

LEASE

Short North Street Retail

747 N High Street
Columbus, OH 43215



Property Highlights

- Direct frontage on North High Street with prominent street visibility
- Expansive storefront glazing ideal for branding and merchandising
- Generous ceiling heights create open and airy retail volume
- Adaptable interior layout suits a variety of retail concepts
- Modern utility infrastructure supports today's operational demands
- Well-appointed lobby elevates the customer arrival experience
- Efficient back-of-house zones facilitate merchandising support
- Flexible floor plate simplifies tenant customization
- Built-in signage opportunities reinforce brand exposure
- Convenient ingress and egress from the primary thoroughfare
- Turnkey condition reduces lease-up time for incoming tenants



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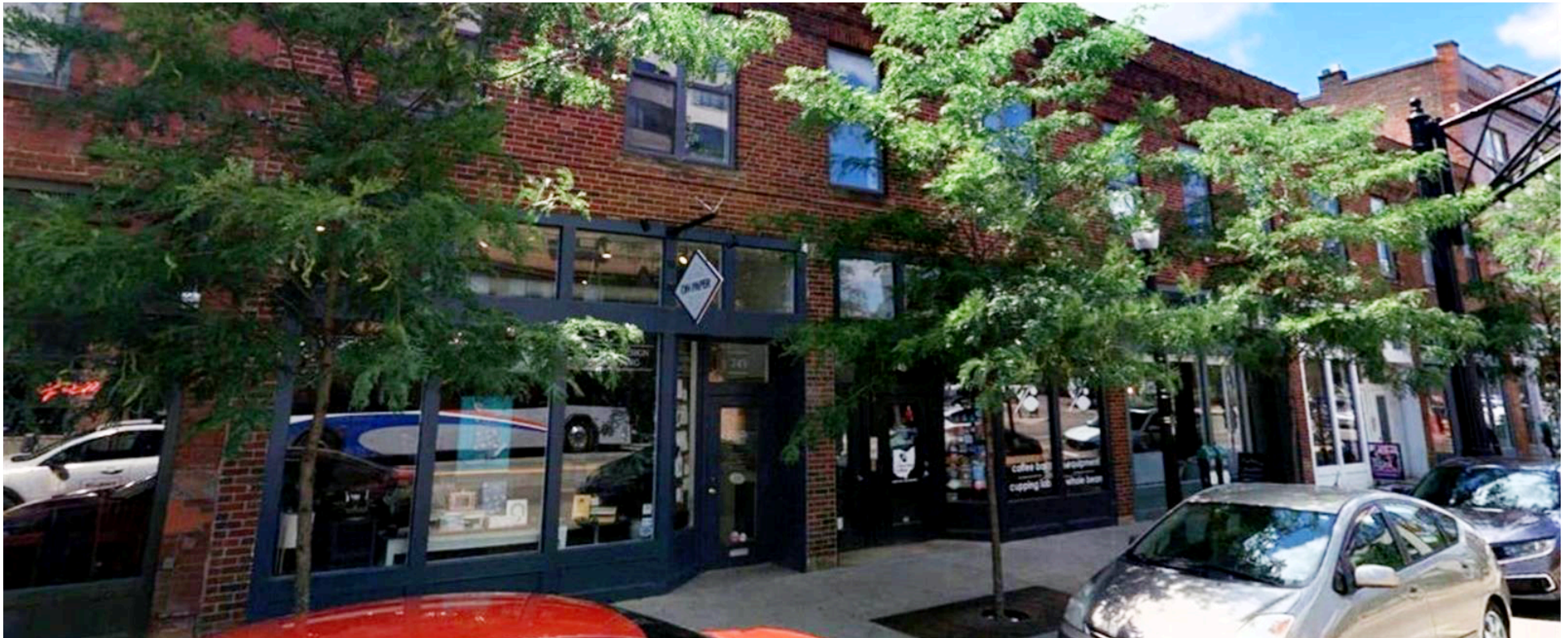
OFFERING SUMMARY

LEASE RATE: \$39 SF/YEAR (\$4/SF NNN)

AVAILABLE SF: 1,150 SF

LOCATION

Discover the vibrant energy of the Short North Arts District surrounding the property at 747 North High Street, Columbus, OH, 43215. This sought-after location is a hub for trendy boutiques, art galleries, and renowned dining establishments. Just steps away from the property, prospective Retail / Street Retail tenants will find themselves immersed in the eclectic charm of this thriving neighborhood. Nearby attractions like the North Market, Goodale Park, and the Greater Columbus Convention Center offer an abundant flow of foot traffic and a steady stream of potential customers.



