

*For Lease*

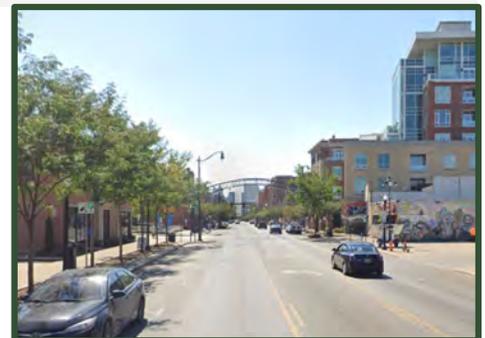


**\$19.50/SF NNN**

**1186 North High Street, Columbus, OH 43201**

*Retail For Lease in The Short North, Downtown Columbus*

- ± 2,580 Square Feet of Retail Space Available For Lease in the Short North (North High Street)
- Ample Local Amenities, Close Proximity to The Ohio State University, and Near Many Local Breweries/Restaurants
- This Location Offers Ample Street Parking, Easy Access For Pedestrians on North High Street, and Sits Near the Iconic Short North Arch.
- This Location Offers a Street Level Retail Space, Perfect for Many Retail Concepts, with Foot Traffic Counts to Support.
- Open Layout with Office and Restroom



*Click Here to View Property Video*

*Valerie Tivin*

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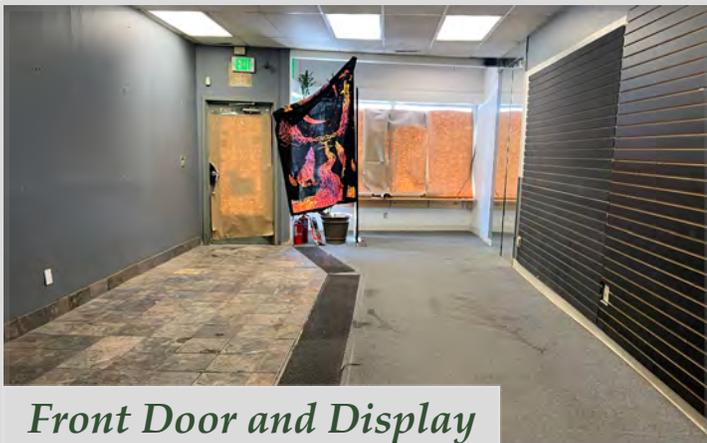
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# 1186 North High Street, Columbus, OH 43201

## Property Aerials



*Front Door and Display*



*Retail Area*



*Entrance to Back Office*



*Retail Area from Back*



*Window from Back Office*



*Lower Level/Storage*

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# 1186 North High Street, Columbus, OH 43201

## Additional Property Information

### Legal Information

Legal Property Description	Retail Unit For Lease
Price	\$19.50/SF NNN
Parcel Number	010-056578-00
Possession	Immediate

### Land Information

Land Acreage	N/A
Current Zoning	Urban Core (UCR)
Possible Uses for UCR	Allows residential, retail, service, and other commercial uses

### Structural Information

Building Square Footage	± 3,500 SF
Available Square Footage	± 2,580 SF
Floors Above Ground	2
Year Built	1900
Renovated?	Yes

### Additional Information

Lot Specifics	Short North Frontage
Parcel Benefits	Street Parking, and Easy Access
CAM Charges	\$6.50/SF
Water/Sewer System	Public
Real Estate Taxes (2025)	\$ 10,222,96
Tenant Pays	Utilities, CAM, and Repairs

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*Parcel View*



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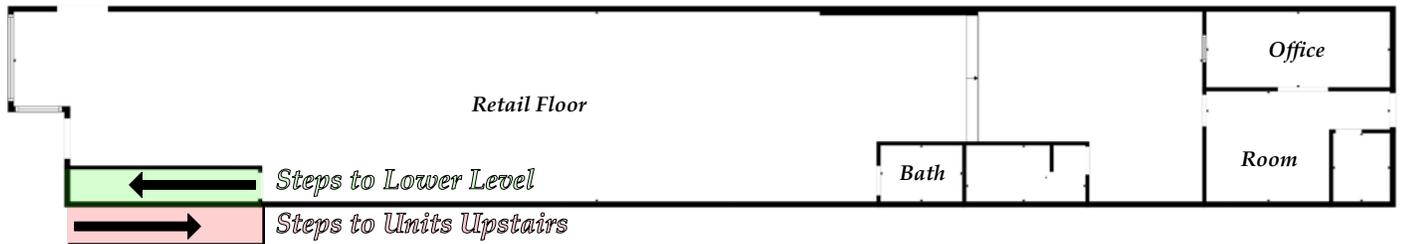
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## Floor Plan

