

FOR LEASE



\$10.00/SF

1511 S High Street, Columbus, OH 43207

Commercial and Office Space in Columbus

- Multiple level building with great frontage for lease along high traffic High Street in Columbus.
- Space offers $\pm 2,668$ Square Feet of leasable space.
- The property offers 2 restrooms, a kitchen area, and multiple offices.
- This space is perfect for a work from home occupant.
- Tenant pays all utilities.



VALERIE TIVIN

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QUESTIONS? CONTACT US:

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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

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. *Line Drawings are Approximate*

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Property Information

LEGAL

| | |
|-----------------------------|-----------------------------|
| Legal Property Description: | Multi-Level Office Building |
| Price: | \$10.00/SF |
| Parcel Number: | 010-003228 |
| Occupancy: | |

LAND

| | |
|-----------------|----------------|
| Land Acreage: | ± 0.129 Acres |
| Current Zoning: | C - Commercial |
| Jurisdiction: | |

STRUCTURAL

| | |
|--------------------------|---------------|
| Building Square Footage: | ± 2,668 Sq Ft |
| Unit Square Footage: | ± 2,668 Sq Ft |
| Floors Above Ground: | 2 |
| Year Built: | 1920 |

ADDITIONAL INFO

| | |
|---------------------|---|
| Drive-in Doors: | 0 |
| Lot Specifics: | Frontage Along S High Street |
| Parcel Benefits: | Street Parking Available, Convenient Location |
| Possession: | Immediate |
| Water/Sewer System: | Columbus |
| Land Use: | 404 |

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Parcel View



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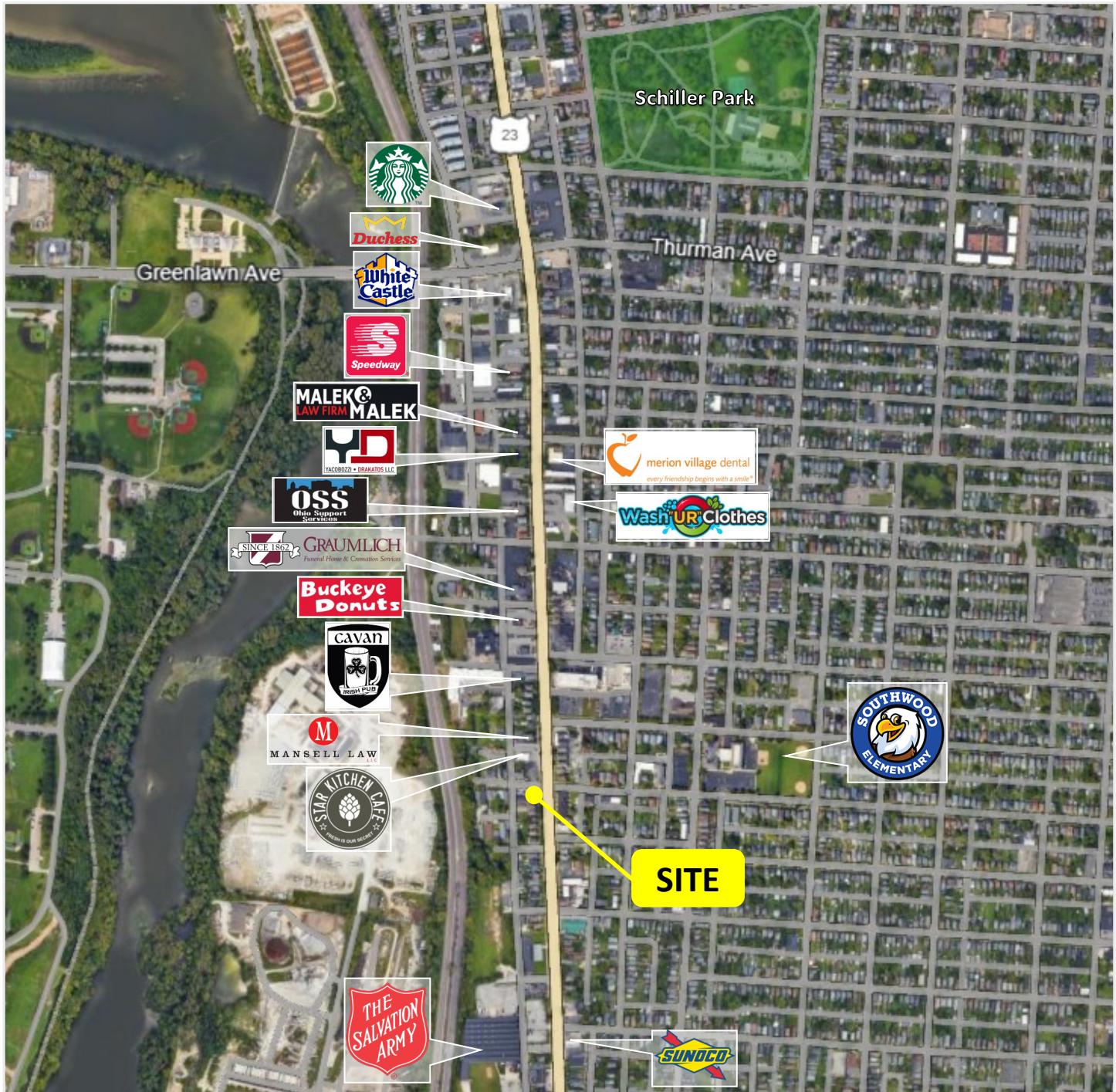
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Nearby Amenities