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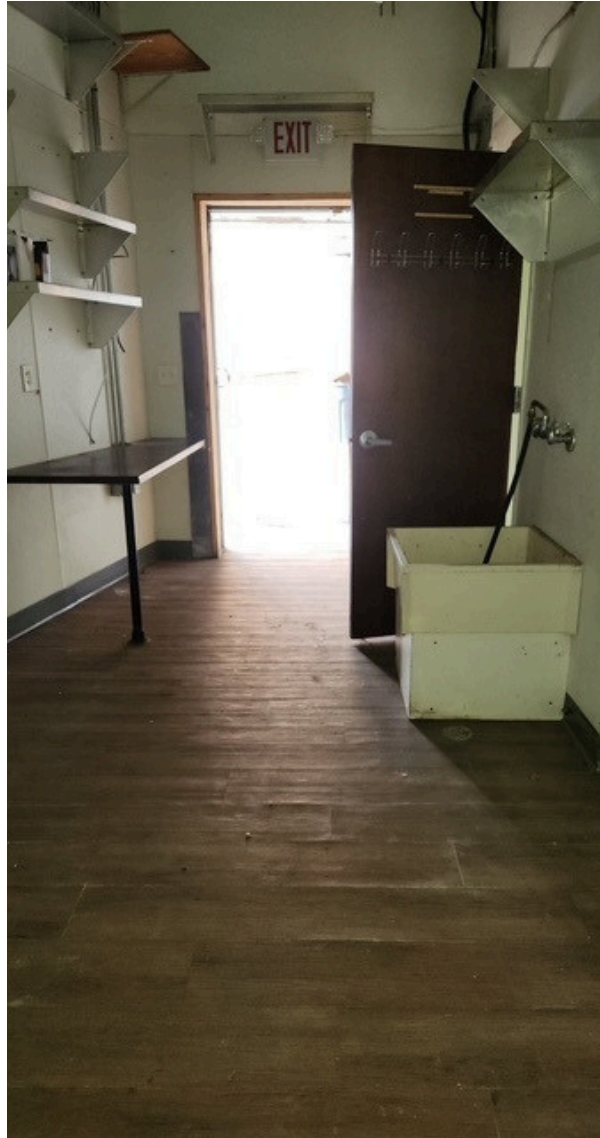
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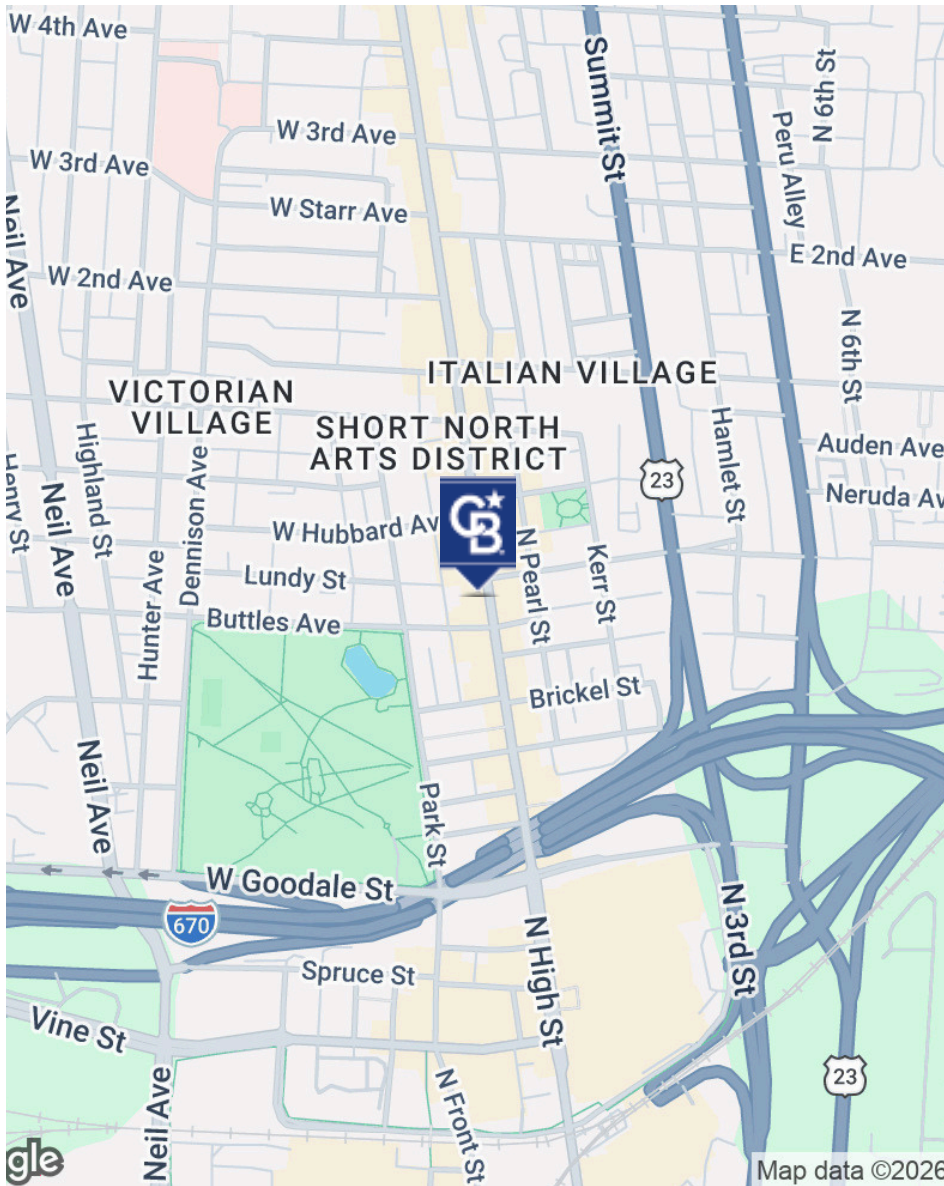


