

FOR LEASE



\$ 16.50/SF NNN

4766-4768 N High St, Columbus, OH 43214

- Highly Visible 2 unit retail center for Lease.
- Newly remodeled units are turn key ready.
- Each unit is approximately 1,320 SF
- Rare Clintonville opportunity
- Excellent traffic count of 23,761 cars per day
- Corner location with parking available
- Nice open floor plan with one restroom and a partial basement for storage/office for each unit.
- NNN estimated at \$6.50/SF



Click Here for Video

BEST CORPORATE REAL ESTATE
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Retail****List Number:** 222032925
Status: Active
Listing Service:
Original List Price: \$16.5

List Price: \$16.5
List Price Sqft: \$0.01
VT:
Parcel #: 010-086264**Use Code:****Tax District:** 010**Previous Use:****Zoning:** Commercial**For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:** 0**Mortgage Balance:****Gross Income:****Assoc/Condo Fee:****Total Op Expenses:****Addl Acc Cond:** None Known**NOI:****Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 4,700**Tax Year:** 2021**Possession:****Assessment:****General Information****Address:** 4766-4768 N High Street**Between Street:** Morse Rd & W Beaumont Rd**Complex:****Dist To Interchange:****Unit/Suite #:****City:** Columbus**County:** Franklin**Mult Parcels/Sch Dis:****Zip Code:** 43214**Corp Limit:** Columbus**Township:** None**Near Interchange:****Tax District:** 010**Building Information****Total SqFt Available:** 2,640**Bldg Sq Ft:** 2,640**# Floors AboveGround:** 1**# of Docks:** 0**Year Built:** 1915**Traffic CountPerDay:****Minimum Sqft Avail:** 1,320**Acreage:** 0.15**# Units:** 2**# Drive-In Doors:** 0**Year Remodeled:****Ceiling Height Ft:****Max Cont Sqft Avail:** 2,640**Lot Size:****Parking Ratio/1000:****Total Parking:****Bay Size:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 4766	1,320		3:		
2: 4768	1,320		4:		

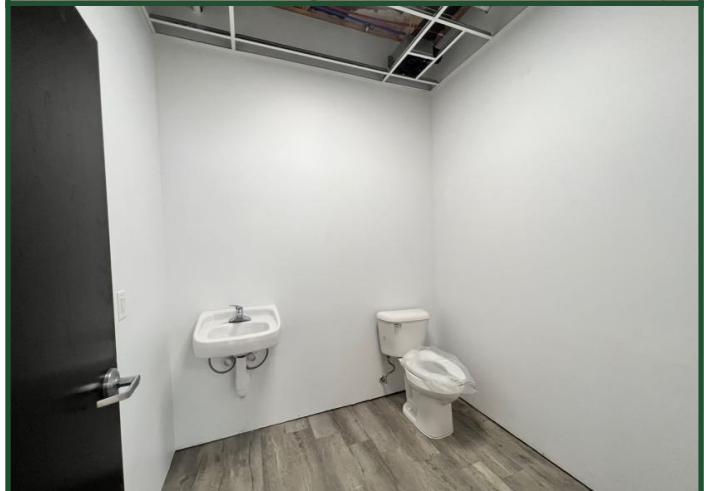
Financials**Lease Rate \$/Sq Ft:** 16.5**Expenses Paid by L:****T Reimburses L:** Cam; Curr Yr Est \$/SF TRL: 6.5**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 6.5**Curr Yr Est \$/SF LL:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Sewer:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

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Sold Info**Sold Date:****DOM:** 1**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Concession Comments:****Sold Non-MLS:** No**August 31, 2022****Prepared by:** Randy J Best

