

SPACE OFFERING

Address: 2040 N High Street
Columbus, OH 43201
Parcel ID: 010-052840-00

Space Available: 2,382 +/- SF
Lease Price: \$45.00 / SF
Op Ex (Tax, Ins, CAM): \$9.75 / SF
Additional Space: 3,800 +/- SF (\$15 / SF NNN)
Offering: of basement space available for buildout/storage

Zoning: Commercial C4
Location: The Ohio State University Area
Year Built: 1928
Levels: 3 Story

SPACE FOR LEASE

PANDA EXPRESS



PROPERTY OVERVIEW:

Available for lease is this 2,382 +/- SF space facing High Street on the prominent corner of High Street and Woodruff. This formerly was a Mexican style restaurant. This space is currently built out as a full restaurant with kitchen, two restrooms, and spacious dining area. The kitchen has a walk-in refrigerator off the back of the building with a grease trap system already installed. The back patio area potential. Additional 3,800 +/- SF of basement level space available for lease as additional business area or storage for \$15 SF NNN.

PROPERTY HIGHLIGHTS:

- 2,382 +/- SF of High Street facing space
- Additional 3,800 +/- SF of basement level space available for lease
- Back patio space potential
- Existing layout of restaurant with commercial kitchen already in place
- Directly across from North Campus of The Ohio State University
- Surrounded by new developments

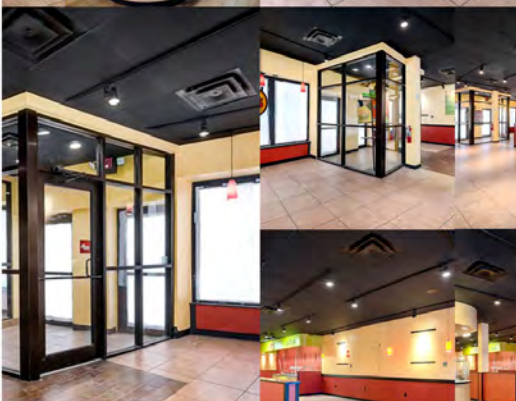
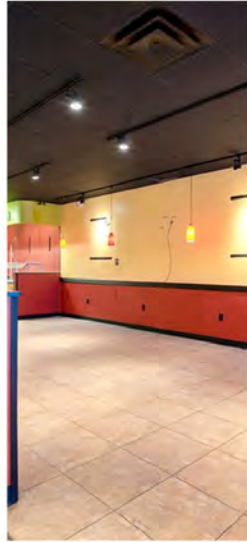
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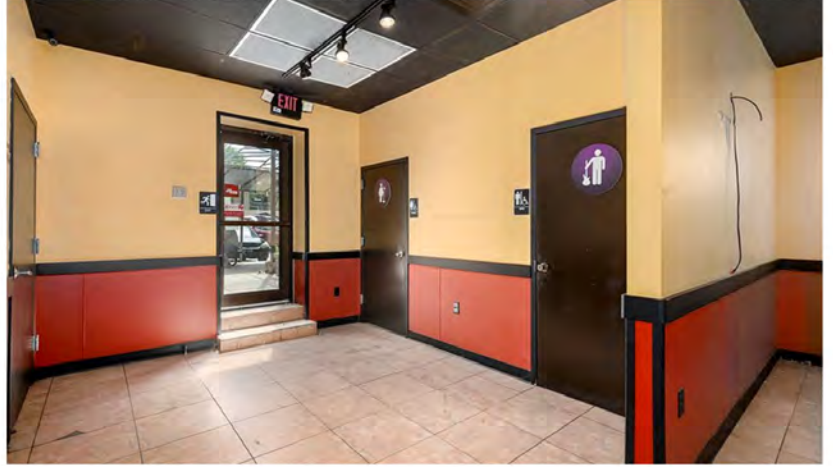
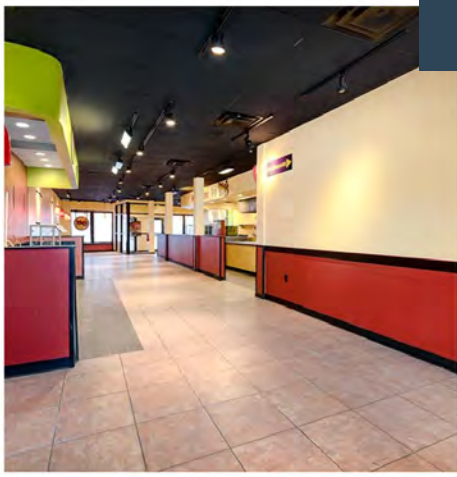
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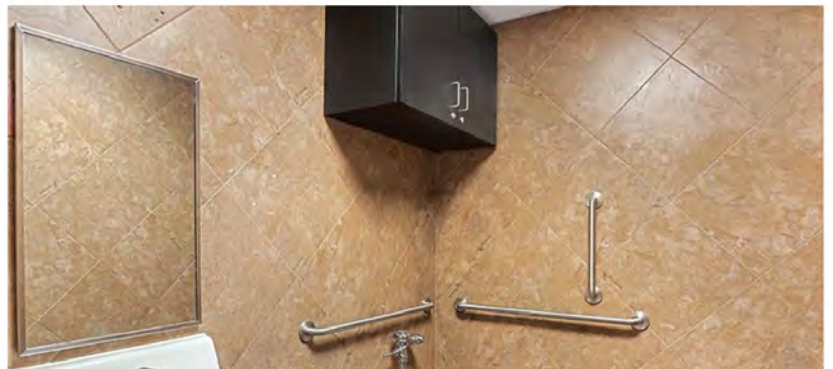
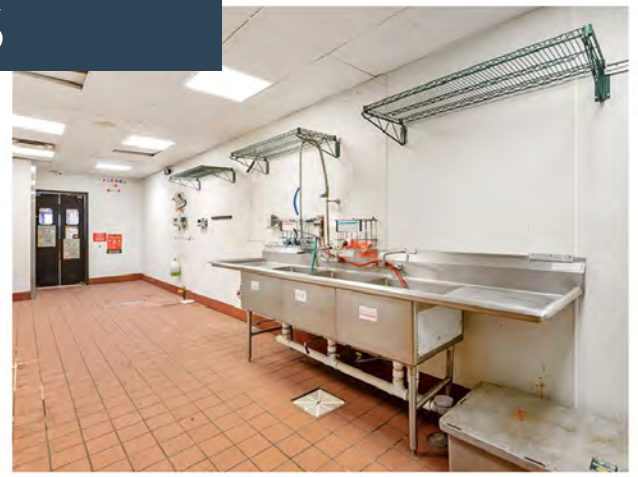
PHOTOS