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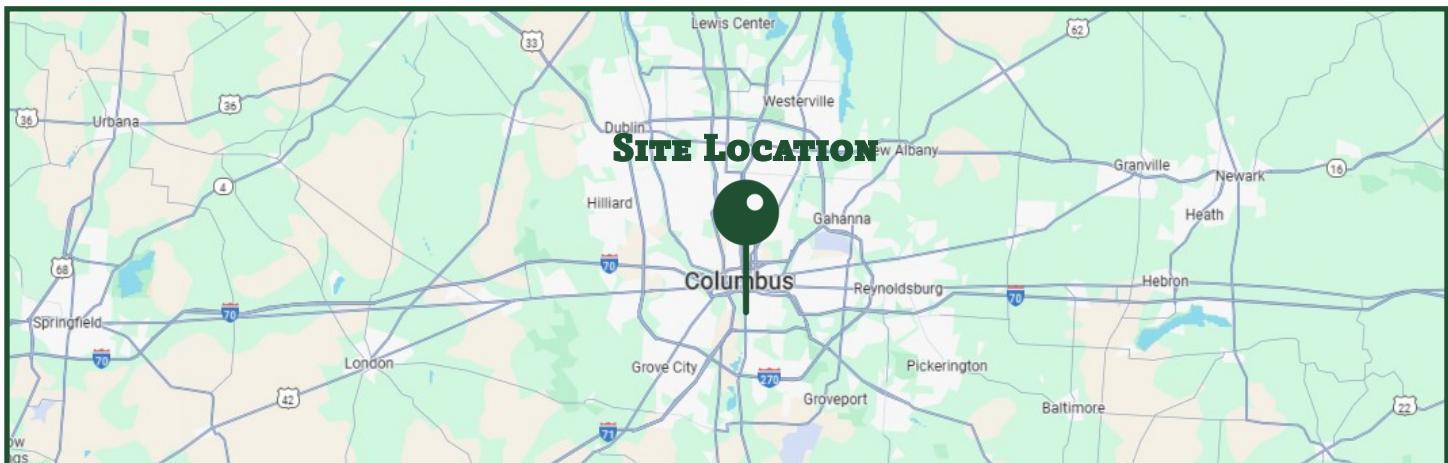
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TRAFFIC OVERVIEW

| Street | Avg Daily Volume |
|----------------|------------------|
| S High Street | ± 25,303 |
| S 4th Street | ± 1,103 |
| Hanford Street | ± 6,253 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|---------------|----------------|----------------|
| Population (2024) | 7,943 | 54,378 | 155,933 |
| Households (2024) | 7,369 | 31,046 | 81,842 |
| Avg Household Income (2024) | \$47,370 | \$40,701 | \$46,074 |

