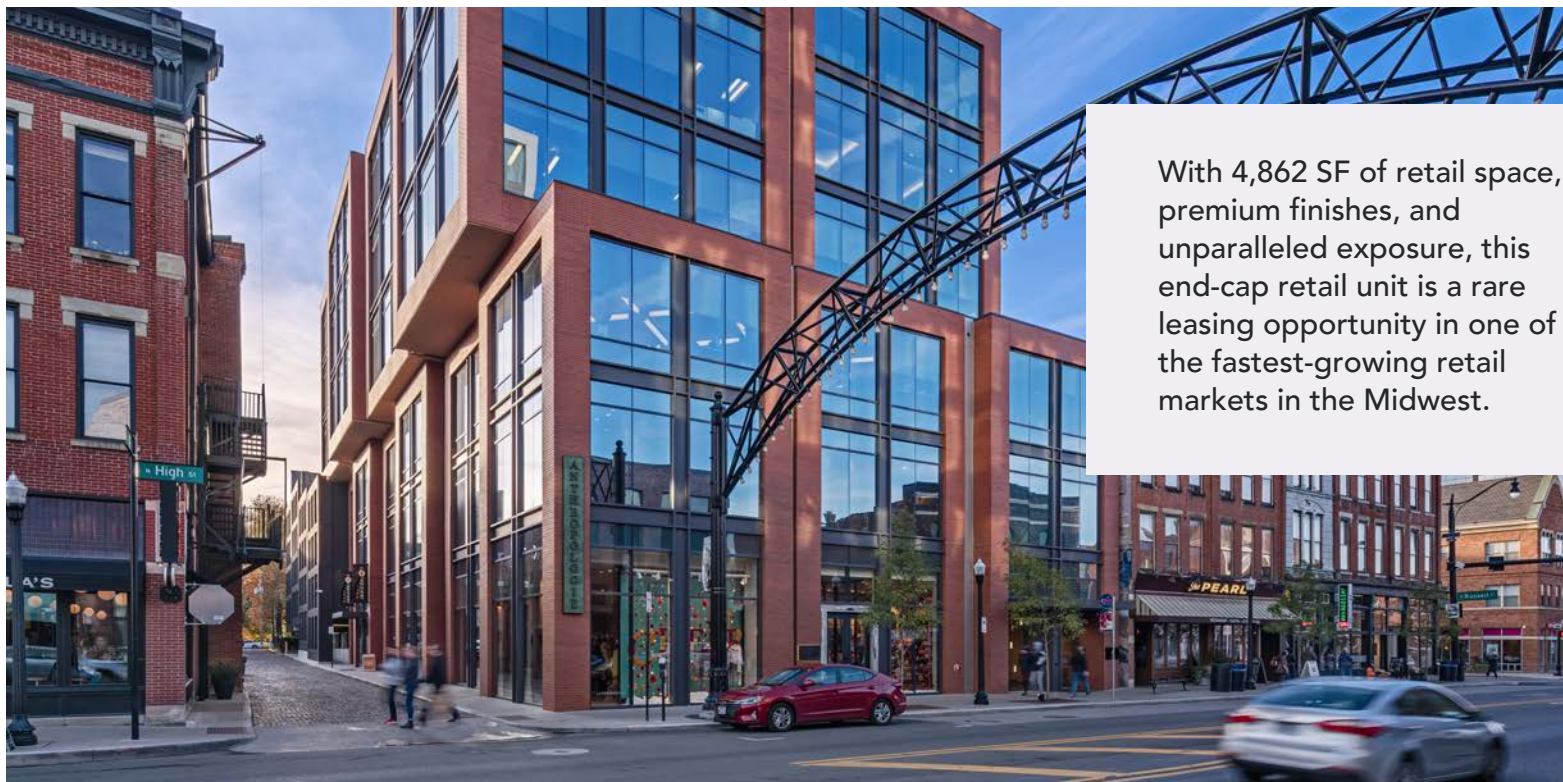
Position your brand in the heart of Columbus' premier retail corridor. This 4,862 SF end-cap retail space at 625 N High Street offers unparalleled exposure, modern design, and a prime location in the Short North Arts District—one of the Midwest's fastest-growing retail destinations. This two-level storefront is move-in ready and ideal for luxury retailers, flagship stores, experiential retail, and boutique brands.

