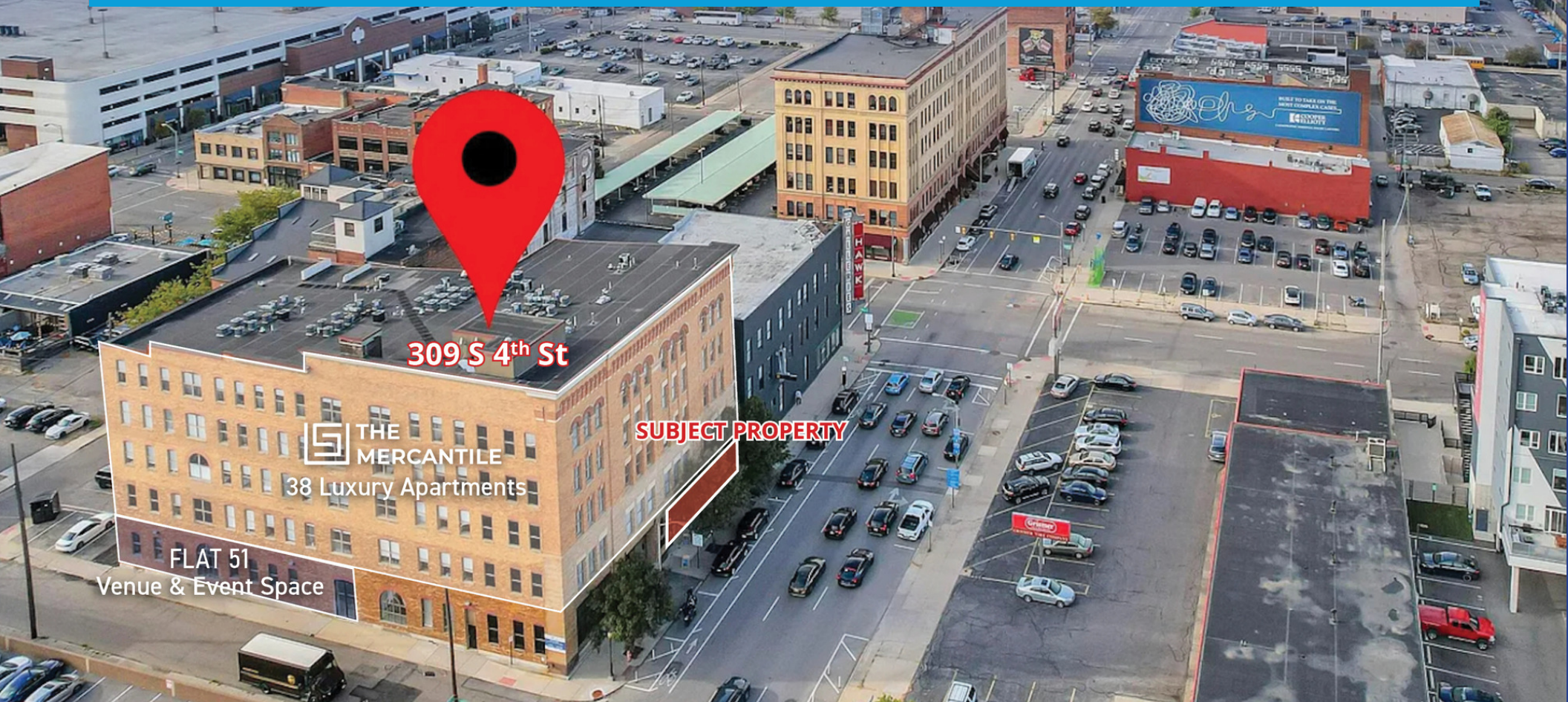


309 S 4TH ST

Columbus, OH 43215

RETAIL PROPERTY FOR LEASE



GILLI ZOFAN

First Vice President
614.593.6023
gilli.zofan@colliers.com

ANDREW WHITE

Brokerage Vice President
614.582.7500
andrew.s.white@colliers.com

SAMANTHA STARKOFF

Brokerage Associate
440.799.2356
samantha.starkoff@colliers.com

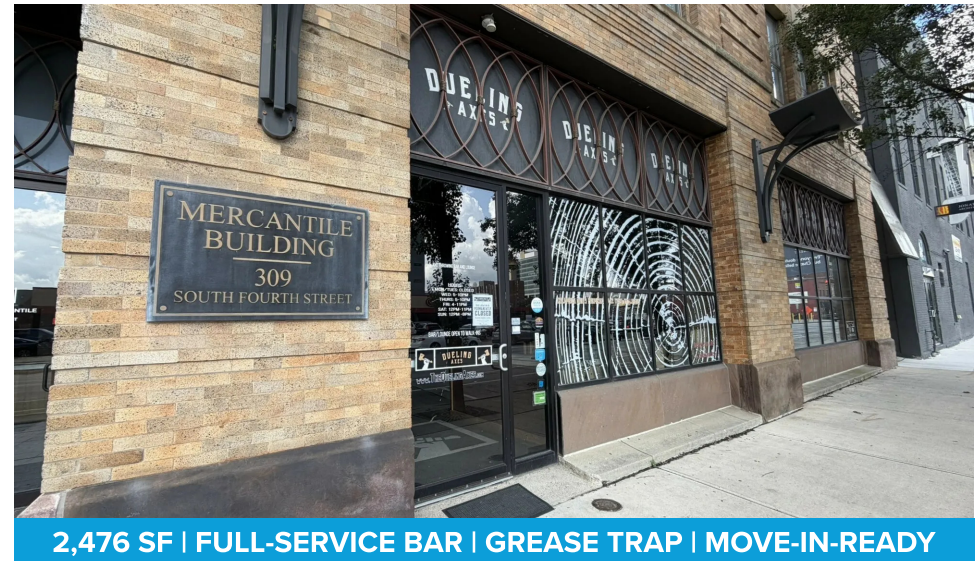
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Property Highlights

