

FOR SALE



\$3,900,000

2340 S High St, Columbus, OH 43207

- +/- 3.329 Acres
- Parcel Extends from Fornof Road to Dering Avenue
- 4 buildings on the parcel: One residence, 2,344 SF, two commercial buildings, 1,866 sf and 1,388 sf respectively. Also includes a separate out-building not included in Square footage.
- Currently operating as an auto sales lot.
- Designated as one of the city's "Community Activity Center" districts, which allows for quick service retailers, such as fast food, gas and convenience stores; mixed use projects, hotel operators, restaurants/microbreweries, grocery/markets.
- Great Potential for redevelopment on South High Street; near Route 104 and Steelton Village.



Click Here for Video

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Investment Summary

LIST PRICE	\$3,900,000
PARCEL	#010-007143-00
LOT SIZE	± 3.329 AC
BUILDINGS	4 BUILDINGS (INCLUDING OUTBUILDING)
TAXES	\$15,876.35

Building 1

ADDRESS	21 Fornof Rd
TYPE	Residential
YEAR BUILT	1914
SQ FT	±2,344
BEDROOMS	3
BATHROOMS	1
BASEMENT	Full
STORIES	2

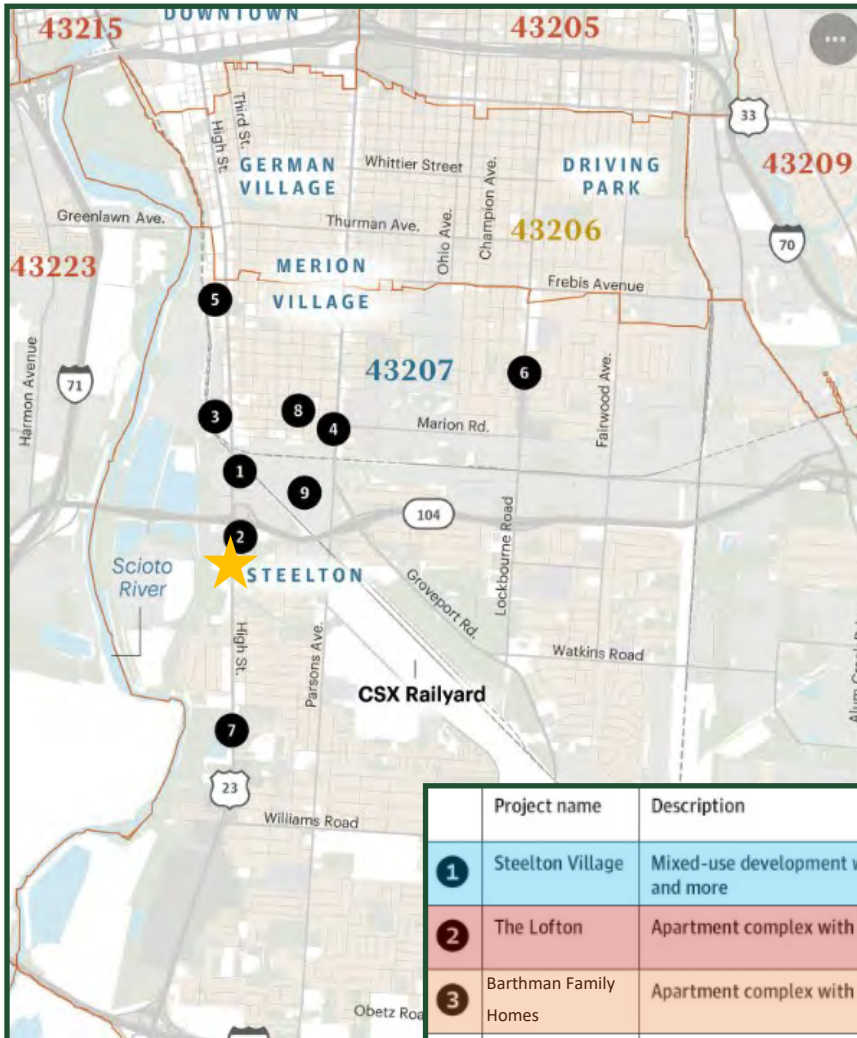
Building 2

ADDRESS	2320 S High Street
USE CODE	Auto Parts/Service
YEAR BUILT	1950
YEAR RENOVATED	1983
SQ FT	± 1,866