**SIX
TWENTY
FIVE** N HIGH ST

OVERVIEW

48
62
SF

With 4,862 SF of retail space, premium finishes, and unparalleled exposure, this end-cap retail unit is a rare leasing opportunity in one of the fastest-growing retail markets in the Midwest.



A COVETED ADDRESS IN A HIGH-DENSITY, **HIGH-SPENDING MARKET**



ADDRESS: 625 N HIGH STREET, COLUMBUS, OH 43215

Available Space

4,862 SF

Rental Rate

\$40 PSF (NNN)

Lease Terms

Negotiable

Availability

Immediate
Occupancy

Building Size

66,456 SF

Typical Fl Size

11,076 SF

Property Type

Mixed-Use

Building Type

Mixed-Use

Property Subtype

Loft/Creative Space

Zoning

Commercial

Building Class

A

Year Built

2014

Building Height

6 Stories

Parking

313 Covered Spaces

**SIX
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PROJECT DETAILS

Situated across the street from Le Méridien Columbus, The Joseph, a 135-room boutique hotel, and on the ground floor of The Offices at The Joseph, 625 N High Street stands as an iconic landmark in the Short North.

With exceptional visibility, prime positioning, and an affluent customer base, this move-in-ready retail space offers unparalleled access to Columbus's most vibrant urban market.

SIGNATURE FEATURES

MODERN RETAIL AMENITIES

Tall ceilings &
open floor plan

High-end lighting &
fixtures

Ample storage &
back-of-house space

PREMIER LOCATION

A coveted address in a high-
density, high-spending
market

Nestled in Columbus's
most walkable district

Surrounded by luxury
condos, upscale apartments,
and thriving office spaces

Steps from Le Méridien
Columbus, The Joseph, and
the Greater Columbus
Convention Center

UNMATCHED VISIBILITY

Store front retail with
expansive floor-to-ceiling
windows for high visibility

Prime signage
opportunities

Bustling daytime
workforce, weekend
tourists, and nightlife
crowd ensure a steady
stream of customers

SIX
TWENTY
FIVE N HIGH ST



Image for illustrative purposes only; not an actual photo of the space.

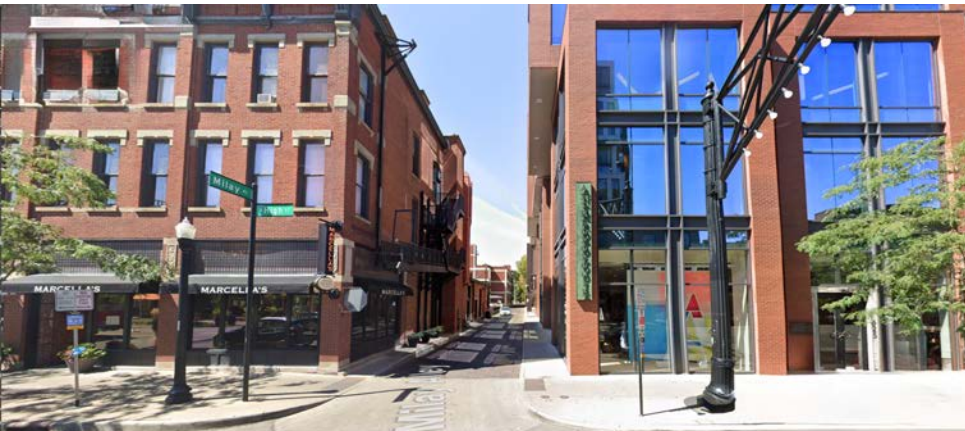
THIS SPACE IS IDEAL FOR LUXURY RETAILERS, BOUTIQUE SHOPS, FLAGSHIP STORES, HOME GOODS BRANDS, FASHION, EXPERIENTIAL RETAIL, AND SPECIALTY CONCEPTS.