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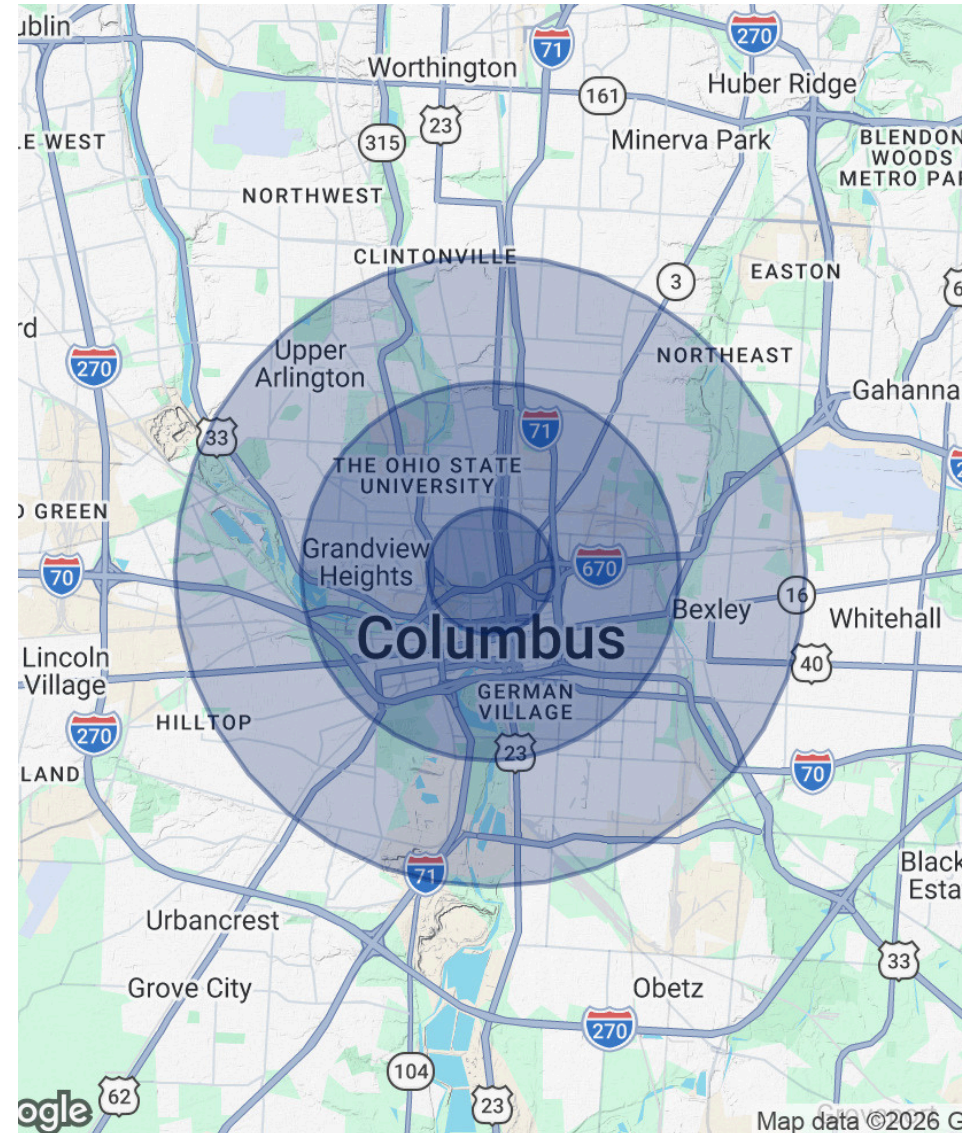
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,836	152,982	346,614
Average Age	31.5	30.3	34.2
Average Age (Male)	32.5	31	33.8
Average Age (Female)	30.1	30.4	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,884	68,937	149,739
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$122,879	\$89,724	\$94,006
Average House Value	\$536,229	\$380,272	\$324,219

2023 American Community Survey (ACS)

STREETS	DIRECTION	YEAR	TRAFFIC COUNTS
High Street between E 5th Ave and King Ave	2-way	2026	10,273
Exit ramp, SR-315, northwest of I-670	west bound	2025	11,884



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