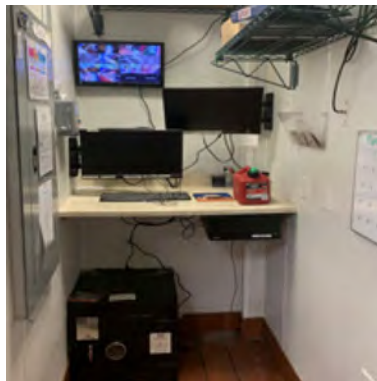
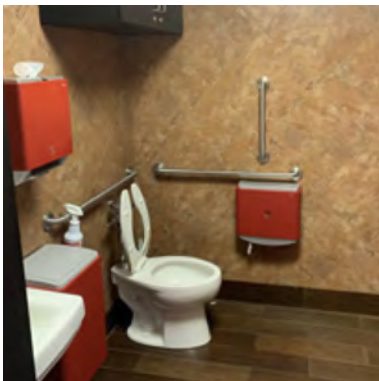
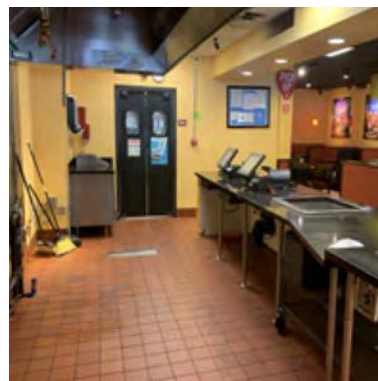
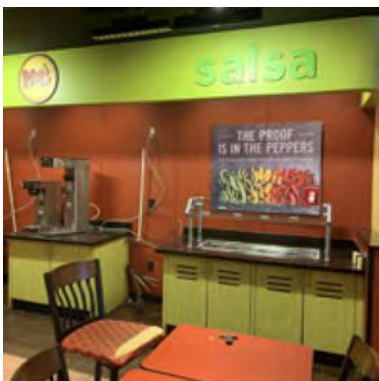
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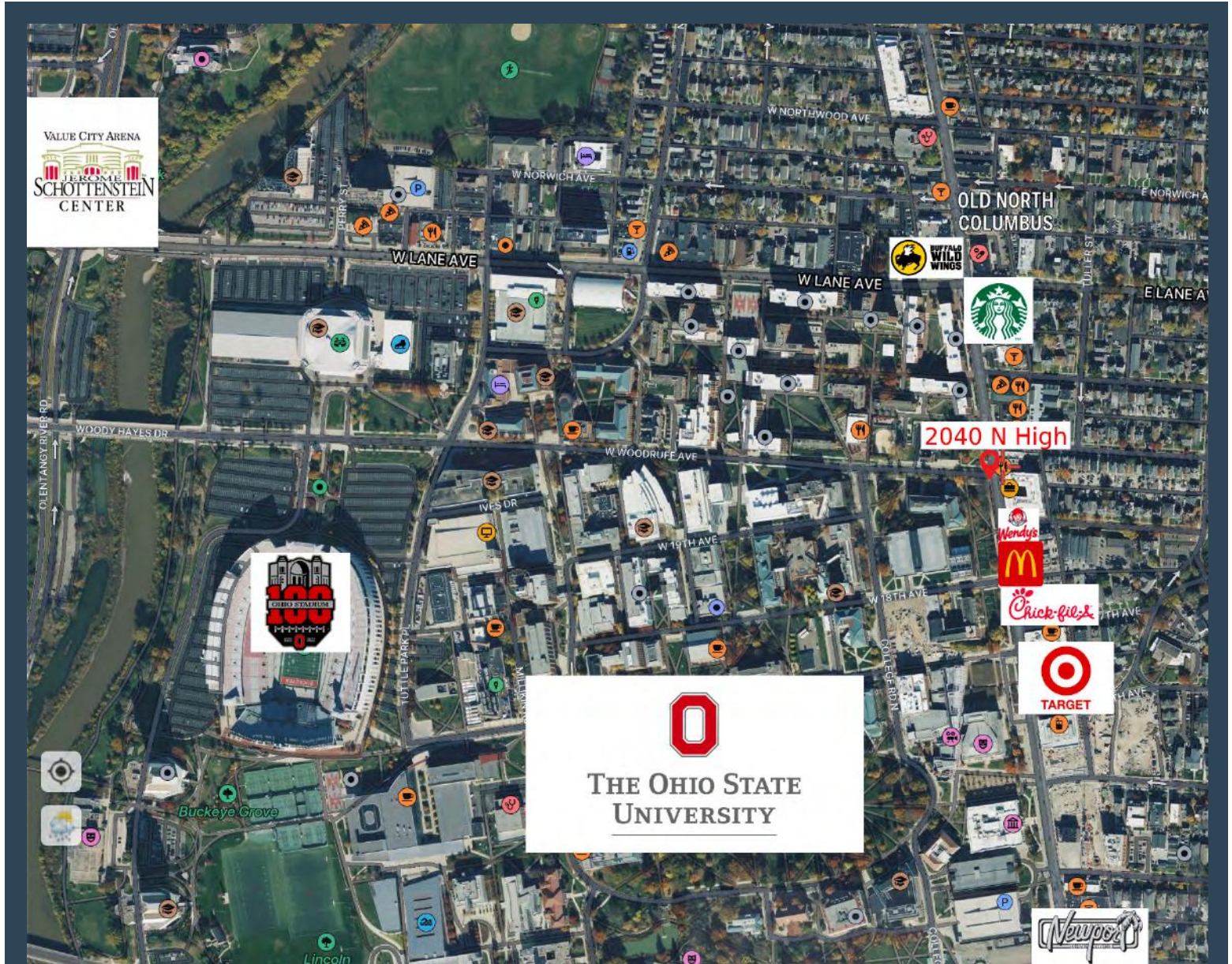