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Aerial View

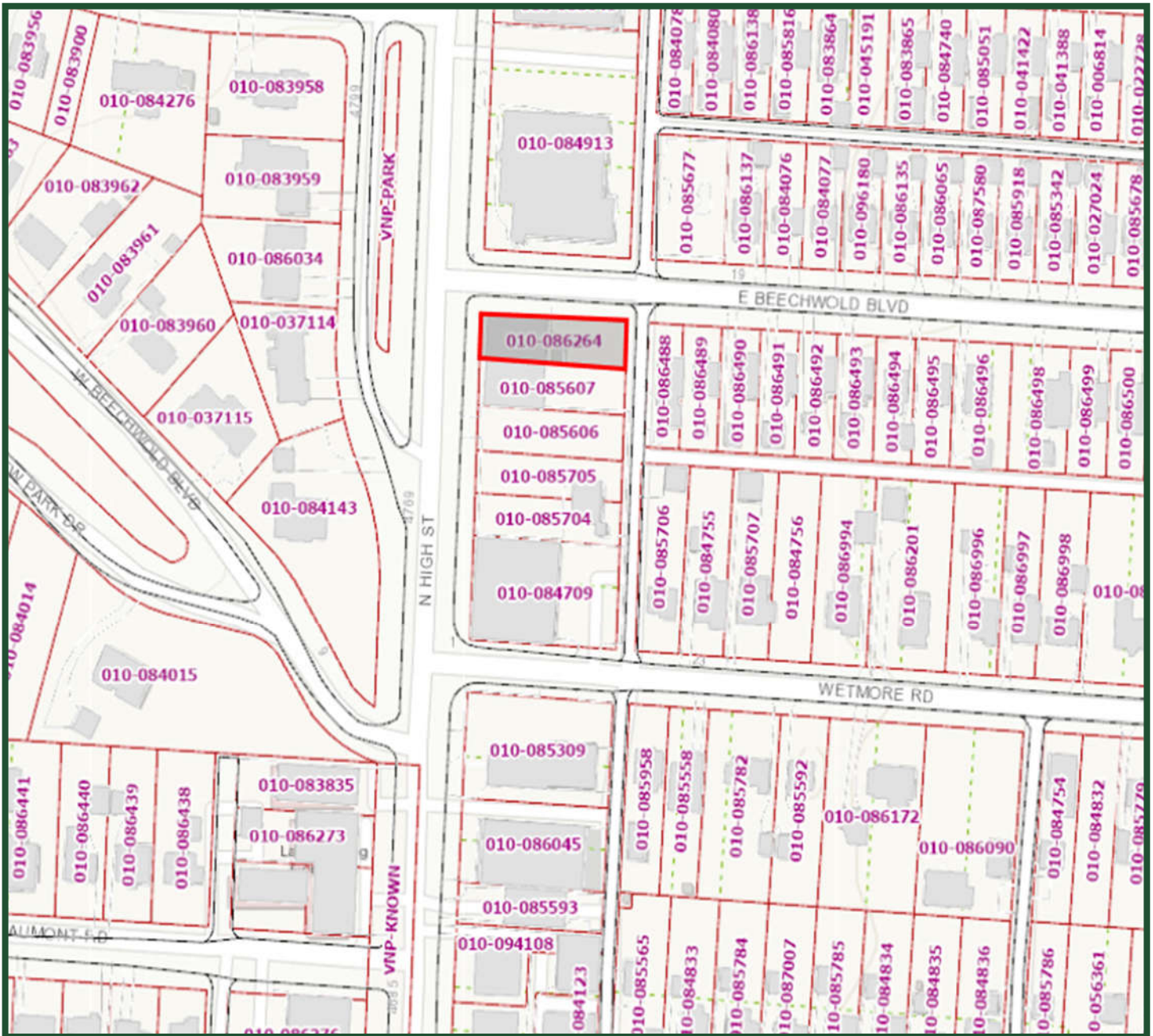


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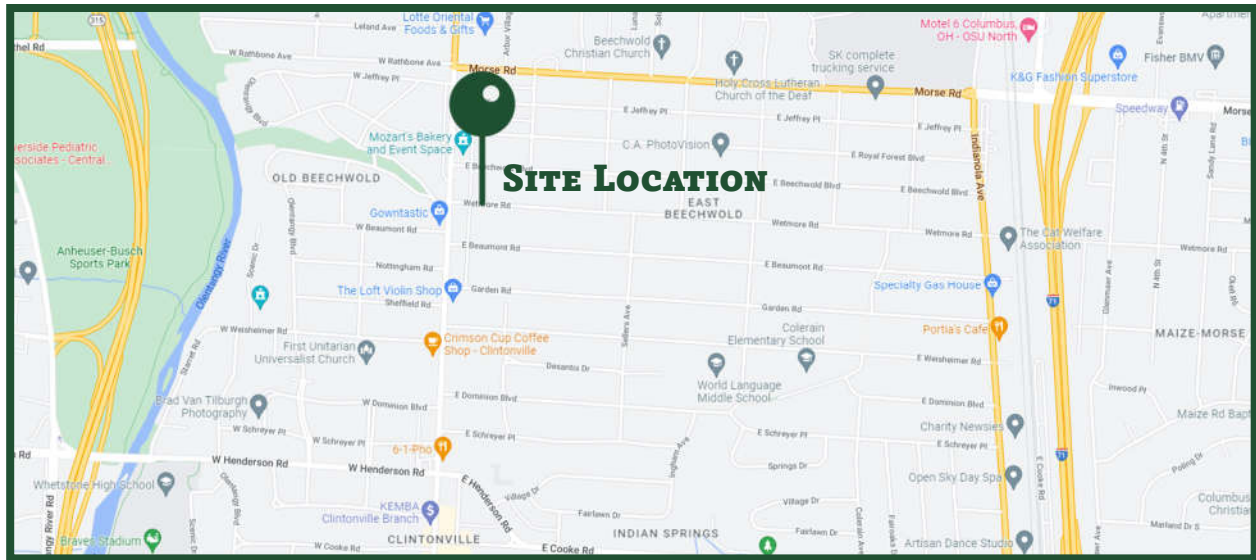
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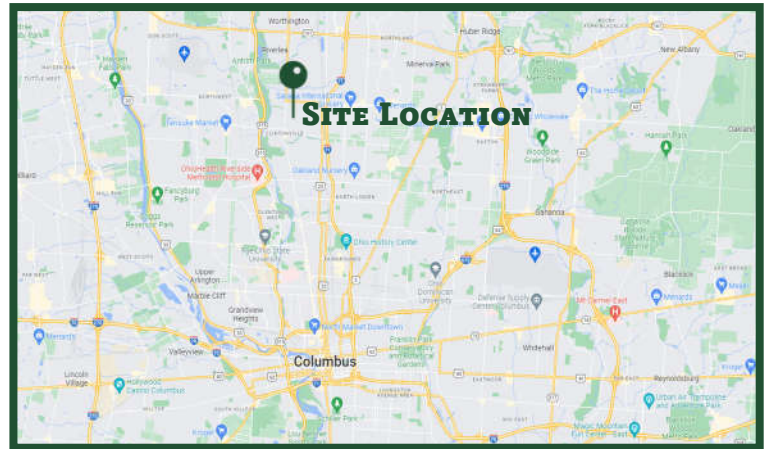


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TRAFFIC COUNT

Street	Avg Daily Volume
MORSE RD-BEECH HILL AVE	18,358
HENDERSON RD-OLENTANGY BLVD	23,761
MOODY JACKSON PKWY-W HENDERSON RD	97,179



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		7,279	68,486	218,083
Households (2022)		7,321	40,762	110,967
Avg Household Income (2022)		\$75,289	\$72,006	\$61,647

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Amenities Page



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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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