



1730 S HIGH STREET, COLUMBUS, OHIO 43207

FOR LEASE: \$8.00 PER SQ FT MODIFIED GROSS



Property Features:

- 3,750 Sq Ft Office Building with additional space in lower level
- 1st Floor—2,143 sq ft
- 2nd Floor—1,607 sq ft
- Lower Level—2,143 sq ft
- Plenty of Parking
- Excellent Signage on High Traffic South High Street
- Zoning is Office
- Between Innis Ave and Woodrow Avenue
- Immediate Possession
- Built in 1999



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Office-Office



List Number: 217000359 **Status:** Active **List Price:** \$8
Original List Price: \$10 **Showing Start Date:** 01/05/2017 VT:
Parcel #: 010-014185 **Previous Use:**
Use Code: **Tax District:** 010 **Zoning:** office
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: **Assoc/Condo Fee:**
Total Op Expenses:
NOI:
Tax Abatement: **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 22,556 **Tax Year:** 2015 **Possession:** Immediate
Assessment: **Addl Acceptance Cond:** None Known

General Information

Address: 1730 S High Street **Unit/Suite #:** **Zip Code:** 43207
Between Street: Innis Ave & Woodrow Ave **City:** Columbus **Corp Limit:** Columbus
Complex: **County:** Franklin **Township:** None
Dist To Intersxn: **Mult Parcels/Sch Dis:** No **Near Interchange:**

Building Information

Total Available Sqft: 3,750 **Minimum Sqft Avail:** 3,750 **Max Cont Sqft Avail:** 5,893
Building Sqft: 3,750 **Acreage:** 0.28 **Lot Size:**
of Floors Above Gr: 2 **# of Elevators:** 0 **Parking Ratio:**
of Docks: 0 **# Drive-In Doors:** 0 **Total Parking:**
Year Built: 1999 **Year Remodeled:** **Basement:**
Common Area Factor: **Ceiling Height Ft:**

	Suite Number	SqFt	Date Avail		Suite #	Sqft	Date Avail
1:				3:			
2:				4:			

Financials

Lease Rate \$/Sq Ft: 10 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

2 story office building previous medical space and currently under rehab. 1st floor offers 2,143 sq ft, 2nd floor offers 1,607 sq ft, and lower level offers 2,143 sq ft. Plenty of parking in rear, excellent signage on high traffic south High Street.

Sold Info

Sold Date: **DOM:** 776 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**

Sold Non-MLS: No
February 19, 2019

Prepared by: Randy J Best

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Full Photo Tour

1730 S High Street, Columbus, OH 43207
This listing is Active Listed for \$8 MLS # 217000359

photo



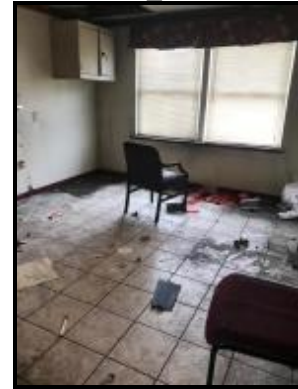
S3010001



S3010003



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IMG_0519



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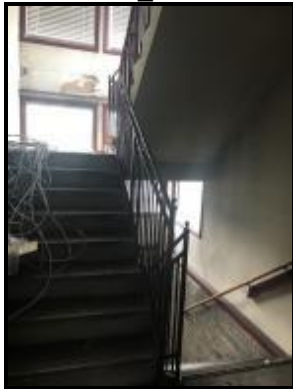
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Site Map