PAST TENANT PHOTOS



SUBJECT PROPERTY

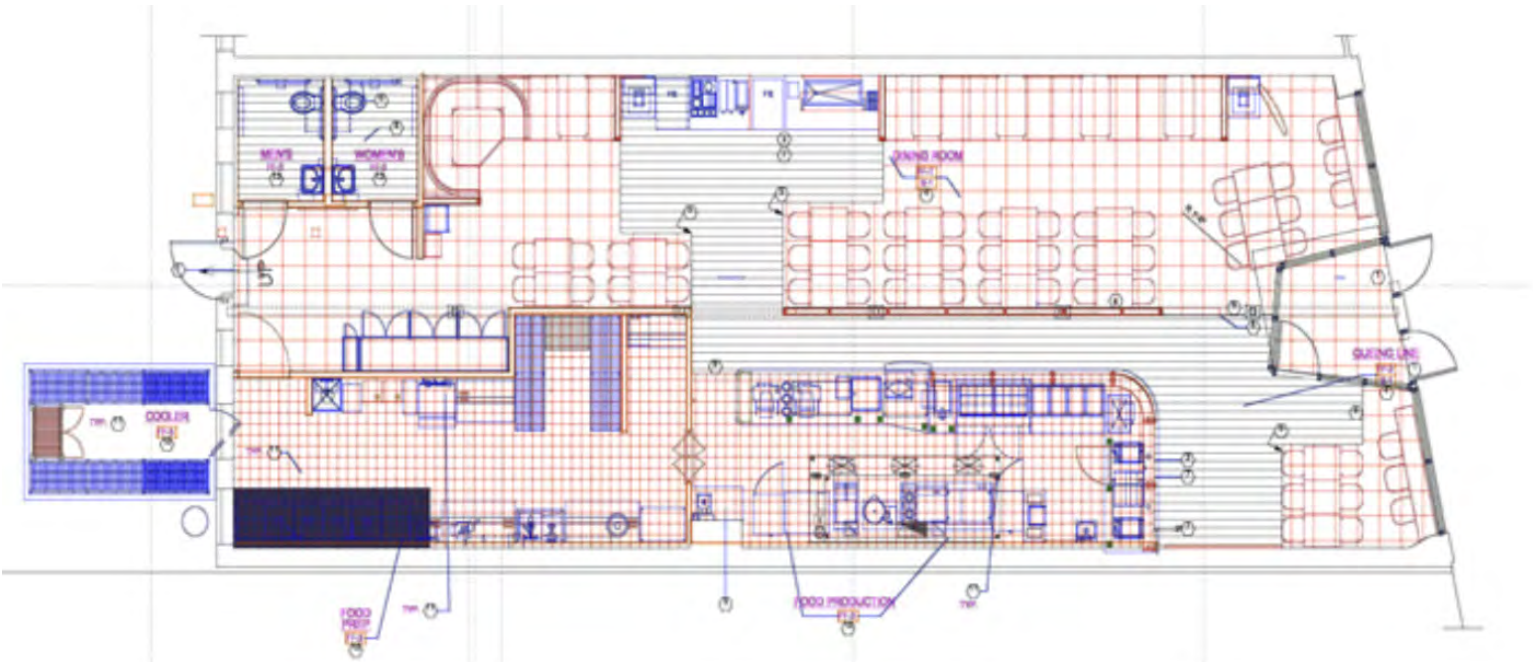
PROPERTY LOCATION



PROMINENT LOCATION ON THE CORNER OF WOODRUFF AND HIGH STREET
ADJACENT TO THE OHIO STATE UNIVERSITY CAMPUS AND MINUTES WALK TO UNIVERSITY BUILDINGS
WALKING DISTANCE TO NUMEROUS DINING, ENTERTAINMENT, AND SHOPPING DESTINATIONS

