



**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, 23 separate rooms available.
- 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



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
OFFICE: 614-559-3350 EXT. 12  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

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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**Use Code:****Tax District:** 010**Previous Use:****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:** No**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**Between Street:** Innis Ave & Woodrow Ave**Complex:****Dist To Intersxn:****Unit/Suite #:****City:** Columbus**Zip Code:** 43207**County:** Franklin**Corp Limit:** Columbus**Mult Parcels/Sch Dis:** No**Township:** None**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**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**Curr Yr Est \$/SF LL:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:****Electric:****Services Available:****Building Type:****Construction:****Miscellaneous:****Alternate Uses:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

3,750 Sq Ft Office Building with additional space in lower level, 23 separate rooms available. 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

**Sold Info****Sold Date:****DOM:** 1497**SP:****SrCns:****Sold Non-MLS:** No**SrAst:****Sold Non-MLS:** No**February 09, 2021****Prepared by:** Randy J Best

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## Site Map

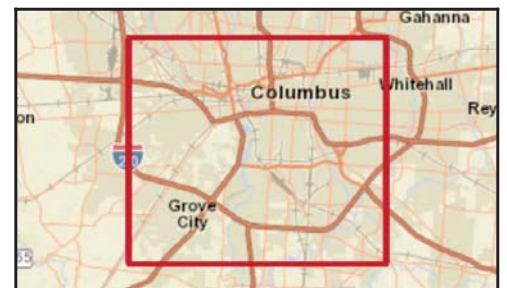
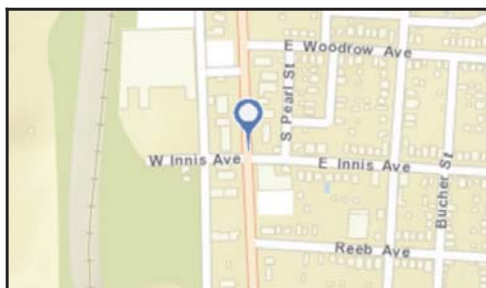
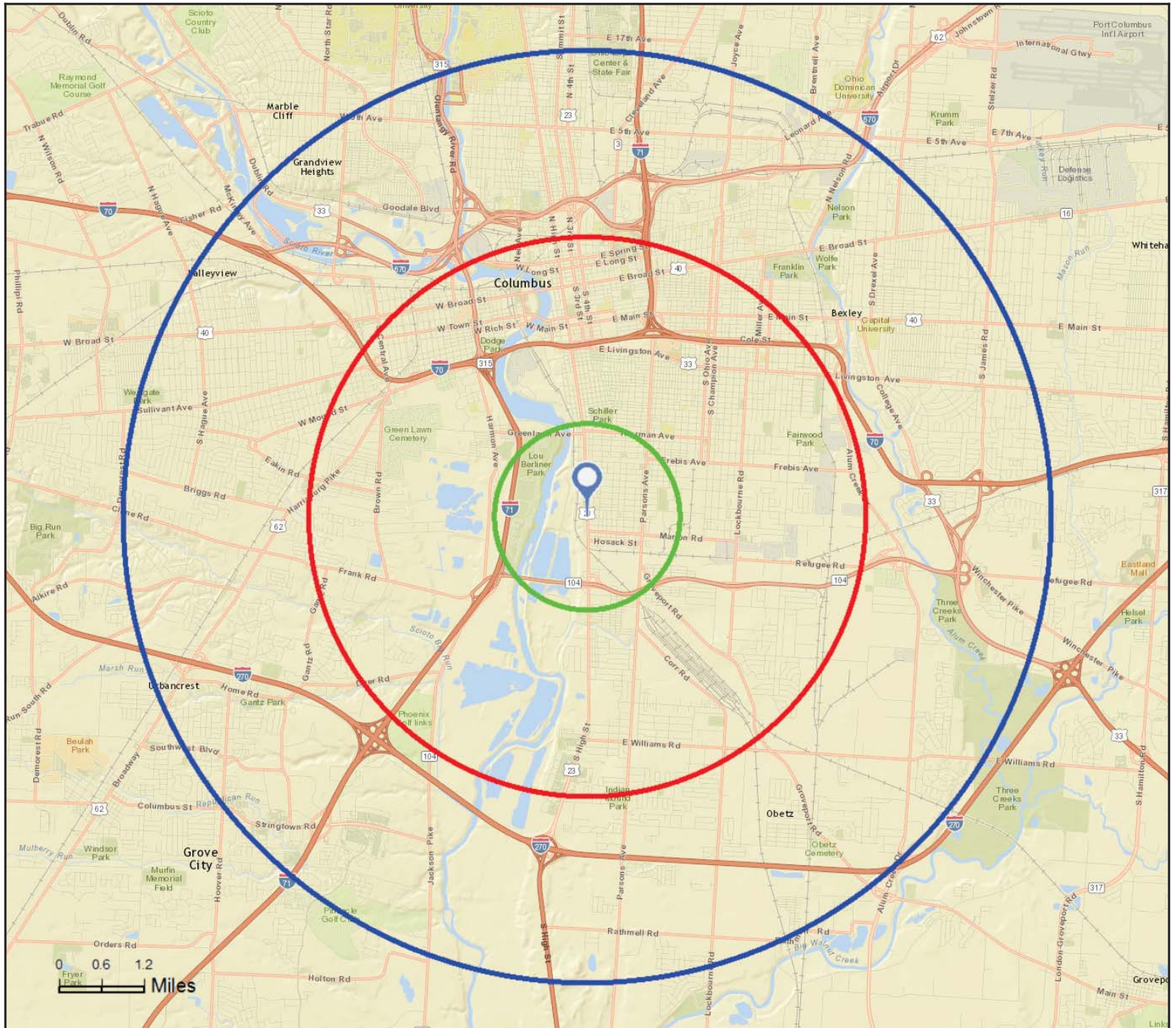
1730 S High St, Columbus, Ohio, 43207

