

Retail Opportunity Near OSU – 2469 N. High St.



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

2469 N High St, Columbus, OH 43202

Position your business in one of Columbus' busiest retail corridors at 2469 N. High Street, just minutes from The Ohio State University main campus and south of the Clintonville neighborhood.

This inline retail space features an open floor plan, along with a private office and restroom, offering flexibility for a variety of retail or service uses.

Located directly on the bus line, the property benefits from strong foot and vehicle traffic along High Street.

Large front display windows provide excellent visibility to showcase merchandise or services.

Additional features include off-street parking, professional property management, and a well-maintained building. Ownership is seeking a long-term tenant for this highly visible retail location.

Property Highlights

- Heavy retail traffic area
- Over 14K VPD on this block
- Easy access to I-71 and SR-315

Property Summary

Lease Rate: \$14.50 SF/yr (NNN)

CAM: \$600 Flat Rate Monthly

Building SF: 20,728 SF

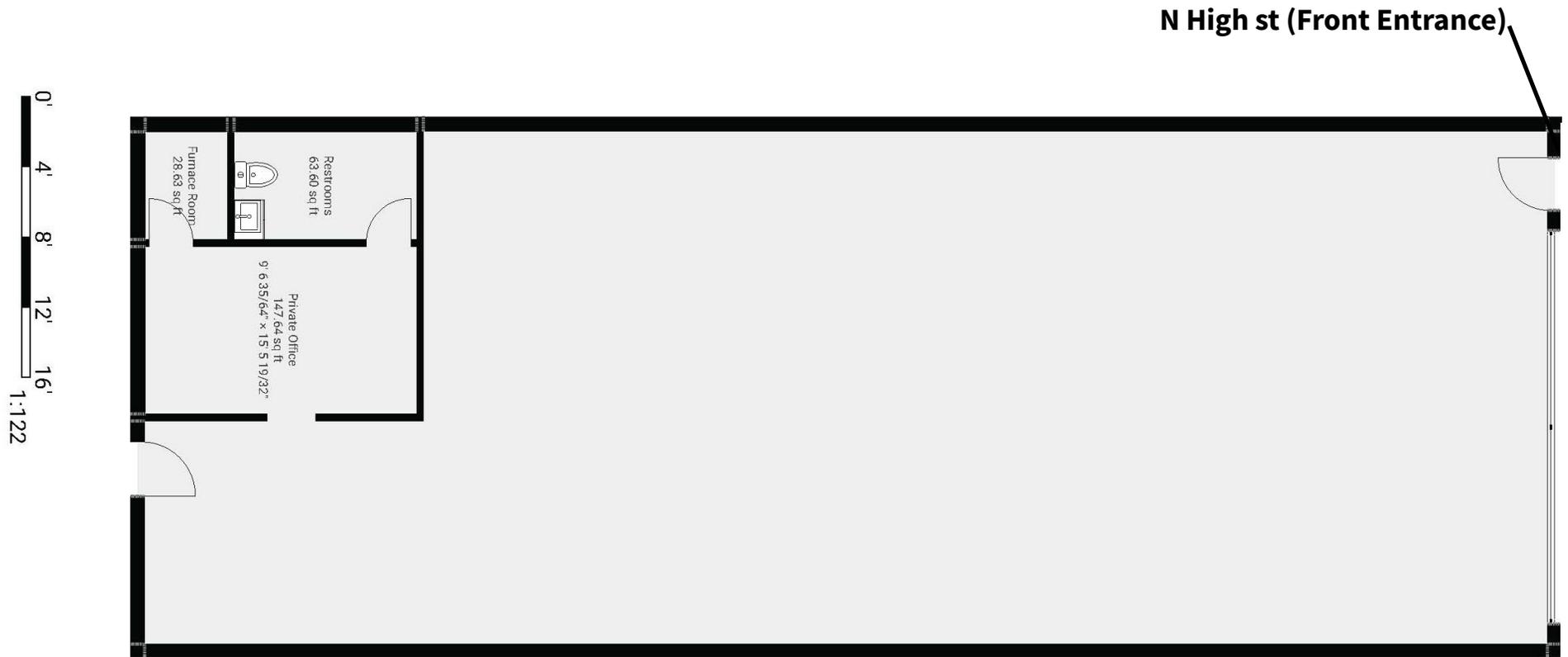
Available SF: 1.950 SF



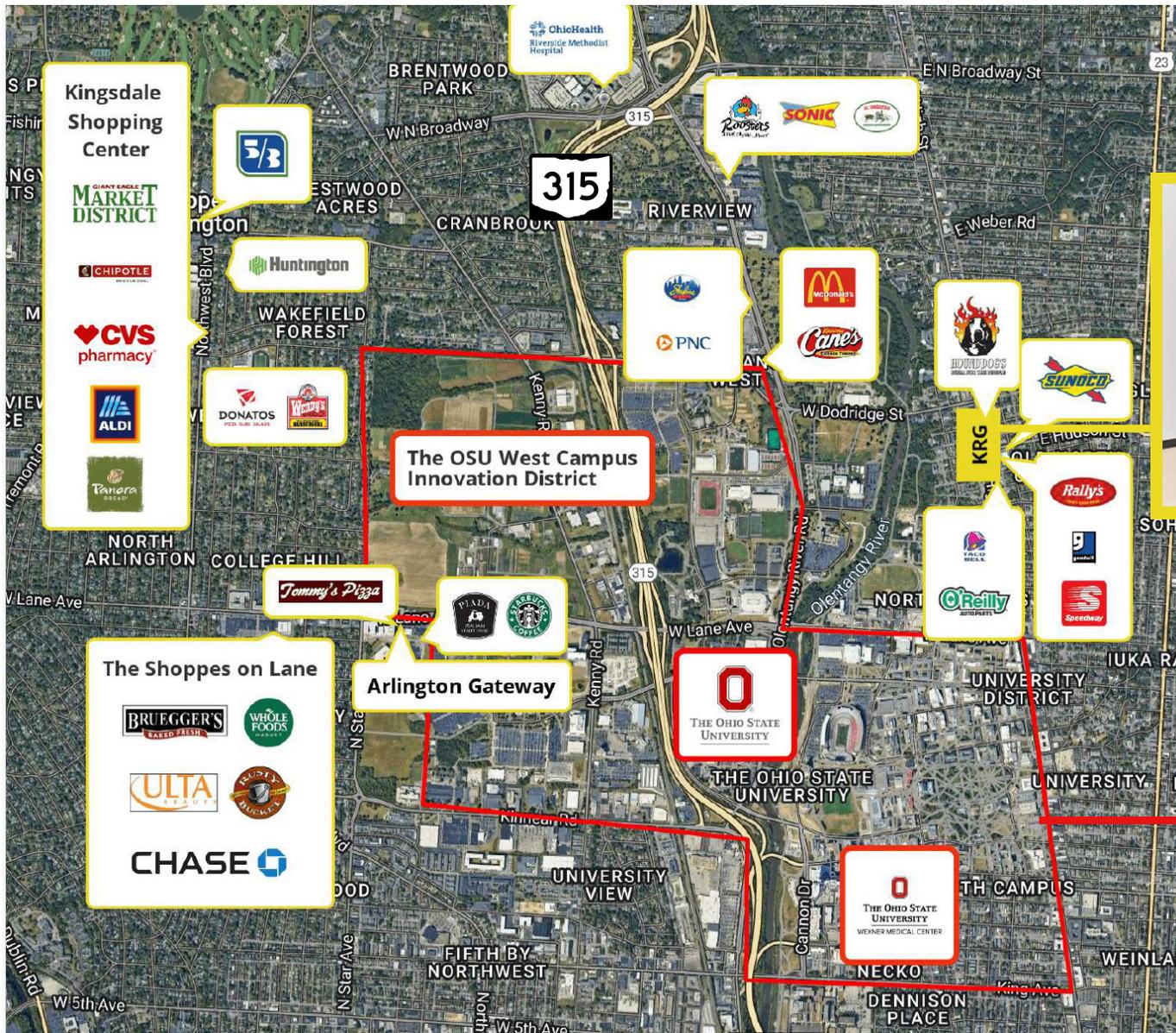
Interior Photos



Floor Plan



Area Map

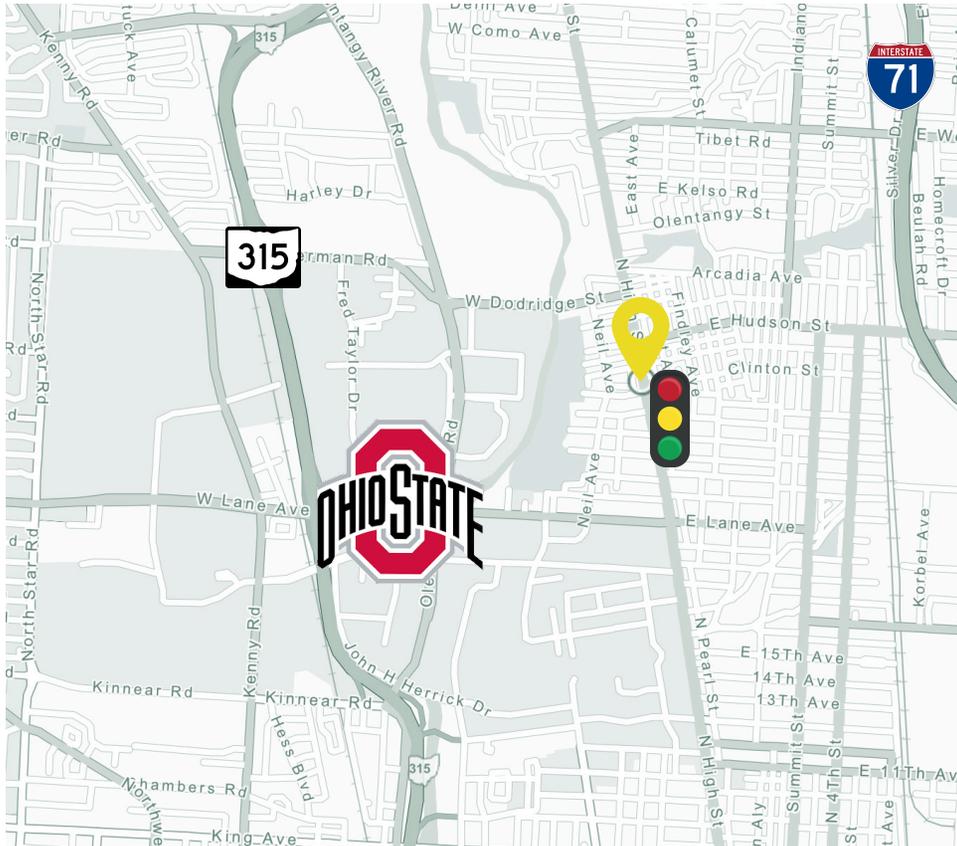


2469 N High St



University Area

Market Overview - Within 5 miles



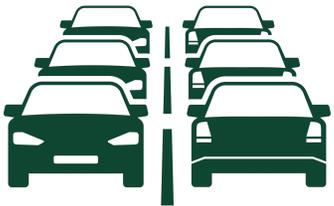
Demographic Snapshot

Population	375,303
Households	163,793
Avg HHI	\$82,797
Businesses	32,249
Employees	339,326

Average Consumer Spend

Apparel	\$251,038,090
Entertainment/Hobbies	\$744,242,718
Household	\$694,228,255
Total	\$4,660,753,202

Traffic Count



N High St &
W Hudson St 20,823

Contact Us



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

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Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



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Offering Memorandum

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.