SUBJECT PROPERTY

OLD FLOOR PLAN



FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR FINISH NOTES

1. REFER TO PLUMBING PLANS FOR FLOOR DRAIN, FLOOR SINK, FLOOR SWAN & CLEANOUT LOCATIONS. COORDINATE TILE INSTALLATION AROUND TUBS AND SPILLWAYS. COORDINATE TO ARCHITECT FOR CURB, CURB INSTALLATION.
2. SINK NOT REQUIRED @ CORNER ED. SINK AND @ STAIRWAYS TO BE FINISHED TO FLOOR.
3. REFER ALSO TO ARCHITECT CLADDING OR SCHEDULES AND DET FOR DETAILS OF SINK & SINK TOEPIECE.
4. SCHEDULES PROVIDE A LIP FOR FLOOR TILE ONLY. VERIFY @ STAIR AND CLEANOUT TUB TRAP OVER & UNDER TILE APPLICATIONS E.
5. PROVIDE FORMER SLURRY TO FLOOR FINISH WHERE POSSIBLE. FIELD COORDINATE WITH THE CONTRACTOR. COORDINATE WITH CONTRACTOR TO AVOID CHASE, SMOOTH TRANSITION.
6. CONCRETE SLAB SET FOR 48 HOURS BEFORE ALUMI CAN BE INSTALLED.

SYMBOLS KEY

- FLOOR DRAIN ■
- IRREGULAR FLOOR DRAIN ■
- TUBS/FLOOR DRAIN ■
- FLOOR SINK ■
- TRENCH DRAIN ■

FINISH PLAN KEY NOTES

1. SINK/SINK THRESHOLD: COORDINATE TO PLUMBING WORKING CONDITIONS. SEE SINK SCHEDULE.
2. PRE-FACTURED SINK SINK: SEE PLUMBING DRAWINGS.
3. OVERSIZING: SEE SCHEDULES.
4. SCHEDULES & TOP DRAWINGS: PROVIDE SINK @ ALL OVERSIZING FROM AN APPROX. 2" (1/2").
5. REFER TO DETAILS FOR SINK SINK: SINK.
6. SINK FORM FOR TUB TRAP (SINK SINK).
7. LINE OF KNOCKDOWN: SEE SCHEDULES.
8. FLOOR FINISH TRANSITION SHALL OCCUR BELOW OVERSIZING KNOCKDOWN. FIELD VERIFY EXACT LOCATION.
9. ALUMI FLOOR FINISH TRANSITION WITH WALL.
10. ALUMI FLOOR FINISH TRANSITION WITH KNOCKDOWN FULL T.C.S. SEE KEY NOTE 9 FOR EXACT POINT OF T.C.S.
11. REFER TO DETAILS FOR KNOCKDOWN SINK: SINK.
12. FLOOR DRAIN: SEE PLUMBING DRAWINGS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
13. NOT USED.
14. REFER TO DETAILS FOR KNOCKDOWN SINK: SINK.

