

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
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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

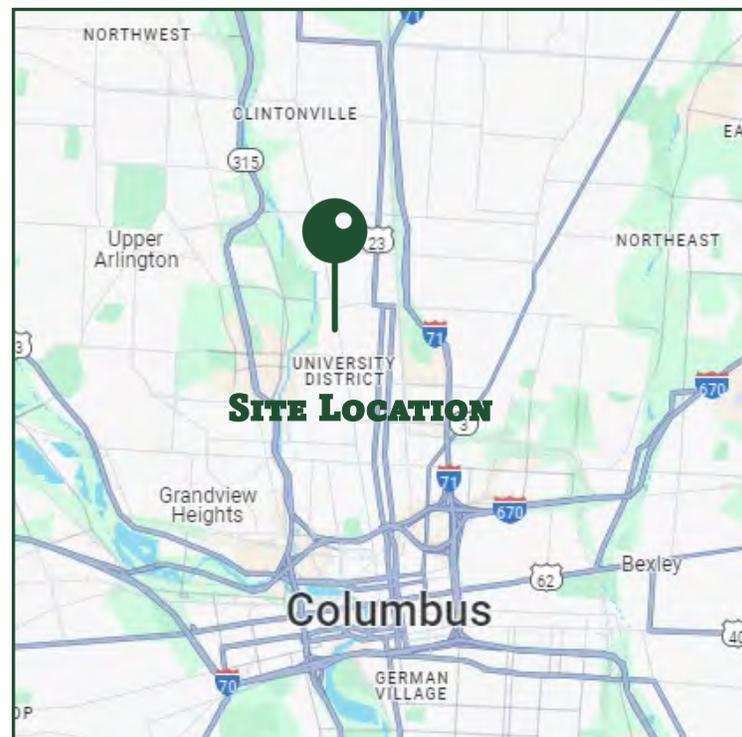


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TRAFFIC COUNT

| 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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