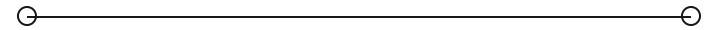


PROPOSAL

857 South High Street

857 SOUTH HIGH STREET

Columbus, OH 43206



PRESENTED BY:

BETH LONG

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beth.long@svn.com

OH #2004021322

DOUG WILSON

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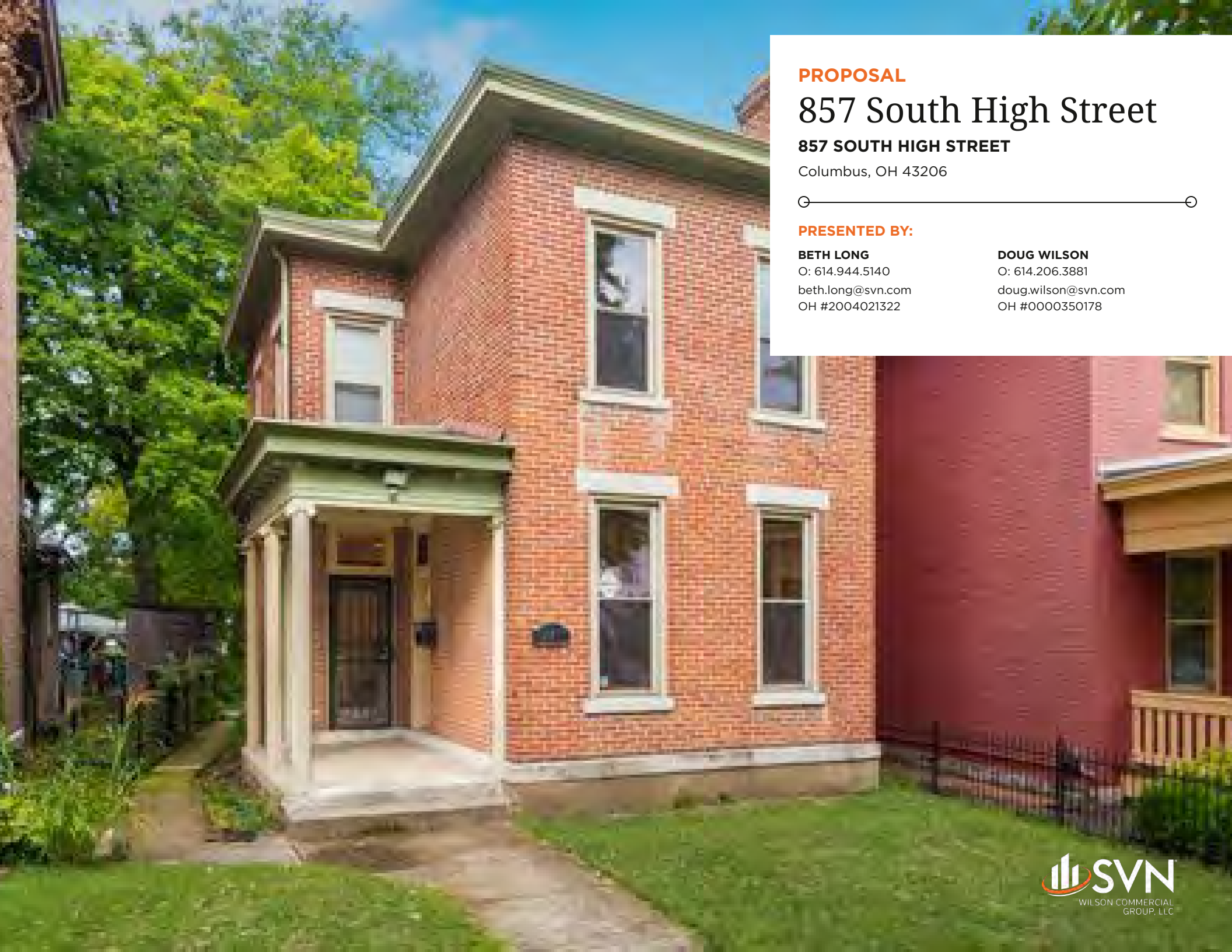