A RETAILER'S DREAM

BREATHTAKING RETAIL PRESENCE

- Expansive storefront windows with high visibility from High Street
- Two-level layout with premium retail finishes
- Flexible spacious layout configurations for retail, showroom, or experience-driven concepts

SIX
TWENTY
FIVE N HIGH ST



**SIX
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PHOTO GALLERY



625 N HIGH ST'S PRIME LOCATION WITHIN A MIXED-USE DEVELOPMENT
OFFERS UNMATCHED BENEFITS FOR HIGH-END RETAILERS

Built-in Affluent Clientele

– Attracts hotel guests, business travelers, and upscale tourists with high purchasing power.

Luxury Brand Synergy –

Aligns with the elevated, design-forward experience of The Joseph, enhancing brand prestige.

Exclusive Shopping

Experience – Creates a seamless luxury lifestyle destination, ideal for fashion, coffee, and wellness brands.

\$781.5M

CONSUMER SPEND
WITHIN 1 MILE
RADIUS

Le Méridien Columbus, The Joseph is a 135-room boutique hotel in the Short North Arts District in downtown Columbus, Ohio.

LE MÉRIDIE
COLUMBUS,
THE JOSEPH
ADVANTAGE

Seamless Integration with Hotel Amenities– Offers a unique opportunity to capture hotel guests seeking exclusive shopping experiences.

10K+
MONTHLY VISITORS

**SIX
TWENTY
FIVE** N HIGH ST

MIXED-USE **SYNERGY**

SIX TWENTY FIVE N HIGH ST

- LUXURY & BOUTIQUE FASHION FIT
- PREMIUM COFFEE & CAFÉ CULTURE
- WELLNESS & LIFESTYLE HOTSPOT

IDEAL FOR UNIQUE CLOTHING, COFFEE & WELLNESS BRANDS

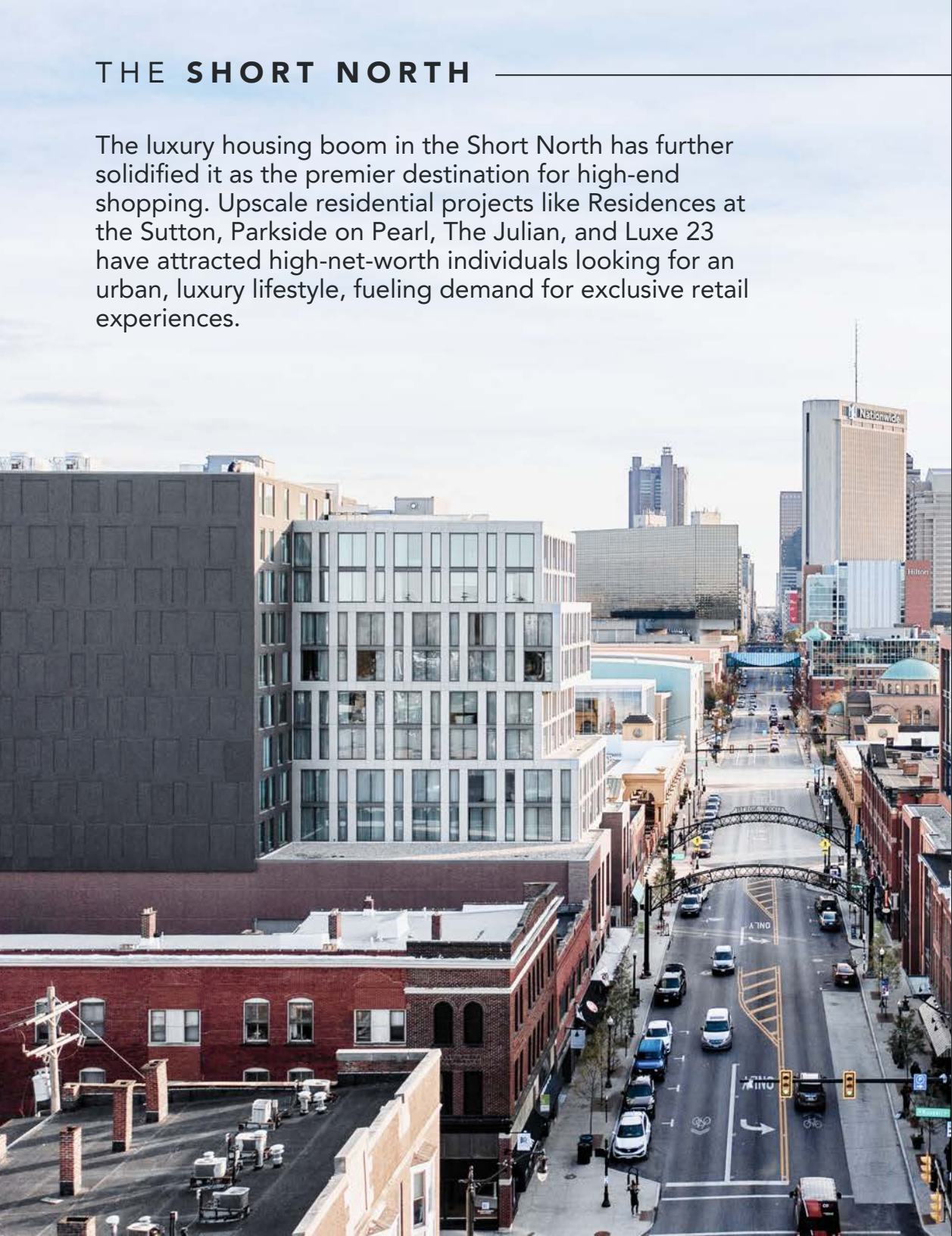
The Short North is a prime hub for luxury fashion, specialty coffee, and wellness brands, drawing a style-savvy, health-conscious clientele. With high demand for upscale apparel, artisanal cafés, and holistic wellness retailers, it's the perfect location for brands seeking a vibrant, trend-forward market.