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AERIAL VIEW



2040 N HIGH STREET
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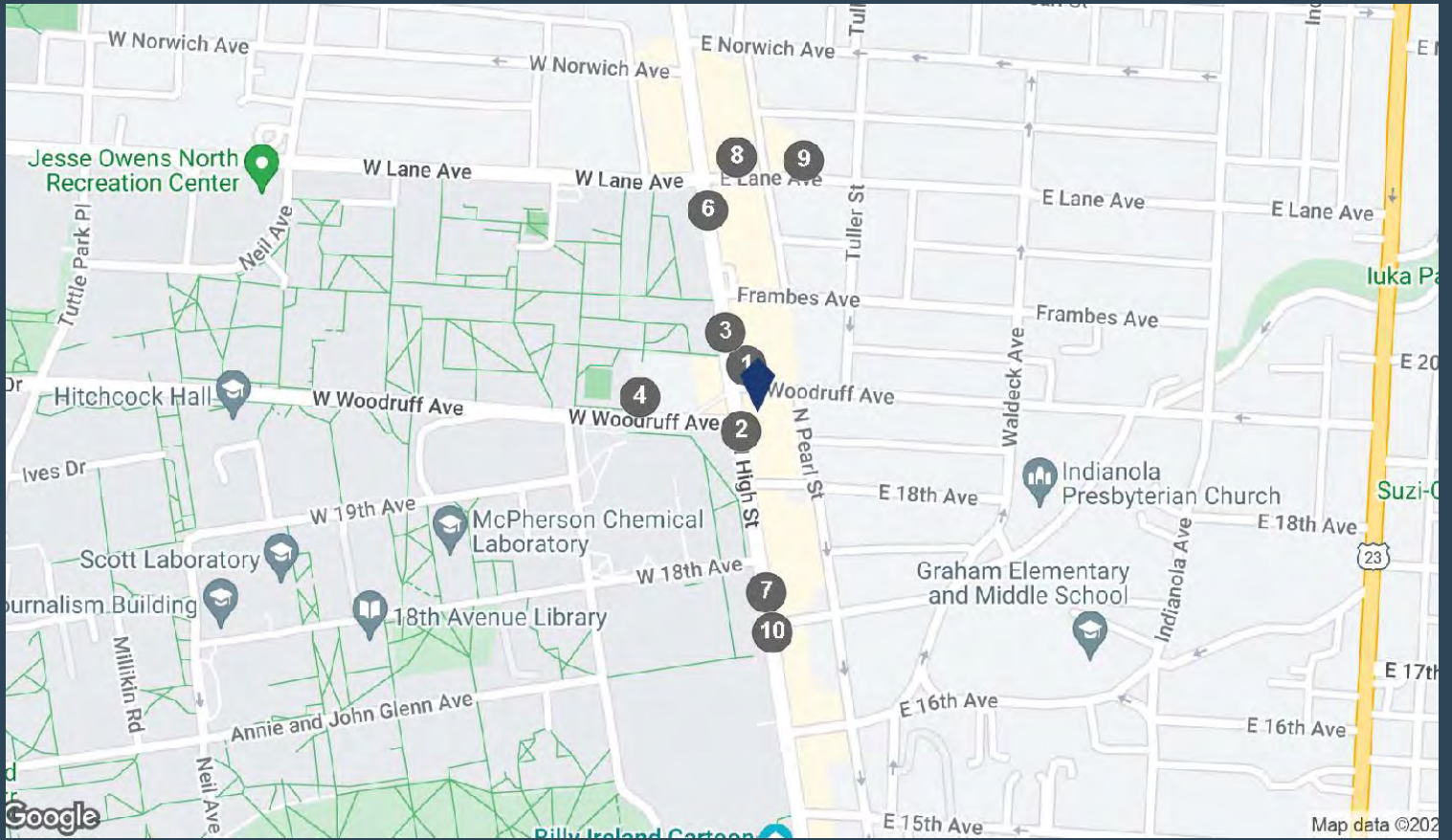
PARCEL OVERVIEW