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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------|
| SALE PRICE: | \$625,000 |
| BUILDING SIZE: | 1,830 SF |
| LOT SIZE: | 0.13 Acres |
| PRICE / SF: | \$341.53 |
| YEAR BUILT: | 1920 |
| RENOVATED: | 2023 |
| APN: | 010-011767 |

PROPERTY OVERVIEW

SVN Wilson is pleased to present an excellent opportunity to own a versatile commercial property in a highly sought-after location near the bustling Whittier intersection on High Street. This unique space is perfect for various business pursuits, including a law office, real estate agency, or creative art studio. It also offers the potential for a live-work setup with comfortable living space upstairs. See attached c-4 approved uses.

The property boasts brand-new hardwood floors that lend an air of sophistication and warmth to every room. Freshly painted walls provide a clean, modern canvas ready for your business's personal touch. In 2023, the building was enhanced with a durable, weather-resistant rubber roof, ensuring longevity and minimal maintenance needs.

Do not disturb tenant. Agent Owned

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Columbus, Ohio is the 14th largest city in the United States and is the 11th fastest growing city in the nation. Columbus has historically been #1 in the Midwest for population growth, job growth, and wage growth, and is currently building the site of Intel Corp.'s latest Chip Fab campus: a \$20 billion project that is expected to generate 11,000 jobs, with the potential for 4 additional chip fab facilities.

Columbus, Ohio has also been top ten in the nation in Rental Rate Growth. It is the capital city of Ohio with National, State, and Local Government. The city is home to the Ohio State University, and over 50 other universities and 135,000 college students. Fifteen Fortune 1000 Companies are headquartered in Columbus including Nationwide Insurance, Wendy's, Ohio Health, Cardinal Health, CoverMyMeds, L Brands and Victoria Secret.

Columbus is an innovative city and in 2016 won the world's first Smart City Grant, which is an initiative to advance and integrate technologies with community platforms, such as busing systems, logistics and healthcare. In 2017 Columbus was recognized as the #1 city for Tech Workers, #2 City for College Grads, and in other recent years named the #1 City for Opportunity, #3 Best City for Millennials, and is consistently among the best cities for millennial growth nationally.

Columbus, Ohio continues to set the standard for economic growth with little big town charm, and is bolstered by its public-private partnerships and civic, academic and business leaders who lead with the next generation in mind.

