

# FOR LEASE



## 3316 N High Street, Columbus, OH 43202

### *Office for Lease in Columbus, Ohio*

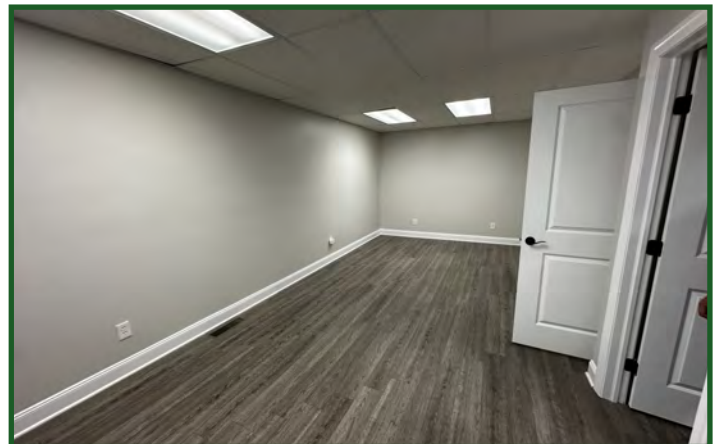
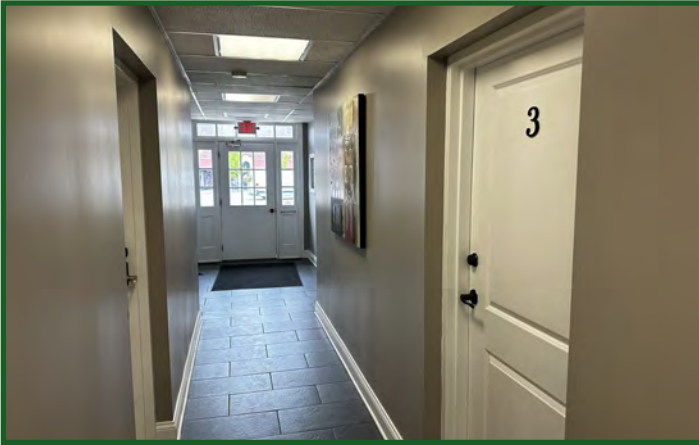
- First-floor office suite available
- All utilities and trash are included in rental rate
- Excellent visibility with road signage available
- Easy access to State Route 315
- Office Suite 1: 603 Sq Ft
- Parking out front with easy access to high traffic North High Street



BEST CORPORATE REAL ESTATE  
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## Property Information

### LEGAL

Legal Property Description:	Office Suite
Price:	\$1,000/Month FSG
Parcel:	010-024483
Occupancy:	Vacant

### LAND

Land Acreage:	.18
Current Zoning:	UCT
Designated Use:	Office

### STRUCTURAL

Building Square Footage:	11,995
Unit Square Footage:	Suite 1: 603 Sq Ft
Floors Above Ground:	3
Year Built:	1959

### ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	Parking out Front of Building
HVAC and Trash:	Paid for by Landlord
Water System:	Columbus
Common Amenities	Restrooms

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## Aerial View

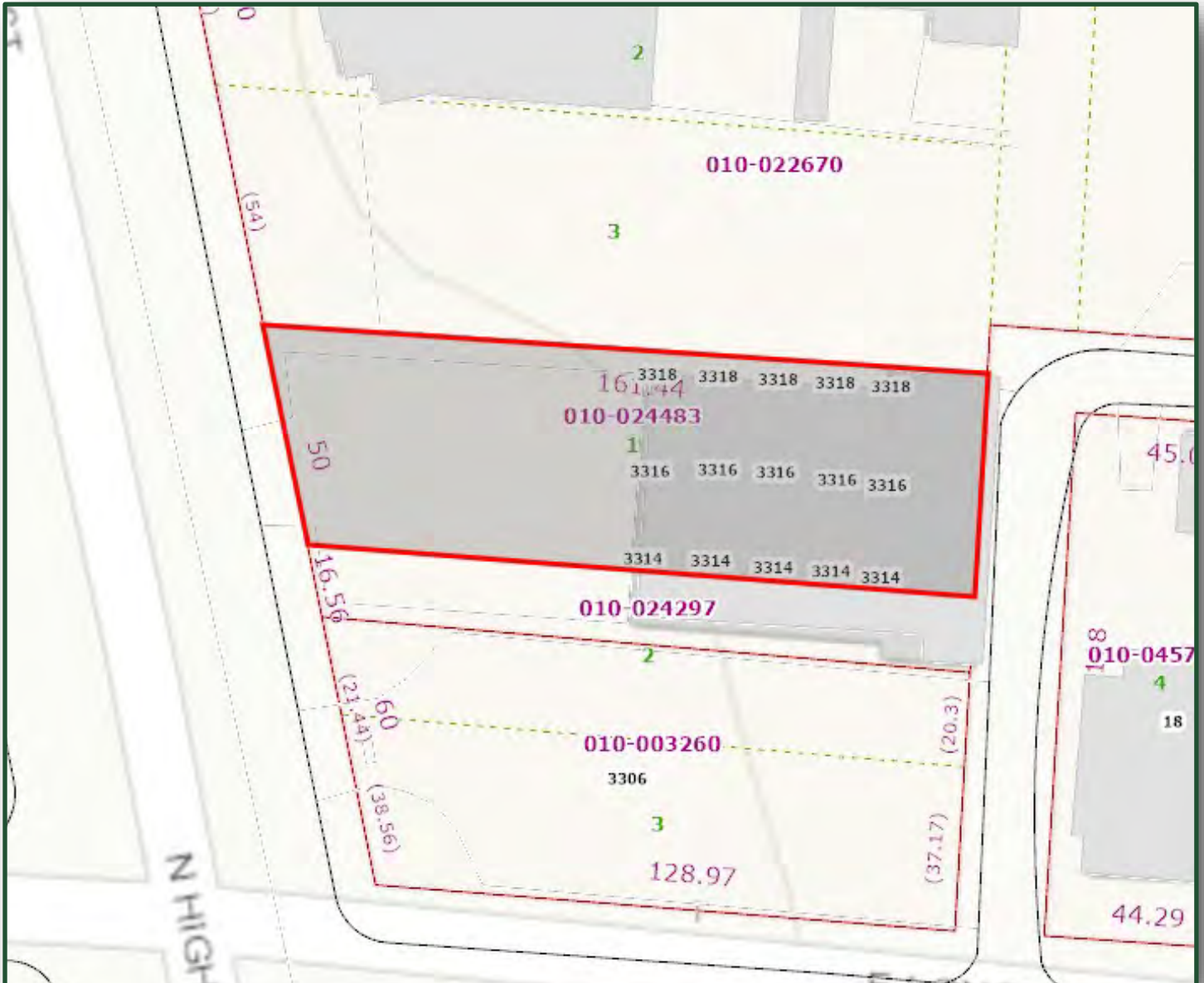


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## Parcel View



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## Nearby Amenities



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# TRAFFIC COUNT

*Street* *Avg Daily Volume*

**N High Street** **18,822**

**(Northbound)**

**E N Broadway—** **22,420**

**W N Broadway**

**N High Street** **15,971**

**(Southbound)**

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		<b>12,964</b>	<b>97,826</b>	<b>259,099</b>
Households (2020)		<b>9,298</b>	<b>49,852</b>	<b>120,052</b>
Avg Household Income (2020)		<b>\$74,854</b>	<b>\$53,105</b>	<b>\$56,176</b>

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.



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