Building 3 & 4

ADDRESS	2340 S High Street
USE CODE	Retail Store
YEAR BUILT	1950
YEAR RENOVATED	1983
SQ FT	± 1,388

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South High Street Developmental Layout

★ = 2340 S High Street

	Project name	Description	Owner/Developer	Status
1	Steelton Village	Mixed-use development with apartments, retail and more	Justin McAllister, Kyle Katz	Proposed
2	The Lofton	Apartment complex with 245 units	NRP Group, Community Development for All People	Under construction
3	Barthman Family Homes	Apartment complex with about 200 units	NRP Group	Proposed
4	South End Cafe	Coffee shop, social enterprise and apartments	Kelley Cos., Community Development for All People	Completed
5	Peyton Crossing	Apartment complex with about 70 affordable units for seniors	Kelley Cos., Community Development for All People	Proposed
6	Lockbourne Greene	Apartment complex with 60 affordable units	Woda Cooper, Community Development for All People, Healthy Homes	Completed
7	Rambling House complex	Soda production facility, canoe livery, amphitheater and event space	Rambling House Music Bar	Proposed
8	255 Reeb Ave.	Eight new duplexes on Reeb Ave., part of hundreds new housing units on the South Side by Nationwide Children's Healthy Homes initiative	Nationwide Children's Hospital	Completed/under construction
9	Castings Commerce Park	Industrial park built on the site of the former Columbus Castings complex	Stonemont Financial	Completed