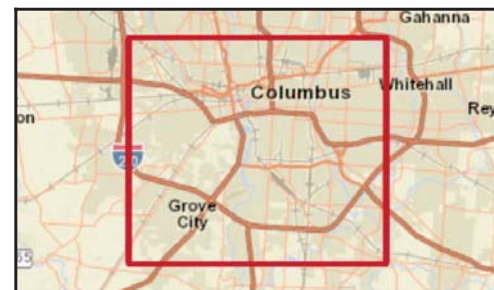
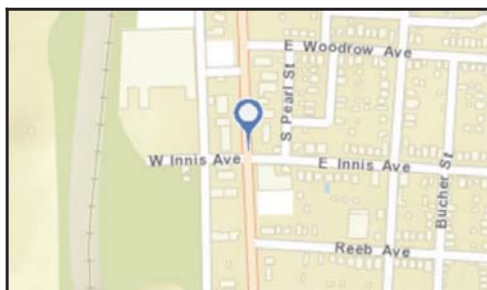
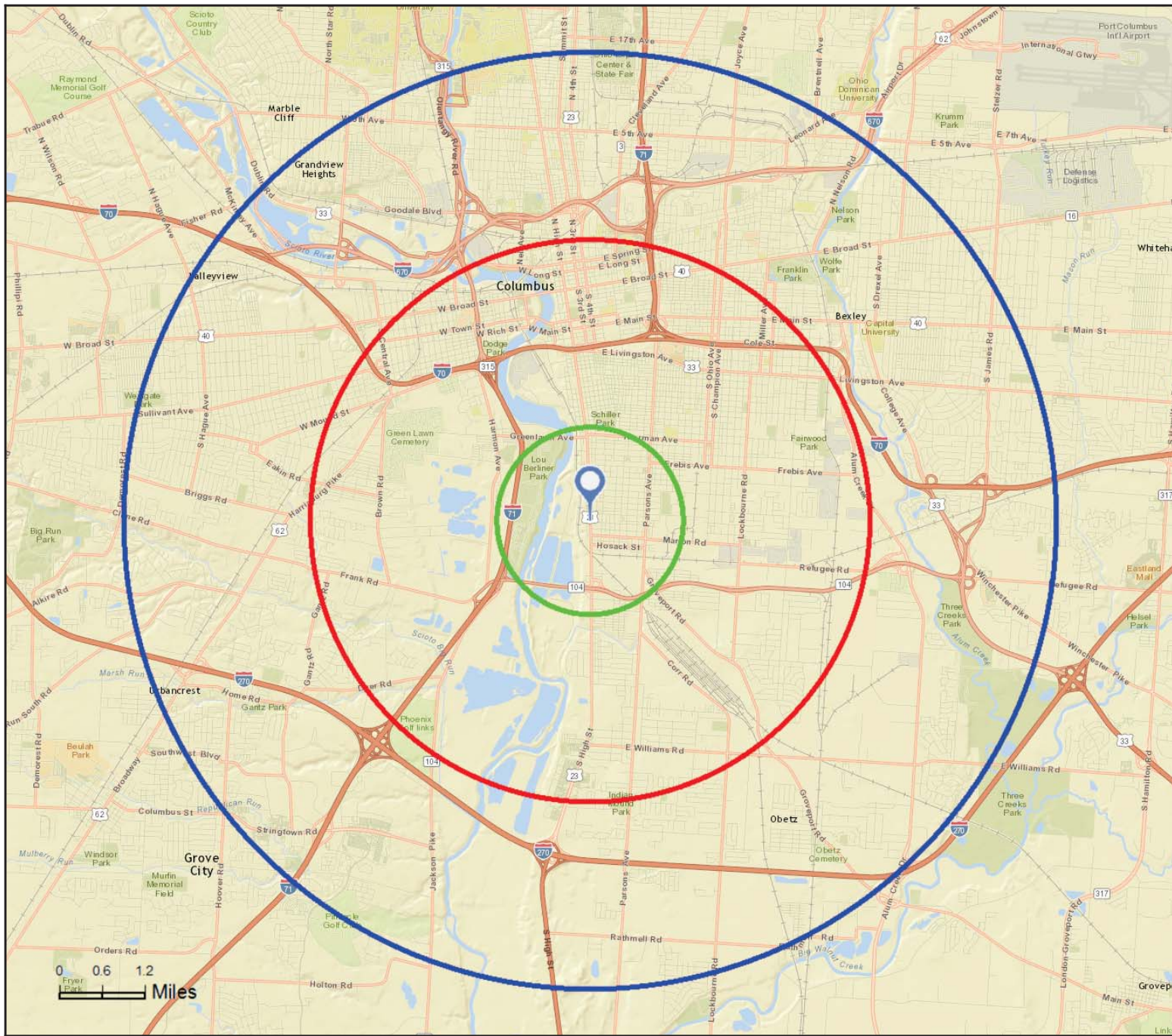
1730 S High St, Columbus, Ohio, 43207