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.92641

Longitude: -82.99557



January 05, 2017



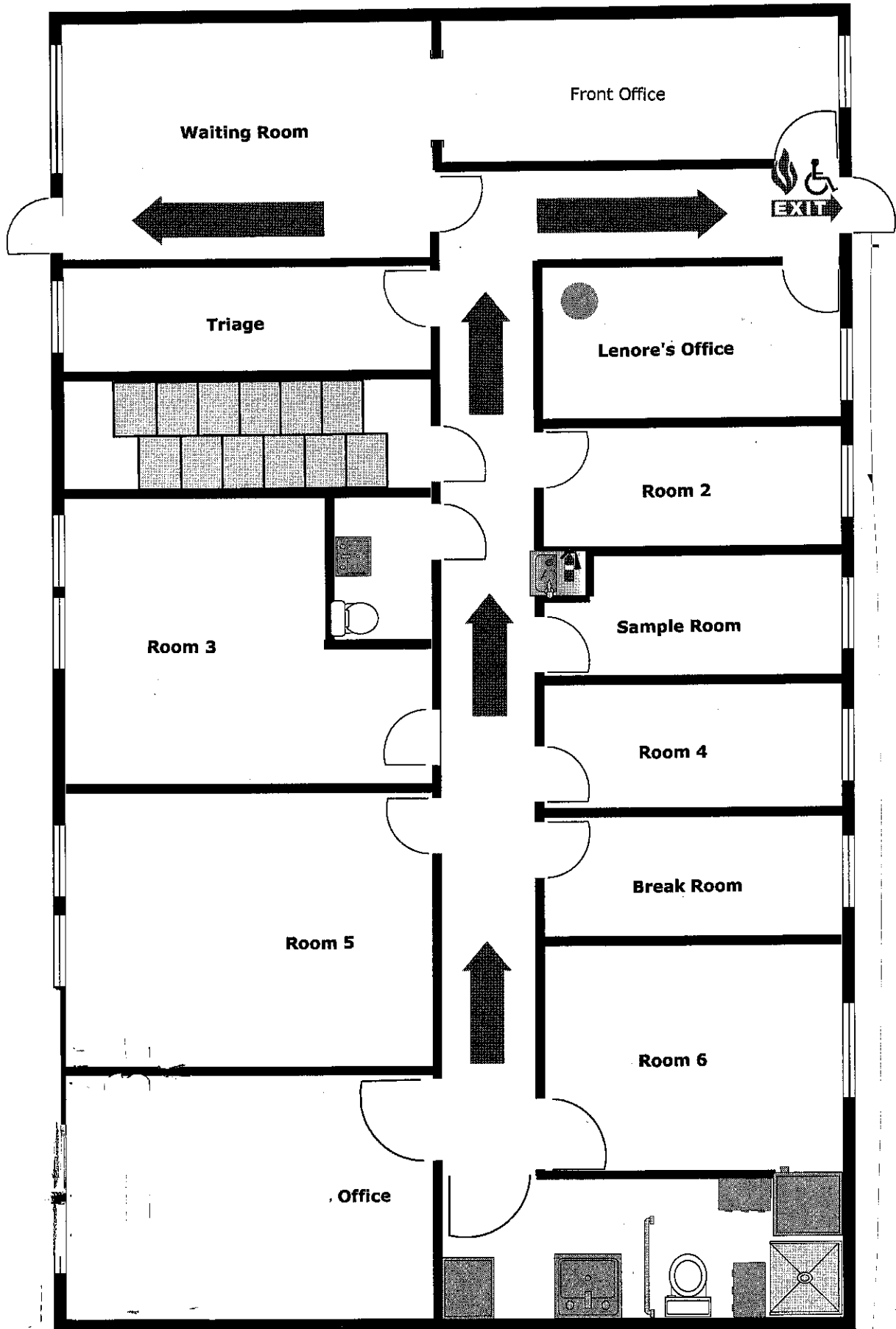
★ 1730 South High Street, Columbus, Ohio 43207