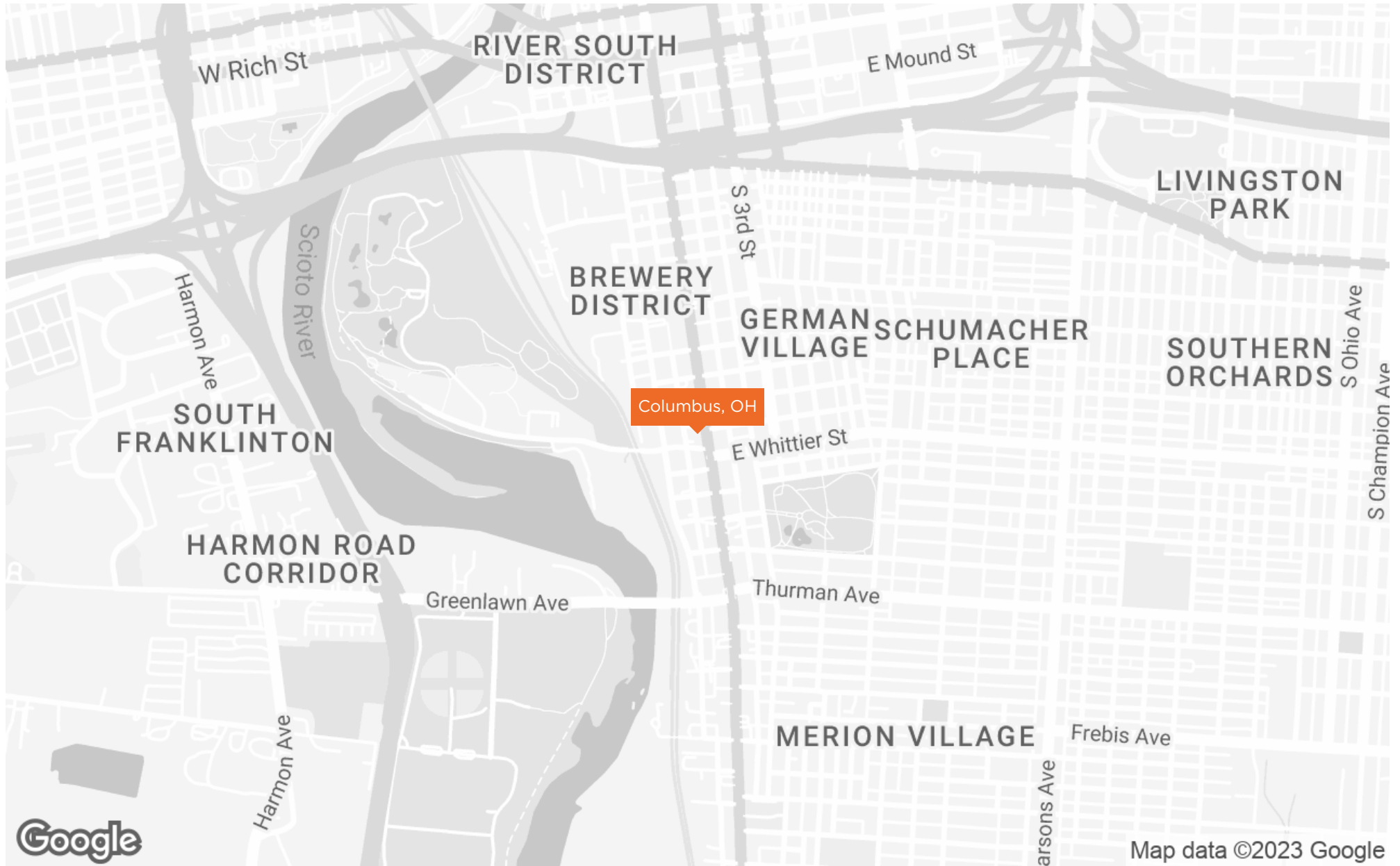
ADDITIONAL PHOTOS



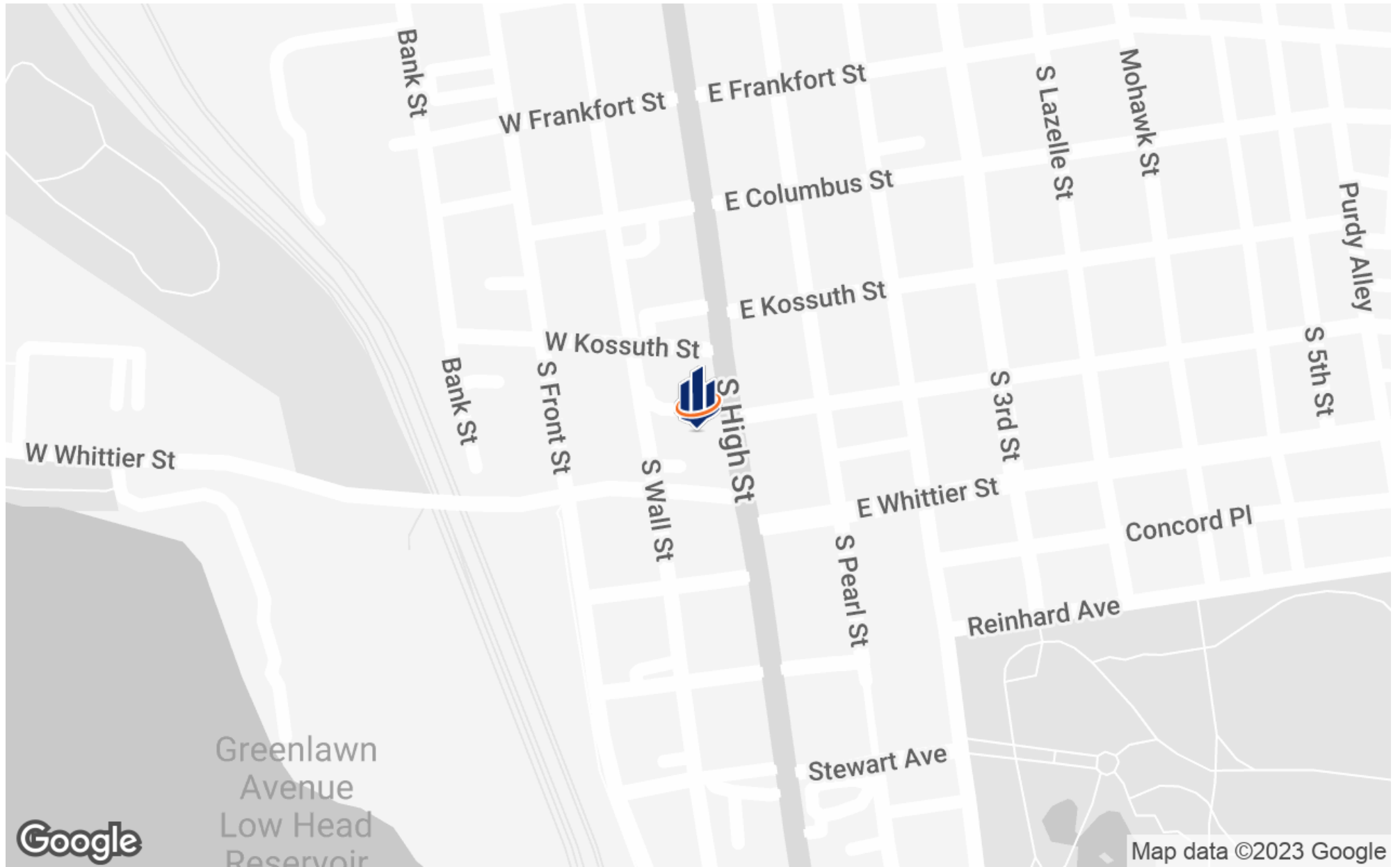


SECTION 2
Location
Information

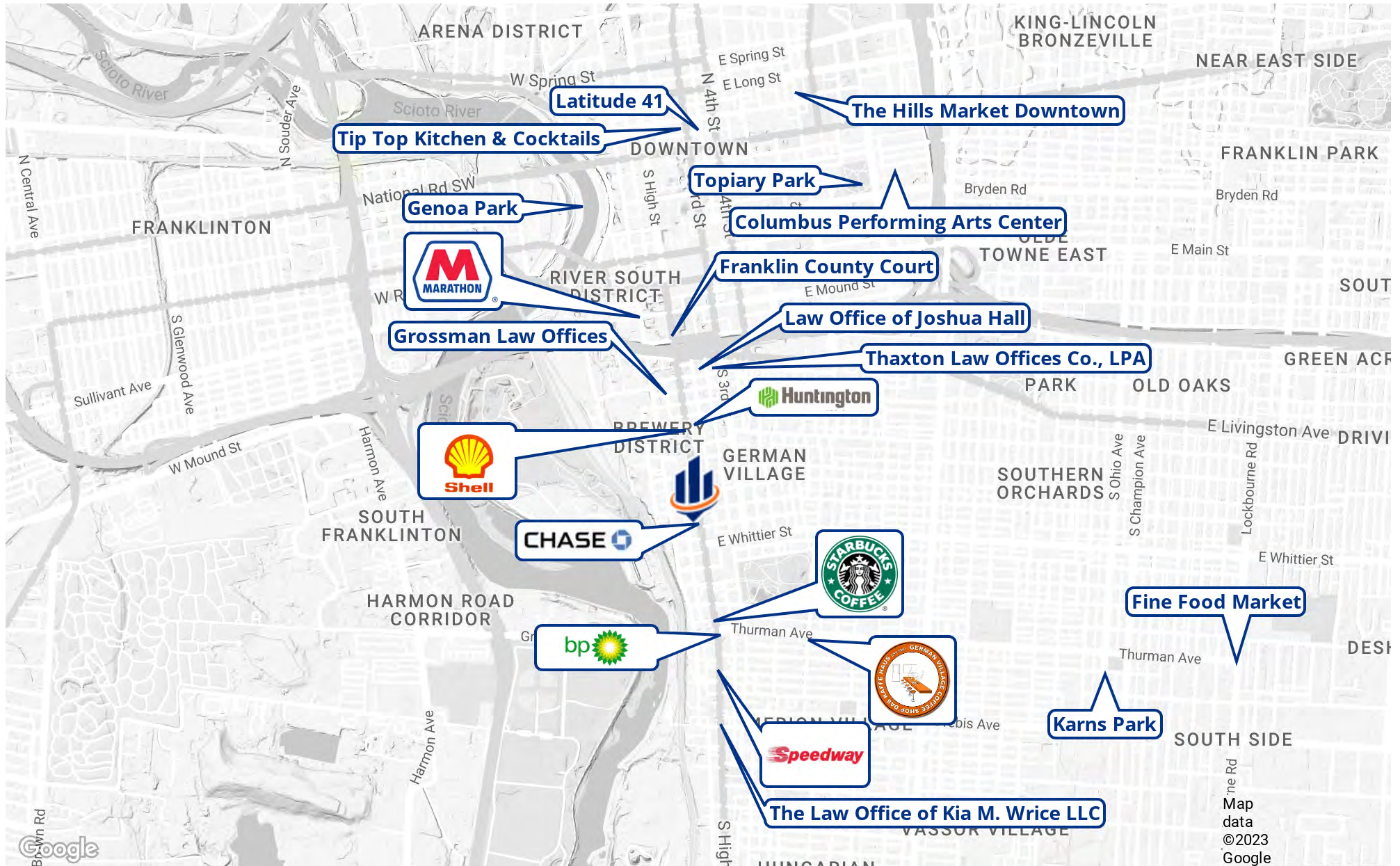
REGIONAL MAP



LOCATION MAP



RETAILER MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

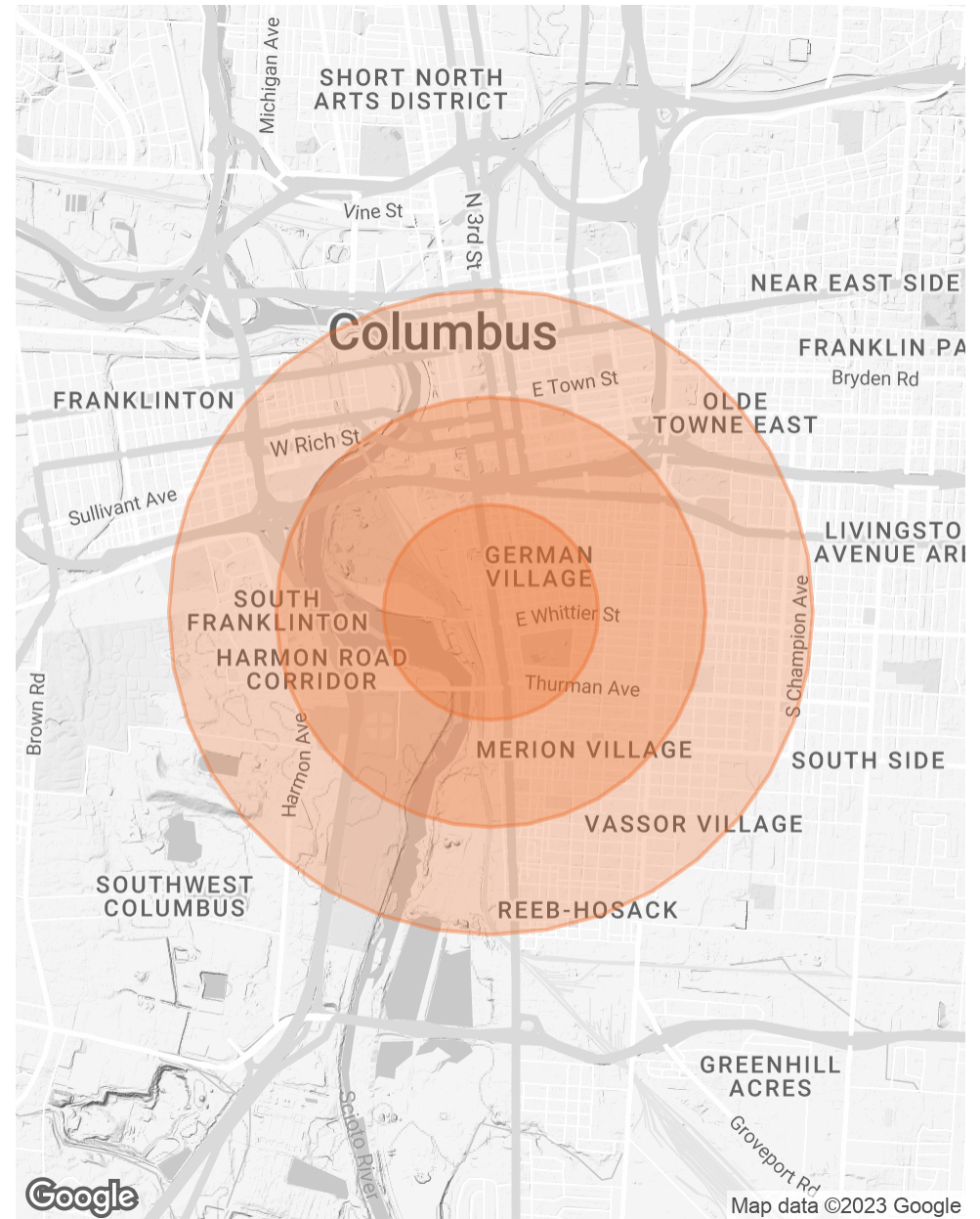
0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| TOTAL POPULATION | 4,228 | 15,019 | 30,942 |
| AVERAGE AGE | 36.3 | 35.2 | 33.8 |
