

FOR LEASE



\$2,650/ MONTH MG

2450 N High St, Columbus, OH 43202

- +/-2,100 Sq Ft of commercial space available.
- Excellent natural light and High Street frontage.
- North OSU campus retail.
- Previous use: CBD dispensary.
- Water included.

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT. 117
EMAIL: NKAHKONEN@BESTCORPORATEREALSTATE.COM



Property Features

ASKING RATE	\$2,650/ Month
SERVICE TYPE	Modified Gross
ADDITIONAL EXPENSES	Electric and Gas
PARCEL	#010-038951-00
BUILDING ADDRESS	2446-2460 N High Street
ZONING	Commercial
YEAR BUILT	1920
BUILDING SQUARE FOOTAGE	± 24,520
AVAILABLE SQUARE FOOTAGE	± 2,100
REAL ESATE TAXES(2024)	\$34,840.28
CONSTRUCTION TYPE	Wood Joist
HVAC	Central AC
SPRINKLER	None
RESTROOMS	2
PARKING	On Street Only

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Parcel View



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Trade Aerial

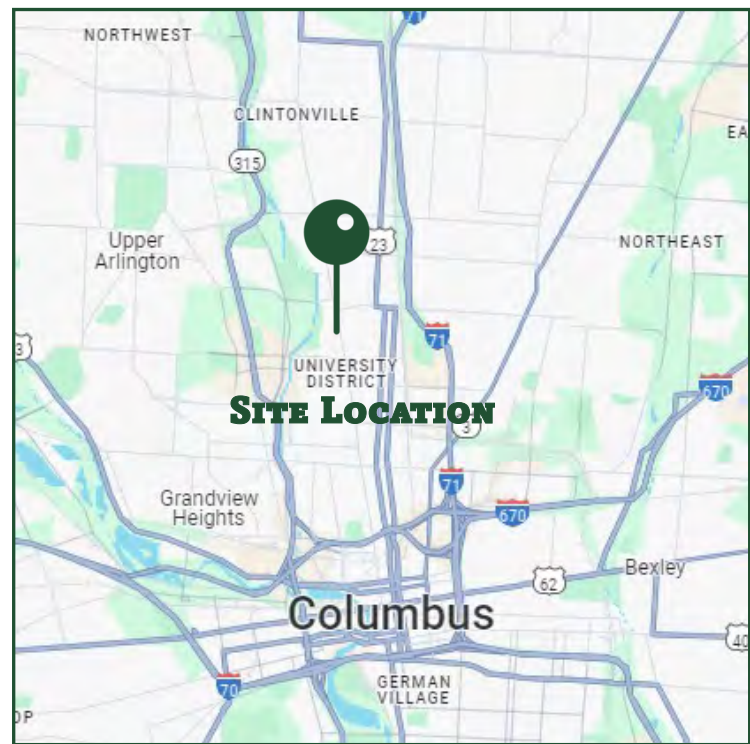


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TRAFFIC COUNT

Street	Avg Daily Volume
North High Street - E Northwood Ave	13,990
East Hudson Street - Glen Echo Dr	22,795
North High Street - Lane Ave	17,074



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		25,559	124,773	244,495
Households (2023)		13,314	63,272	123,480
Avg Household Income (2023)		\$35,360	\$46,434	\$52,562

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

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

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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.

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Disclaimer And Confidentiality Agreement - Continued -

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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