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
<b>Population</b>			
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%
<b>2018 Population by Hispanic Origin</b>	282	3,121	11,140
<b>2018 Population</b>	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
<b>Households</b>			
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%
<b>2018 Households by HH Income</b>	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%
<b>2018 Avg Household Income</b>	\$60,032	\$56,902	\$62,191
<b>2018 Med Household Income</b>	\$47,585	\$40,073	\$44,607





# Traffic Count Report

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Building Type: **Class B Office**

Class: **B**

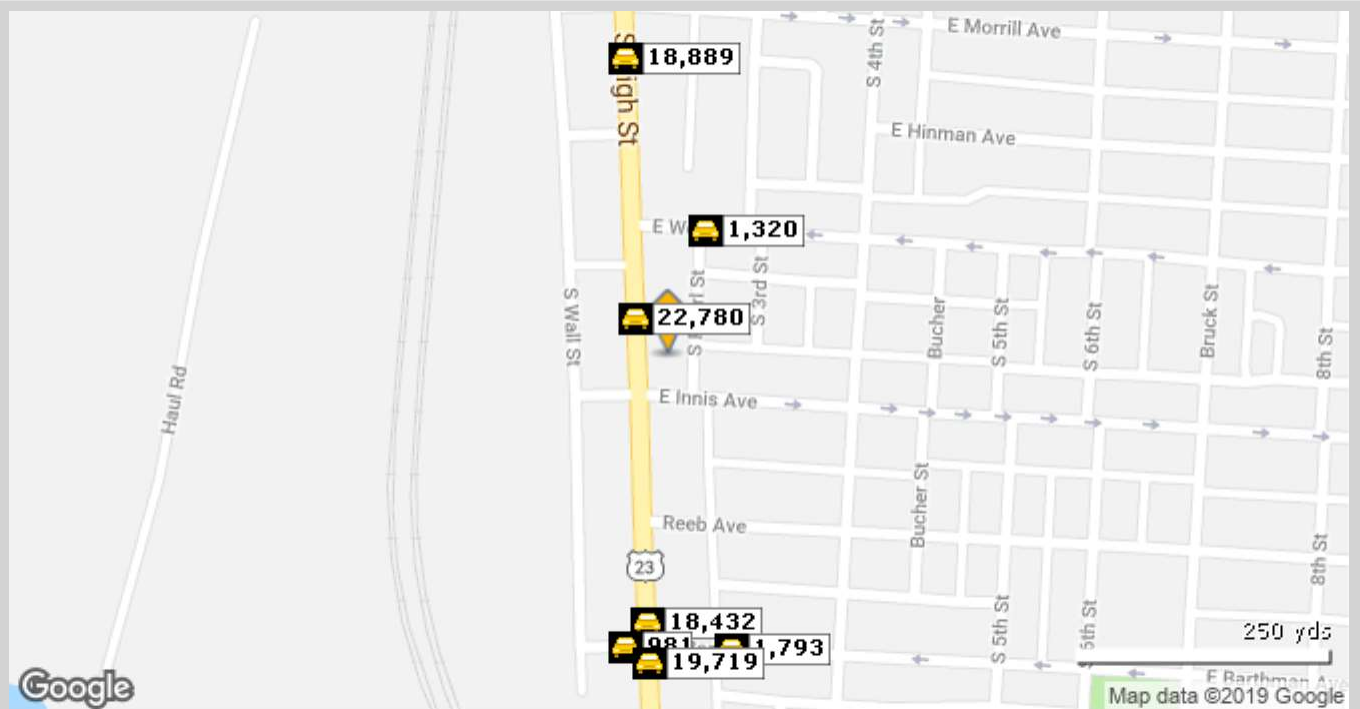
RBA: **5,893 SF**

Typical Floor: **2,143 SF**

Total Available: **3,750 SF**

% Leased: **36.37%**

Rent/SF/Yr: **\$8.00**



	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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2/19/2019

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