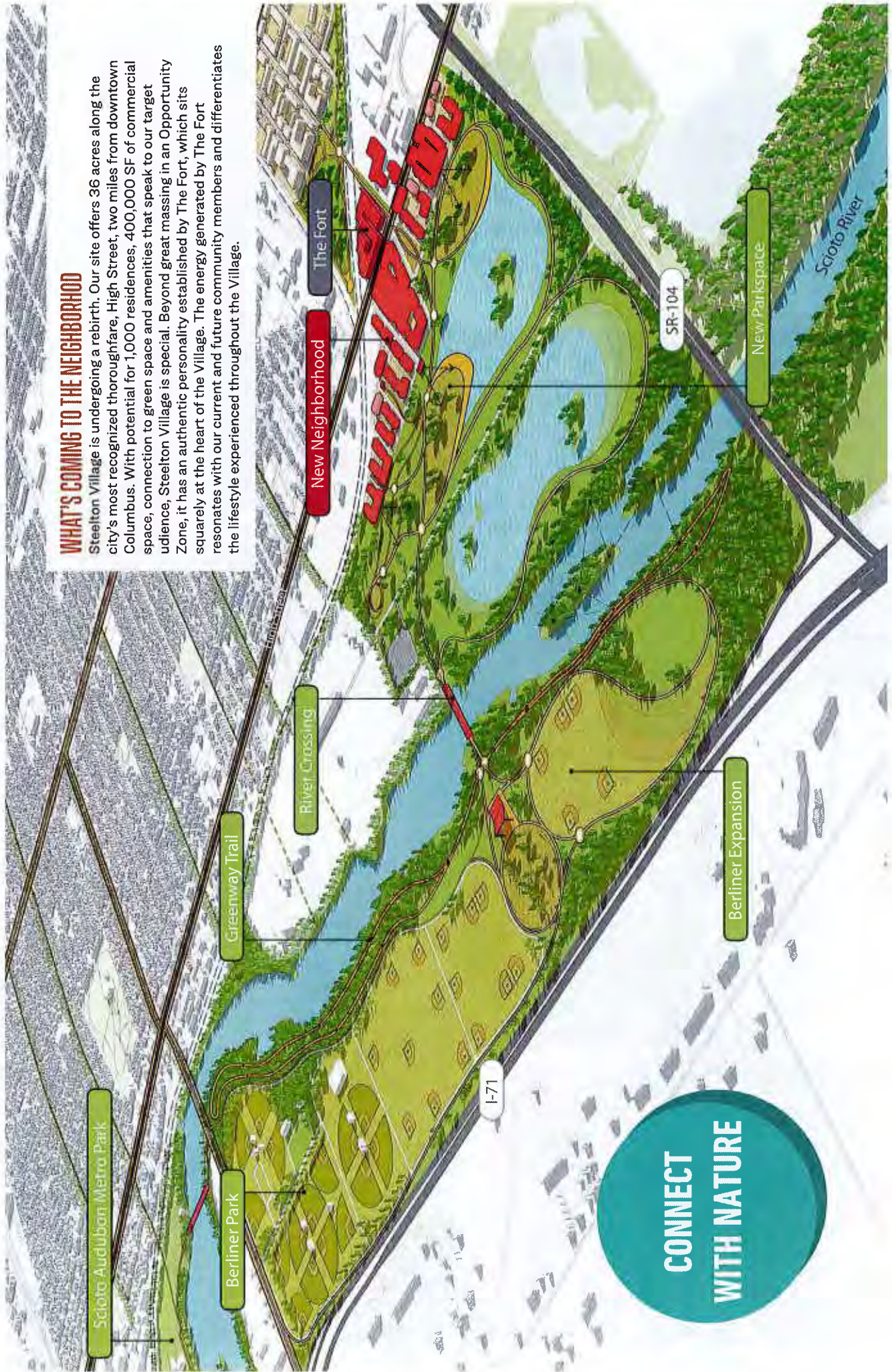
Source: BizJournals : <https://www.bizjournals-com.proxy.lib.ohio-state.edu/columbus/news/2024/10/17/south-side-projects-to-watch.html>

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WHAT'S COMING TO THE NEIGHBORHOOD

Steelton Village is undergoing a rebirth. Our site offers 36 acres along the city's most recognized thoroughfare, High Street, two miles from downtown Columbus. With potential for 1,000 residences, 400,000 SF of commercial space, connection to green space and amenities that speak to our target audience, Steelton Village is special. Beyond great massing in an Opportunity Zone, it has an authentic personality established by The Fort, which sits squarely at the heart of the Village. The energy generated by The Fort resonates with our current and future community members and differentiates the lifestyle experienced throughout the Village.





Columbus, OH

The Lofton

The Lofton is a 245-unit affordable multifamily development located in Columbus, Ohio. The one to four-bedroom, pet-friendly apartment homes feature modern finishes and amenities for residents earning 30-80% of the area median income. The community features a fitness center, bike parking, and a playground, and each apartment home has energy-efficient appliances and walk-in closets.

[Visit Leasing Site](#) →

Product Type

**Affordable 4%
LIHTC/Bond**

Lifestyle Type

Multi Family

Completion Date

09/13/2025

Apartment
Homes/Units


245


Status

Construction

Our Involvement

 **Development**

 **Construction**

 **Management**

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Nearby Amenities



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TRAFFIC COUNT (2023)

Street *Avg Daily Volume*

S High St - Loxley Dr 23,448

Dering Ave - S 4th St 3,090

Frank Rd - S 6th St 47,324

SITE LOCATION

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

WITHIN 1 MILE

WITHIN 3 MILES

WITHIN 5 MILES

Population (2023)



3,704

42,529

123,651

Households (2023)



2,725

25,096

68,422

Avg Household
Income (2023)



\$33,617

\$42,949

\$42,798

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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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