- Move-in-ready retail space at the base of the historic Mercantile Building, home to 38 apartment units with penthouse, 1- and 2-bedroom units and the Flat 51 Venue & Event Space
- Existing buildout features a full-service bar and grease trap, ideal for bar, café, and experiential retail users
- Surrounded by popular dining and retail including Luxe Redux Bridal, Qahwah House Coffee, Dirty Frank's, The Walrus, Sidebar, Condado Tacos, Butcher & Rose, First Watch, and more
- Other draws to the area include the Nationwide Children's Hospital, Ohio Statehouse, Ohio Theatre, Columbus Metropolitan Library (main), and The OhioHealth Grant Medical Center, Franklin University, COSI, National Veterans Memorial and Museum, and more
- Located within a one-mile radius of approximately 3,837 hotel rooms, providing a substantial built-in visitor and hospitality customer base

Offering Summary

Lease Rate:	Negotiable
Available SF:	2,476 SF
Vehicles Per Day:	15,444 VPD

Demographics	1 Mile	3 Miles	5 Miles
Total Households	9,614	60,437	141,006
Total Population	15,110	126,353	328,980
Average HH Income	\$115,556	\$91,002	\$87,483

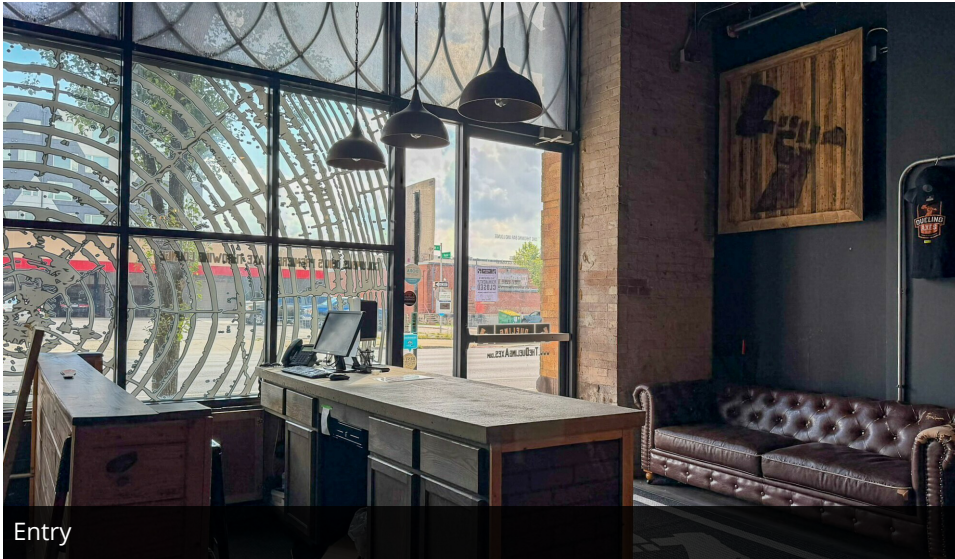
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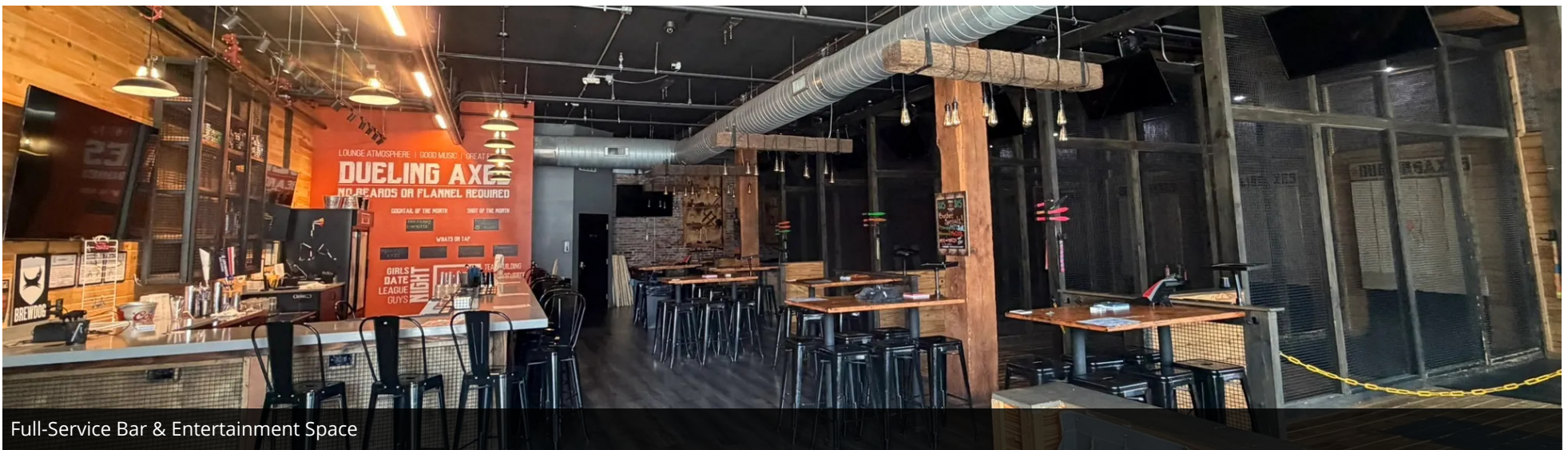
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Entry



Building Exterior



Full-Service Bar & Entertainment Space



For More Information:

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