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.92641

Longitude: -82.99557



January 05, 2017

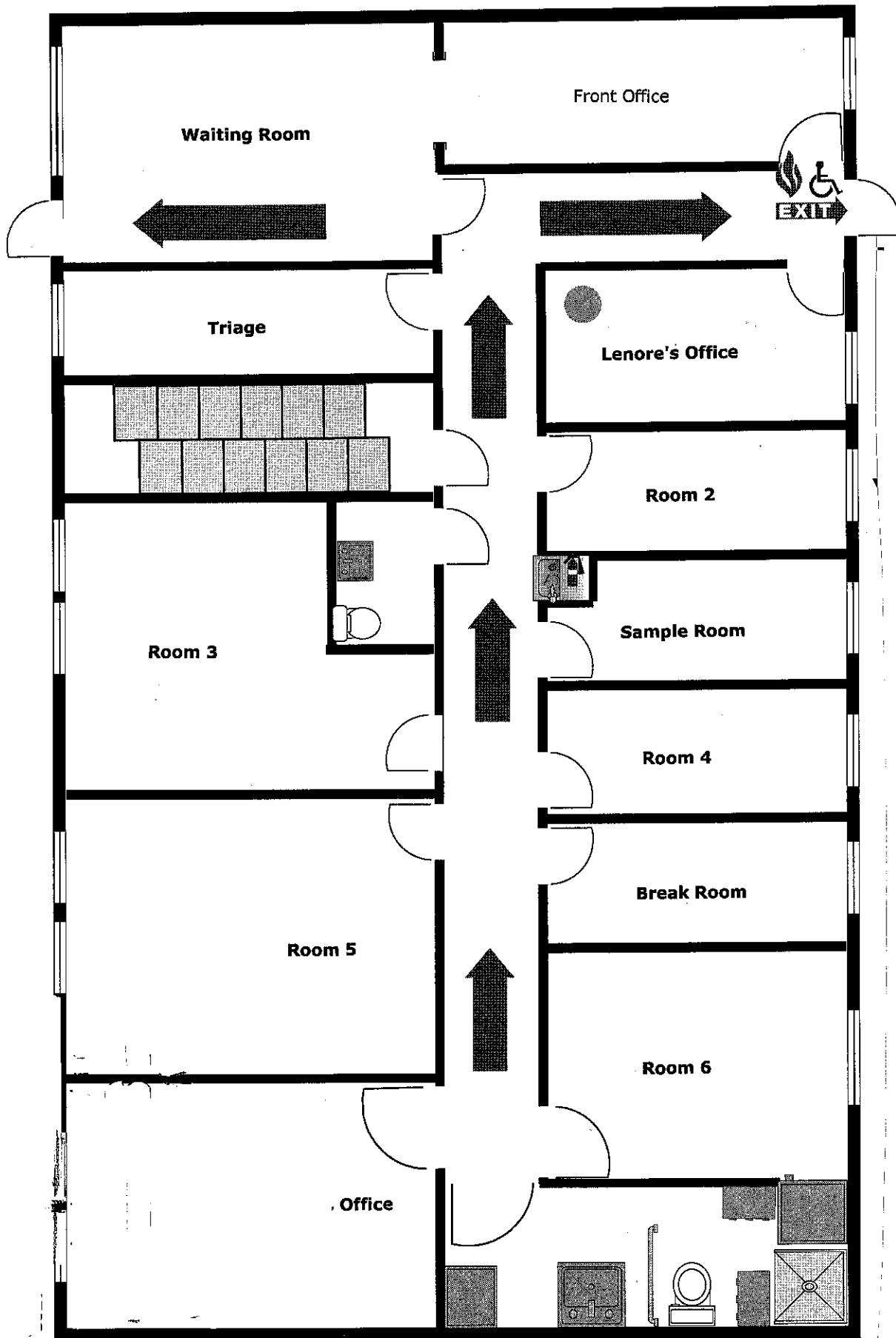
★ 1730 South High Street, Columbus, Ohio 43207



Area Map



(MAIN FLOOR)



Demographic Summary Report

1730 S High St, Columbus, OH 43207

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,893 SF**
 Typical Floor: **2,143 SF**