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SUBJECT PROPERTY

TRAFFIC COUNT

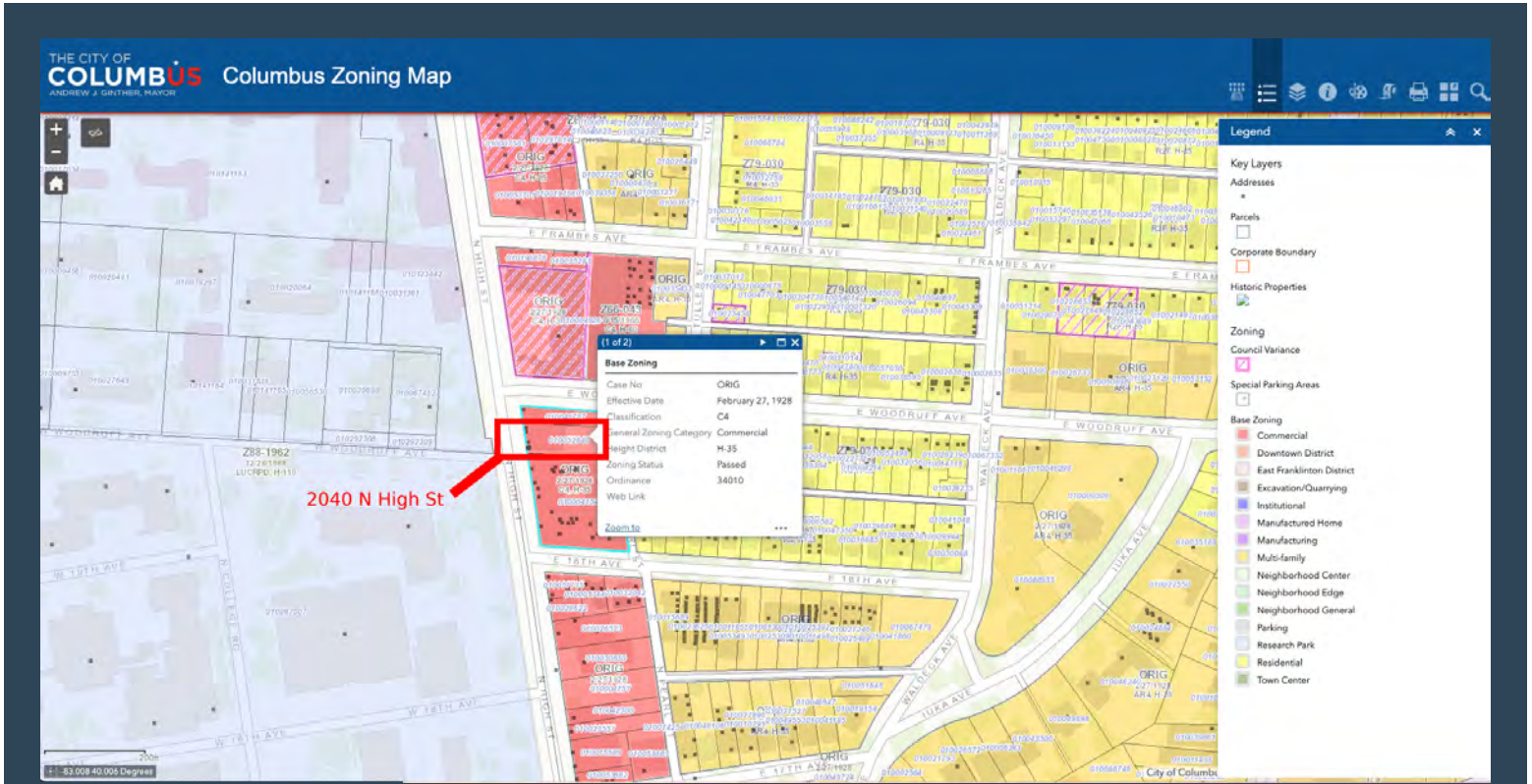


COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Woodruff Ave	N High St - W	1,751	2022	0.02 mi
2 N High St	W Woodruff Ave - N	16,842	2022	0.03 mi
3 N High St	E Woodruff Ave - S	20,950	2022	0.04 mi
4 W Woodruff Ave	N High St - E	4,314	2022	0.08 mi
5 N High St	5 N High St W Lane Ave - N	15,890	2020	0.12 mi
6 N High St	N High St W LnAve - N	15,072	2022	0.12 mi
7 N High St	N High St E 17th Ave - S	19,202	2022	0.13 mi
8 E Lane Ave	E Lane Ave N Pearl St - W	9,968	2022	0.15 mi
9 E Lane Ave	E Lane Ave Tuller St - E	9,958	2022	0.15 mi
10 N High St	W 17th Ave - S	23,362	2022	0.16 mi

SUBJECT PROPERTY

ZONING MAP



2040 N HIGH STREET
COLUMBUS, OH 43201



DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	14,554		74,565		170,129		107,896	
<\$25,000	6,242	42.89%	19,676	26.39%	43,232	25.41%	26,625	24.68%
\$25,000 - \$50,000	3,554	24.42%	14,656	19.66%	35,948	21.13%	21,459	19.89%
\$50,000 - \$75,000	2,153	14.79%	12,716	17.05%	29,577	17.39%	18,390	17.04%