TENANT MIX

Office tenants include Drive Capital, Industrious, and The Pizzuti Companies. The ground-floor retail space includes CorePower Yoga.



THE SHORT NORTH



The luxury housing boom in the Short North has further solidified it as the premier destination for high-end shopping. Upscale residential projects like Residences at the Sutton, Parkside on Pearl, The Julian, and Luxe 23 have attracted high-net-worth individuals looking for an urban, luxury lifestyle, fueling demand for exclusive retail experiences.

THE POWER OF THE SHORT NORTH ARTS DISTRICT FOR RETAIL

The Short North Arts District is more than a retail destination—it's the heartbeat of Columbus' luxury, culture, and commerce. This highly walkable, trendsetting district is known for its high-end boutiques, art galleries, fine dining, and experiential shopping that attract an affluent, style-conscious consumer base. Retailers seeking visibility, prestige, and strong sales potential will find 625 N High Street to be a prime storefront in the city's most dynamic retail environment.

3.8
BILLION

Short North's contribution to the local economy in Columbus, Ohio

2.1
BILLION

Short North's 2022 revenue generated that supported business operations, jobs, and wages

Population

230K

DAYTIME POPULATION

2.8K

RESIDENT
POPULATION

AVG HOME VALUE

\$471K

HOMES IN THE
NEIGHBORHOOD

932

SURROUNDING HOMES

19.9K

28

MEDIAN AGE

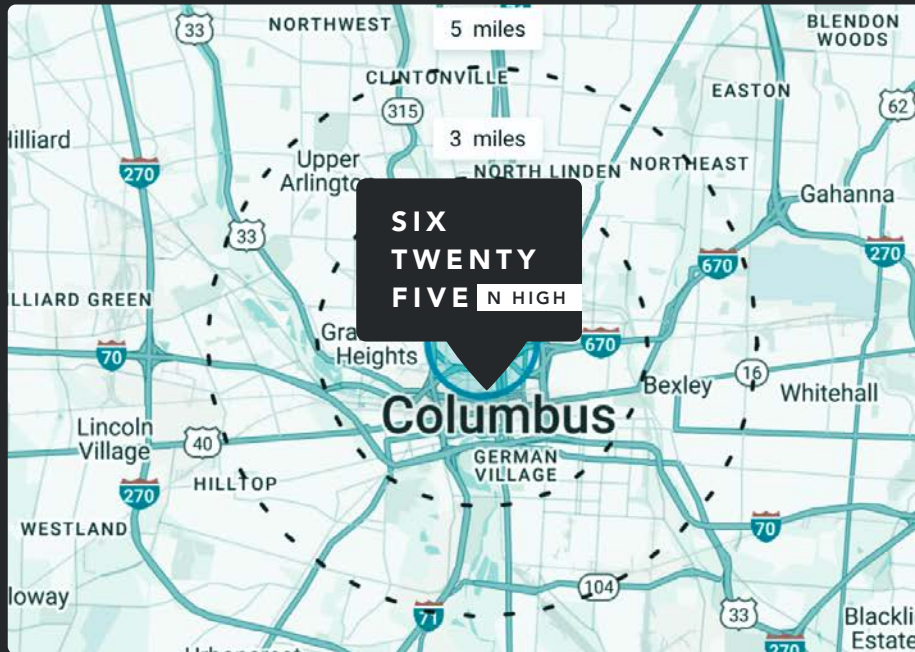
The Columbus retail market saw significant positive absorption in Q4 2024, with a slight vacancy rate decrease to 3.63%.

VACANCY RATE
DECREASE

→ **3.63%**

Demographics data derived from Crexi and AlphaMap

DEMOGRAPHIC INFLUENCE



SIX TWENTY FIVE N HIGH ST

RADIUS INSIGHTS

1 MILE RADIUS

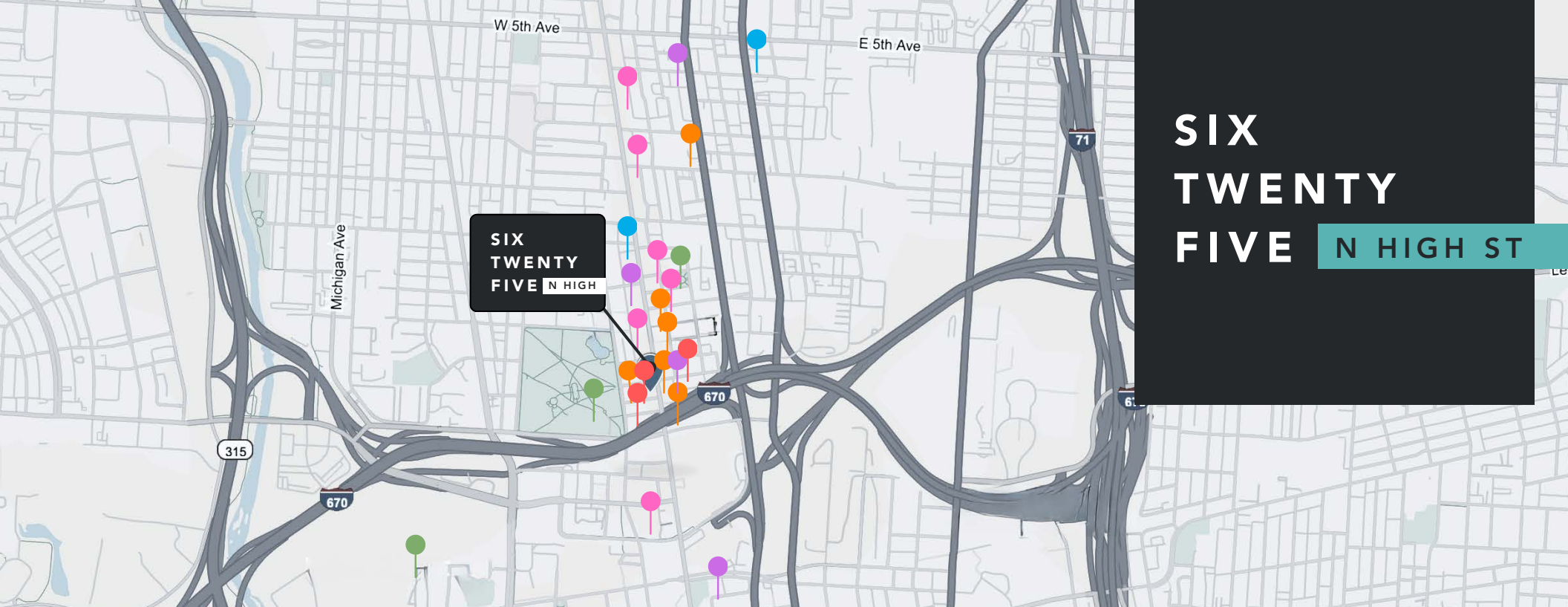
Total Population: 35,000
Average Age: 30
Average Age [Male]: 29
Average Age [Female]: 31
Total Households: 18,000
Persons per Household: 1.9

