

# FOR LEASE



**\$1,500/MONTH MG**

## **3246 N. High Street, Columbus, OH 43202**

- ±880 SF of prime leasing opportunity located along the High Street corridor.
- Excellent street presence, strong daily traffic counts, and easy access for customers and clients.
- Centrally positioned near The Ohio State University, Clintonville, and dense surrounding residential neighborhoods.
- Surrounded by a dynamic mix of retail, restaurant, office, and service-oriented business that drive consistent activity.
- Convenient access to I-71, SR-315, and Downtown Columbus.
- Ideal for retail, medical, professional, or service users seeking exposure, accessibility, and a strong demographic base.



**Click Here for Video**

**REBECCA WITHROW, CCIM**

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We have no reason to doubt its accuracy, but we do not guarantee it.

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## Aerial View



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## Trade Aerial



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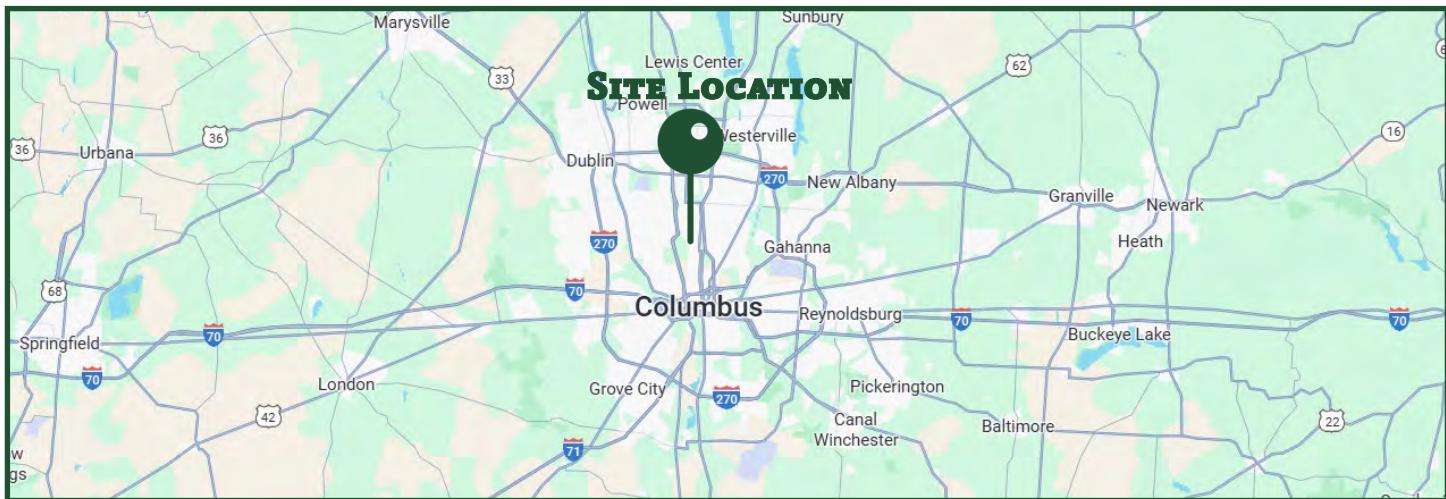
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## TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
N High St - W Lakeview Ave	15,775
N High St - W Longview Ave	18,600
N High St - E North Broadway St	17,301

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)	13,240	101,748	259,127
Households (2023)	8,756	44,047	109,644
Avg Household Income (2023)	\$71,268	\$52,672	\$56,198

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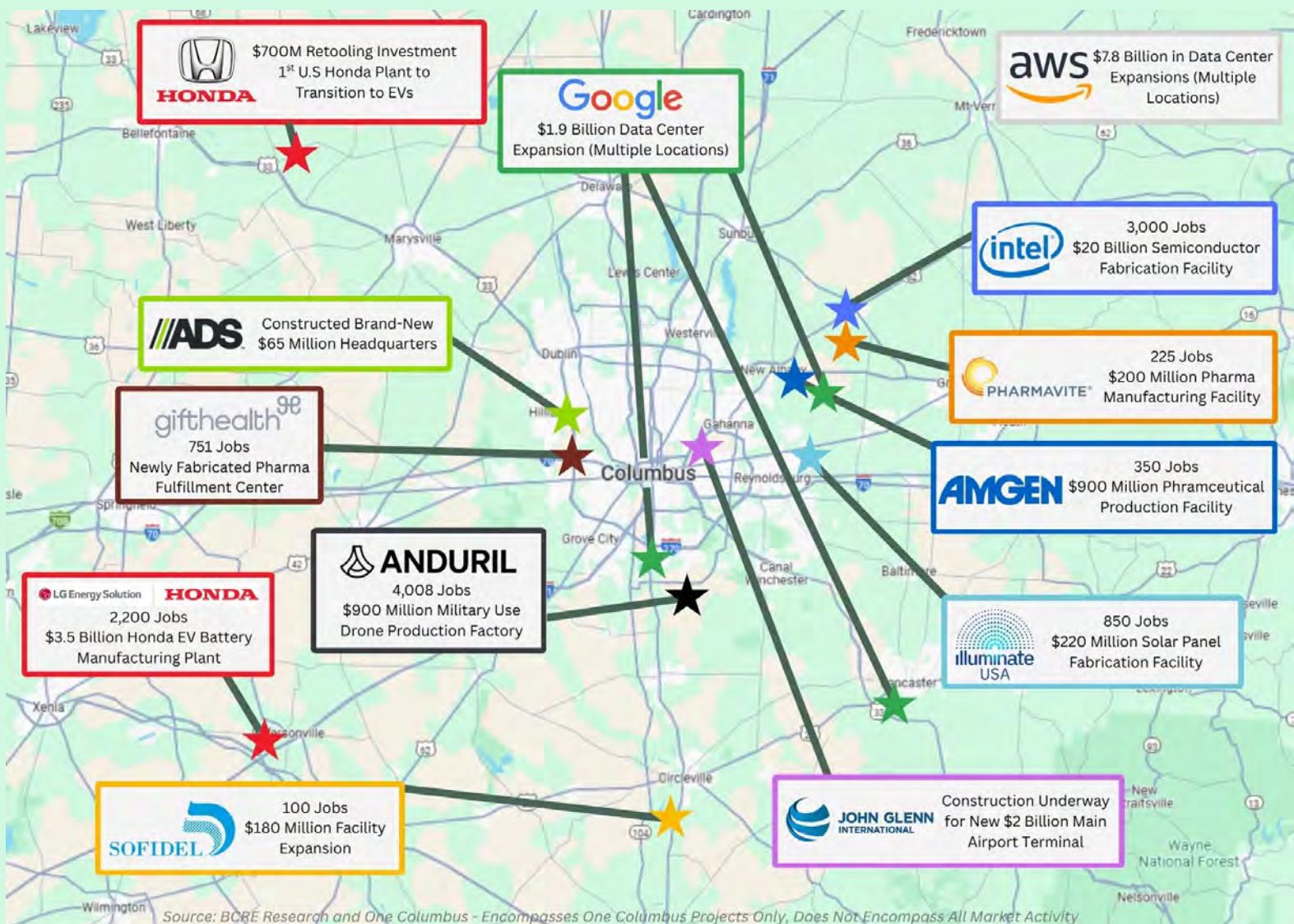


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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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# 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](http://www.columbusregion.com) and The One Columbus Organization

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Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

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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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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.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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