\$75,000 - \$100,000	1,203	8.27%	7,972	10.69%	17,685	10.40%	11,184	10.37%
\$100,000 - \$125,000	411	2.82%	5,600	7.51%	13,106	7.70%	8,678	8.04%
\$125,000 - \$150,000	365	2.51%	3,933	5.27%	8,398	4.94%	5,722	5.30%
\$150,000 - \$200,000	322	2.21%	4,662	6.25%	10,132	5.96%	7,254	6.72%
\$200,000+	304	2.09%	5,350	7.17%	12,051	7.08%	8,584	7.96%
2022 Avg Household Income	\$47,694		\$79,539		\$78,948		\$83,037	
2022 Med Household Income	\$31,302		\$54,867		\$54,482		\$57,087	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$339.4M		\$2B		\$4.6B		\$3B	
Total Apparel	\$20.2M	5.97%	\$109.9M	5.40%	\$251.3M	5.47%	\$158.9M	5.34%
Women's Apparel	\$6.2M	1.83%	\$40.4M	1.99%	\$94.1M	2.05%	\$59.4M	1.99%
Men's Apparel	\$4.1M	1.21%	\$22.5M	1.11%	\$50.9M	1.11%	\$32.8M	1.10%
Girl's Apparel	\$1.7M	0.50%	\$8.2M	0.40%	\$18.6M	0.40%	\$11.6M	0.39%
Boy's Apparel	\$1.3M	0.40%	\$6.1M	0.30%	\$13.9M	0.30%	\$8.7M	0.29%
Infant Apparel	\$1.8M	0.54%	\$6.7M	0.33%	\$14.2M	0.31%	\$9.2M	0.31%
Footwear	\$5M	1.49%	\$25.9M	1.27%	\$59.6M	1.30%	\$37.4M	1.25%