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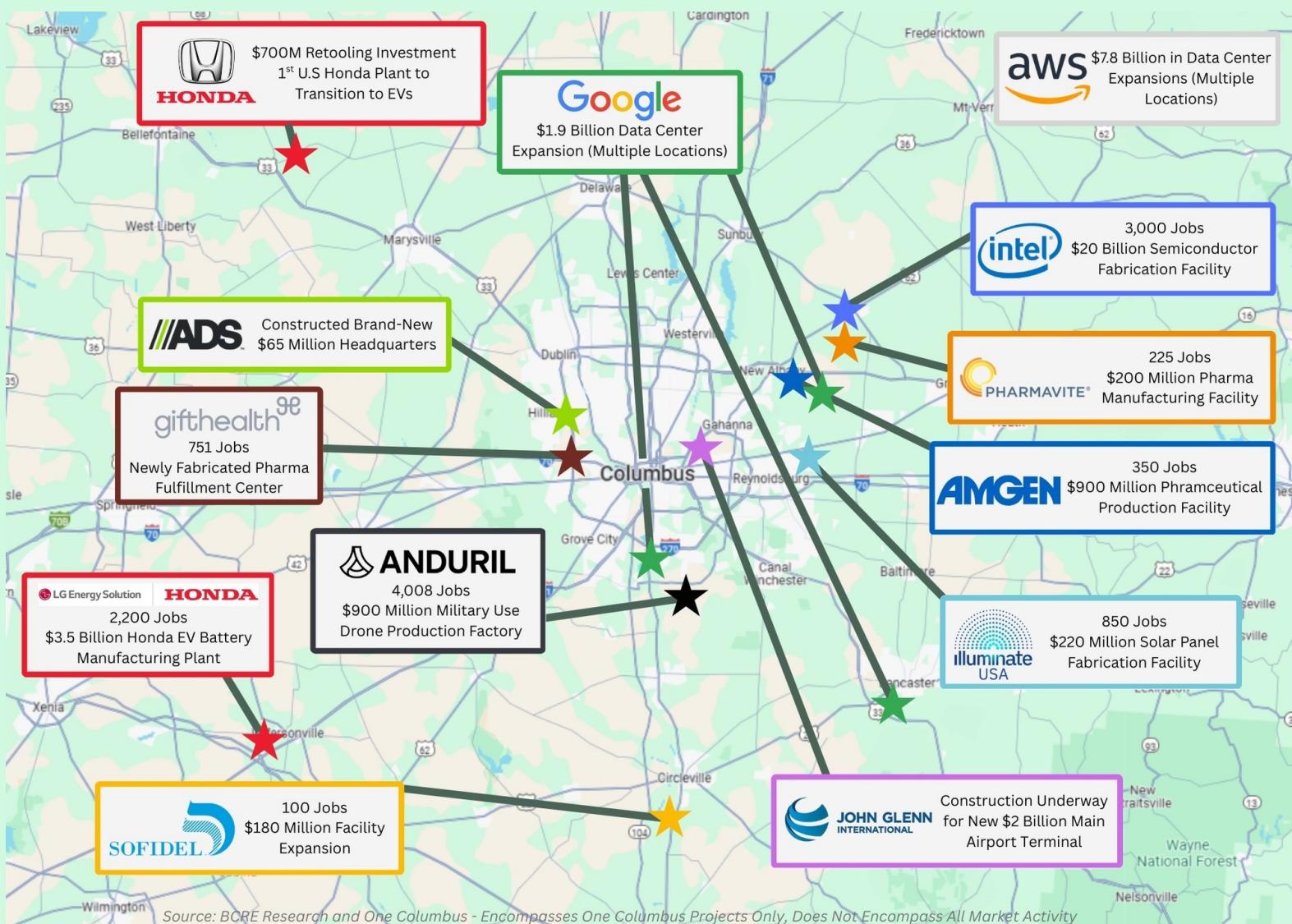


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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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