Total Available: **3,750 SF**
 % Leased: **36.37%**
 Rent/SF/Yr: **\$8.00**



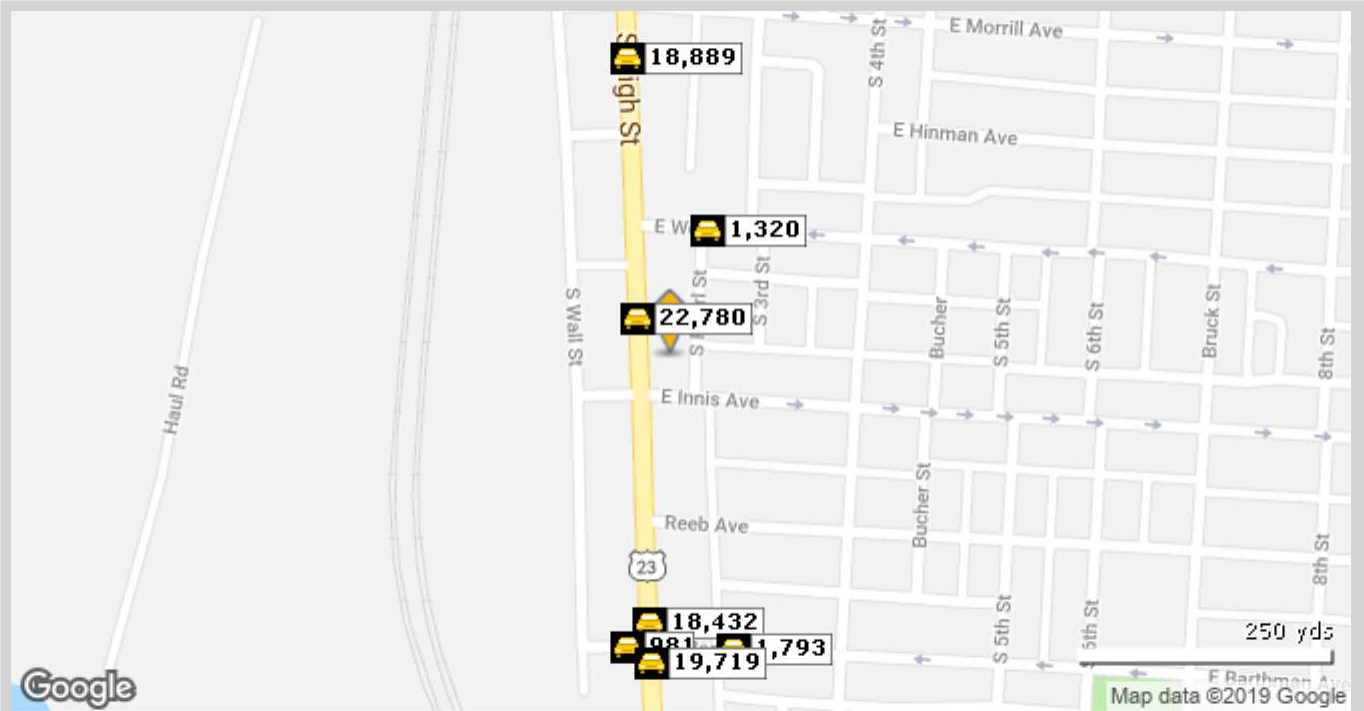
Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	10,082	96,543	291,469
2018 Estimate	9,605	91,137	275,380
2010 Census	9,215	82,001	248,390
Growth 2018 - 2023	4.97%	5.93%	5.84%
Growth 2010 - 2018	4.23%	11.14%	10.87%
2018 Population by Hispanic Origin	282	3,121	11,140
2018 Population	9,605	91,137	275,380
White	7,395 76.99%	50,297 55.19%	172,878 62.78%
Black	1,686 17.55%	35,474 38.92%	84,246 30.59%
Am. Indian & Alaskan	49 0.51%	417 0.46%	1,099 0.40%
Asian	107 1.11%	1,687 1.85%	7,609 2.76%
Hawaiian & Pacific Island	1 0.01%	23 0.03%	220 0.08%
Other	369 3.84%	3,240 3.56%	9,328 3.39%
U.S. Armed Forces	4	21	105
Households			
2023 Projection	4,344	40,482	118,579
2018 Estimate	4,147	38,154	111,889
2010 Census	4,027	34,152	100,927
Growth 2018 - 2023	4.75%	6.10%	5.98%
Growth 2010 - 2018	2.98%	11.72%	10.86%
Owner Occupied	1,829 44.10%	17,051 44.69%	52,704 47.10%
Renter Occupied	2,318 55.90%	21,103 55.31%	59,185 52.90%
2018 Households by HH Income	4,145	38,154	111,887
Income: <\$25,000	1,216 29.34%	12,931 33.89%	33,928 30.32%
Income: \$25,000 - \$50,000	984 23.74%	9,780 25.63%	27,176 24.29%
Income: \$50,000 - \$75,000	900 21.71%	6,924 18.15%	20,512 18.33%
Income: \$75,000 - \$100,000	383 9.24%	3,391 8.89%	11,098 9.92%
Income: \$100,000 - \$125,000	220 5.31%	1,882 4.93%	7,711 6.89%
Income: \$125,000 - \$150,000	204 4.92%	916 2.40%	3,659 3.27%
Income: \$150,000 - \$200,000	148 3.57%	992 2.60%	3,674 3.28%
Income: \$200,000+	90 2.17%	1,338 3.51%	4,129 3.69%
2018 Avg Household Income	\$60,032	\$56,902	\$62,191
2018 Med Household Income	\$47,585	\$40,073	\$44,607



Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S High St	E Innis Ave	0.04 S	2014	21,037	MPSI	.03
2	S High St	E Innis Ave	0.04 S	2017	22,780	MPSI	.03
3	E Woodrow Ave	S Pearl St	0.01 E	2016	1,320	MPSI	.08
4	E Woodrow Ave	S Pearl St	0.01 E	2017	1,320	MPSI	.08
5	S High St	E Barthman Ave	0.01 S	2013	18,432	Converte	.15
6	W Barthman Ave	S Wall St	0.03 W	2017	981	MPSI	.17
7	E Barthman Ave	S High St	0.05 W	2013	1,793	AADT	.17
8	S High St	E Barthman Ave	0.01 N	2017	19,719	MPSI	.17
9	S High St	W Morrill Ave	0.03 N	2017	21,060	MPSI	.17
10	S High St	E Morrill Ave	0.03 N	2015	18,889	MPSI	.17



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