| AVERAGE AGE (MALE) | 37.2 | 36.0 | 34.4 |
| AVERAGE AGE (FEMALE) | 33.1 | 33.0 | 33.0 |

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,646 | 9,324 | 17,983 |
| # OF PERSONS PER HH | 1.6 | 1.6 | 1.7 |
| AVERAGE HH INCOME | \$115,278 | \$94,100 | \$69,634 |
| AVERAGE HOUSE VALUE | \$370,027 | \$291,098 | \$213,904 |

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios

ADVISOR BIO 1

BETH LONG

Advisor

beth.long@svn.com

Direct: **614.944.5140** | Cell: **614.256.4033**

OH #2004021322

PROFESSIONAL BACKGROUND

Beth Long is a member of the SVN/Wilson Commercial team in Columbus Ohio. Beth specializes in investment property as well as self storage facilities. In addition to property management she is well versed in the acquisition and sale of income producing property. She started her real estate career in the fast-paced urban area known as Short North District in Columbus Ohio. She quickly broadened her scope to include buying, selling and managing commercial properties and self storage facilities ranging from individual commercial and residential units to self storage facilities with over 500 units.

EDUCATION

BS, Psychology - University of Toledo
MS, Environmental Management - University of Findlay

MEMBERSHIPS

Columbus Board of Realtors, Self Storage Council

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