Total Entertainment & Hobbies	\$48.5M	14.28%	\$302.5M	14.87%	\$689.7M	15.02%	\$445.7M	14.97%
Entertainment	\$8.2M	2.41%	\$31.4M	1.54%	\$69.3M	1.51%	\$44.5M	1.50%
Audio & Visual Equipment/Service	\$10.9M	3.20%	\$68.9M	3.39%	\$158.6M	3.45%	\$101.7M	3.42%
Reading Materials	\$702.1K	0.21%	\$4.9M	0.24%	\$10.9M	0.24%	\$7.3M	0.25%
Pets, Toys, & Hobbies	\$8.4M	2.47%	\$53.2M	2.61%	\$118M	2.57%	\$77.9M	2.62%
Personal Items	\$20.3M	5.99%	\$144M	7.08%	\$332.8M	7.25%	\$214.2M	7.20%

Total Food and Alcohol	\$99M	29.18%	\$569.1M	27.97%	\$1.3B	27.86%	\$825.7M	27.74%
Food At Home	\$53.3M	15.70%	\$288.6M	14.18%	\$662M	14.42%	\$419.1M	14.08%
Food Away From Home	\$38.2M	11.25%	\$236.5M	11.62%	\$522.7M	11.38%	\$343.2M	11.53%
Alcoholic Beverages	\$7.6M	2.23%	\$44M	2.16%	\$94.3M	2.05%	\$63.4M	2.13%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	48,088	184,772	417,618
2022 Estimate	46,296	175,643	397,121
2010 Census	39,941	145,905	335,006
Growth 2022 - 2027	3.87%	5.20%	5.16%
Growth 2010 - 2022	15.91%	20.38%	18.54%

2022 Population by Age	46,296		175,643		397,121	
Age 0 - 4	4,885	10.55%	14,515	8.26%	29,683	7.47%
Age 5 - 9	3,495	7.55%	12,383	7.05%	27,042	6.81%
Age 10 - 14	1,994	4.31%	9,662	5.50%	23,462	5.91%
Age 15 - 19	1,572	3.40%	8,544	4.86%	21,982	5.54%
Age 20 - 24	3,662	7.91%	11,037	6.28%	24,910	6.27%
Age 25 - 29	8,017	17.32%	18,397	10.47%	35,703	8.99%
Age 30 - 34	9,370	20.24%	22,236	12.66%	41,345	10.41%
Age 35 - 39	6,322	13.66%	18,395	10.47%	35,510	8.94%
Age 40 - 44	3,167	6.84%	13,026	7.42%	27,409	6.90%
Age 45 - 49	1,439	3.11%	9,443	5.38%	22,188	5.59%
Age 50 - 54	725	1.57%	7,712	4.39%	19,950	5.02%
Age 55 - 59	489	1.06%	7,152	4.07%	19,614	4.94%
Age 60 - 64	393	0.85%	6,770	3.85%	19,161	4.82%
Age 65 - 69	309	0.67%	5,761	3.28%	16,603	4.18%
Age 70 - 74	219	0.47%	4,400	2.51%	12,952	3.26%
Age 75 - 79	126	0.27%	2,846	1.62%	8,620	2.17%
Age 80 - 84	61	0.13%	1,671	0.95%	5,292	1.33%
Age 85+	49	0.11%	1,693	0.96%	5,694	1.43%
Age 65+	764	1.65%	16,371	9.32%	49,161	12.38%
Median Age	29.70		33.00		34.30	
Average Age	27.40		33.90		35.90	