3 MILE RADIUS

Total Population: 150,000
Average Age: 33
Average Age [Male]: 32
Average Age [Female]: 34
Total Households: 70,000
Persons per Household: 2.1

5 MILE RADIUS

Total Population: 350,000
Average Age: 35
Average Age [Male]: 34
Average Age [Female]: 36
Total Households: 160,000
Persons per Household: 2.2



● SHOPPING

Homage (0.1 miles)
Tigertree (0.2 miles)
Global Gifts (0.3 miles)
Flower Child Vintage
(0.4 miles)

● DINING

The Pearl (0.1 miles)
Northstar Café (0.2 miles)
Brassica (0.3 miles)
Marcella's (0.4 miles)
Jeni's Splendid Ice
Creams (0.1 miles)
Sweetgreen (0.2 miles)

● COFFEE + DRINKS

One Line Coffee (0.1 miles)
Stauf's Coffee Roasters (0.2 miles)
Mission Coffee Co. (0.3 miles)
Pint House (0.1 miles)
Standard Hall (0.2 miles)
Bodega (0.3 miles)
Union Café (0.4 miles)

● RECREATION

Gateway Film Center (0.7 miles)
Shadowbox Live (0.8 miles)
Studio 35 Cinema & Drafthouse
(0.9 miles)
Goodale Park (0.3 miles)
Italian Village Park (0.6 miles)

**SURROUNDED BY HIGH-TRAFFIC
BUSINESSES & LUXURY
RESIDENTIAL DEVELOPMENTS**

● HIGH-END RESIDENTIAL

Residences at the Sutton (0.2 miles)
The Julian (0.5 miles)
Luxe 23 (0.3 miles)
Parkside on Pearl (0.3 miles)

● NEARBY RETAILERS

Big Fun Columbus (0.1 miles)
Chase Bank (0.1 miles)
Columbus Museum of Art at
the Pizzuti (0.1 miles)

1M+

CONVENTION CENTER
ATTENDEES ANNUALLY

20K+

WEEKEND SHOPPING
& NIGHTLIFE CROWD

Situated on N High Street, Columbus' most sought-after retail corridor, your business will benefit from a steady flow of pedestrians, professionals, tourists, and affluent residents drawn to the area's unique mix of shopping, art galleries, upscale dining, and entertainment venues. Whether during the bustling daytime hours, the lively evening dining scene, or the energetic nightlife, this retail space guarantees exposure to a diverse and affluent audience.

SIX
TWENTY
FIVE

N HIGH ST



15.8K

DAILY VEHICLE
COUNT
ON HIGH ST



8.5K+

DAILY
PEDESTRIAN
TRAFFIC ON
HIGH ST

UNMATCHED VISIBILITY

COLUMBUS STATS

The Columbus Region has one of the most dynamic and flourishing economies in the United States. With a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest and the 7th largest economy in the United States.



64K+

PROJECTED
RESIDENTS IN
THE NEXT 5
YEARS

14K NEW
RESIDENTS
IN 2024

37K+

COLLEGE +
GRADUATE
STUDENTS



27.7M VISITORS ANNUALLY FROM
FOOTBALL ATTRACTIONS

MORE THAN 100 COMPANIES ARE
HEADQUARTERED IN COLUMBUS

**30
04**

DOWNTOWN
HOTELS

COLLEGES +
UNIVERSITIES



240+

RETAIL
ESTABLISHMENTS



13K+

APARTMENT
UNITS BY 2026

89.4K

DOWNTOWN
WORKERS

120K

PROJECTED
BY 2040



A SIGNIFICANT **\$2 BILLION EXPANSION** PROJECT IS UNDERWAY AT JOHN GLENN INTERNATIONAL AIRPORT, WITH GROUNDBREAKING SCHEDULED FOR EARLY 2025, AIMING TO BOOST CONNECTIVITY AND SUPPORT ECONOMIC GROWTH.

**SIX
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N HIGH ST



Franklin County and the Columbus Region have received numerous accolades that highlight their attractiveness to businesses, including retailers. The region is recognized as a top-ranked business climate with a strong economy and a prepared workforce. It has been named the No.1 Rising City for Startups and has grown multiple unicorn companies, showcasing its potential for innovation and business success.

MARKET SNAPSHOT

FRANKLIN COUNTY

➤ **1.32M**
TOTAL POPULATION

➤ **\$243K**
AVERAGE HOME VALUE

➤ **\$71K**
AVERAGE HH INCOME

COLUMBUS METRO AREA

➤ **2.14M**
TOTAL POPULATION

➤ **\$252K**
AVERAGE HOME VALUE

➤ **\$77K**
AVERAGE HH INCOME

Demographic information comes from public data provided by the US Census.



SIX TWENTY FIVE

N HIGH ST

625 N High St isn't just a location—it's a statement. Luxury, prestige, and opportunity converge here, making it the ultimate setting for high-end retail success.

PRIME LOCATION

Situated in the heart of the Short North Arts District, known for its cultural vibrancy and high foot traffic.

ECONOMIC GROWTH

Columbus' robust economy and supportive business climate foster growth and success for retailers.

MODERN AMENITIES

The property features contemporary design elements and high-quality finishes, creating an inviting retail environment.

MIXED-USE DEVELOPMENT

Across the street from Le Méridien Columbus, The Joseph, attracting a diverse clientele.

COMMUNITY ENGAGEMENT

The area hosts numerous events and festivals, providing businesses with opportunities for increased exposure.

HIGH VISIBILITY

Located on N High Street, the property benefits from substantial pedestrian and vehicular traffic.

THE ROTH DIFFERENCE

SHAPING THE COLUMBUS SKYLINE ONE **PROPERTY** AT A TIME



TO SCHEDULE A TOUR AND TO
LEARN MORE ABOUT LEASING
OPPORTUNITIES AT 625 N HIGH ST,
CONTACT US:

WILLIAM ROTH
(614) 721-6751
WILL@ROTHREGROUP.COM

STRATEGIC PARTNERSHIP

At Roth Real Estate Group, we don't just lease space—we build retail destinations. With deep roots in Columbus's top retail corridors, we connect landlords with high-performing tenants and help retailers secure prime locations that drive success.

We provide a comprehensive suite of commercial real estate services designed to maximize value and achieve your business objectives. Leveraging cutting-edge technology and data-driven insights, we keep our clients informed and empowered throughout the process. As our partner, you'll gain access to the latest market intelligence and emerging opportunities, ensuring you're positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

WHY CHOOSE ROTH?

- **Exclusive Market Access** – Strong relationships with top landlords and developers.
- **Retail Expertise** – Extensive connections with local, national, and global retailers.
- **Results-Driven Approach** – Proven ability to maximize retail potential in competitive markets.
- **The Roth Legacy** - 75+ years of local market expertise.



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FIVE **N HIGH ST**
THE JOSEPH

ROTH

REAL
ESTATE
GROUP

A **PIZZUTI** DEVELOPMENT

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