North High Street

### First Floor (Retail)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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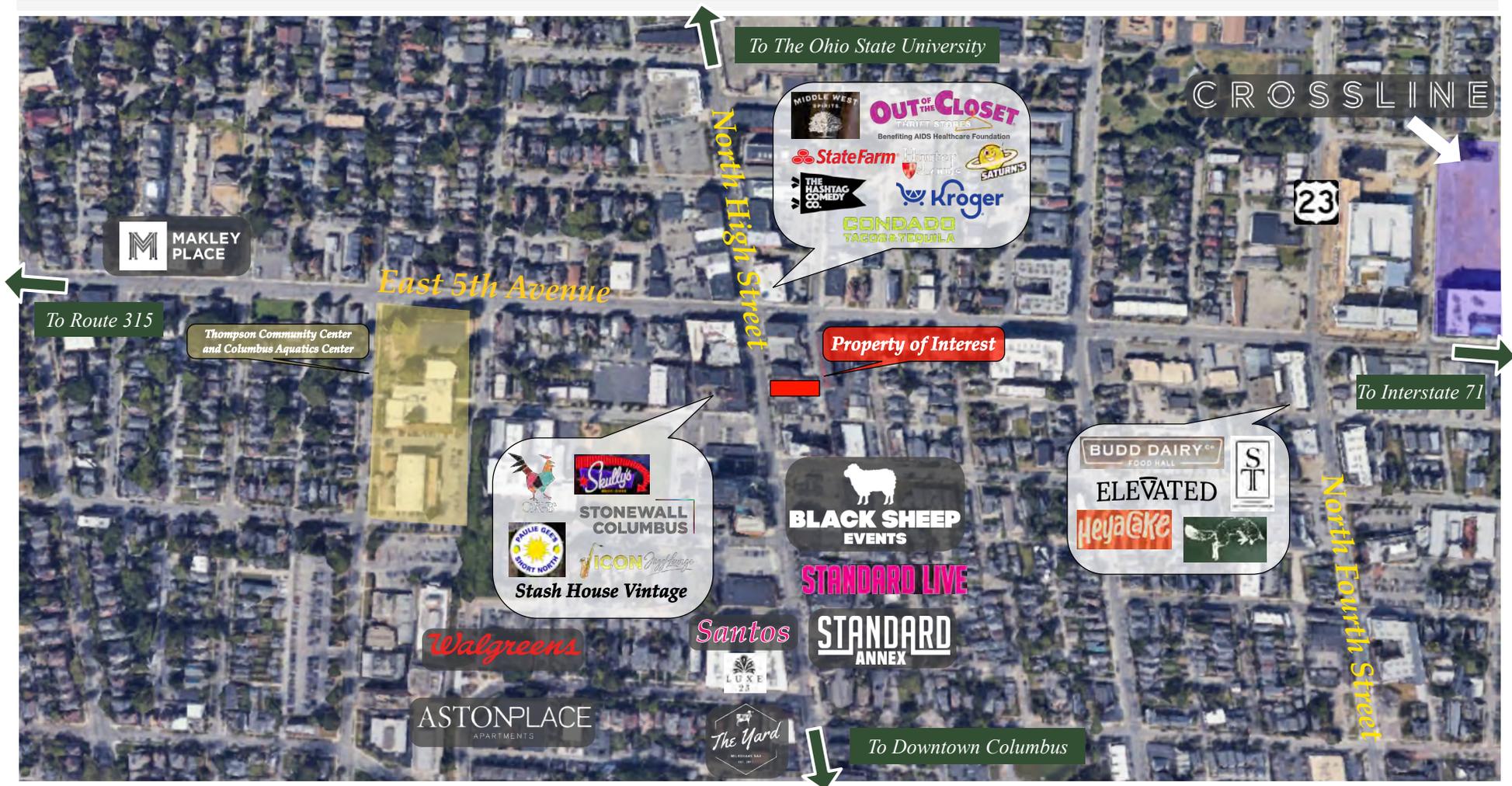
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## Nearby Amenities



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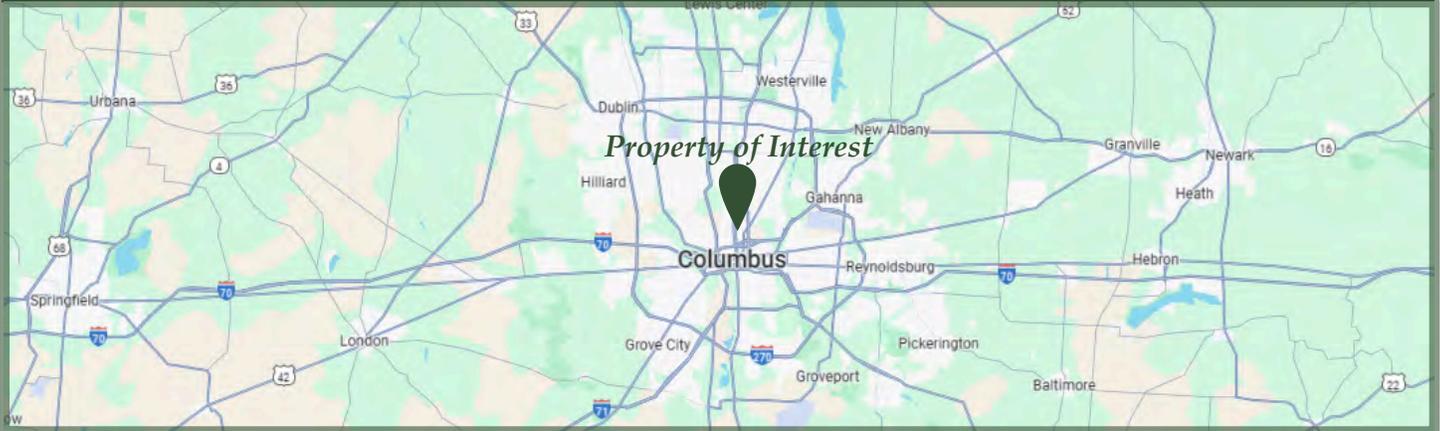
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## Traffic Counts and Regional Demographics



## Local Traffic

<b>North High Street</b>	<b>± 14,048 VPD</b>
<b>E 5th Avenue</b>	<b>± 12,438 VPD</b>
<b>US 23</b>	<b>± 10,531 VPD</b>



## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>28,629</b>	<b>108,884</b>	<b>247,771</b>
Households	<b>15,536</b>	<b>53,686</b>	<b>113,420</b>
Avg Household Income	<b>\$36,205</b>	<b>\$37,307</b>	<b>\$47,312</b>

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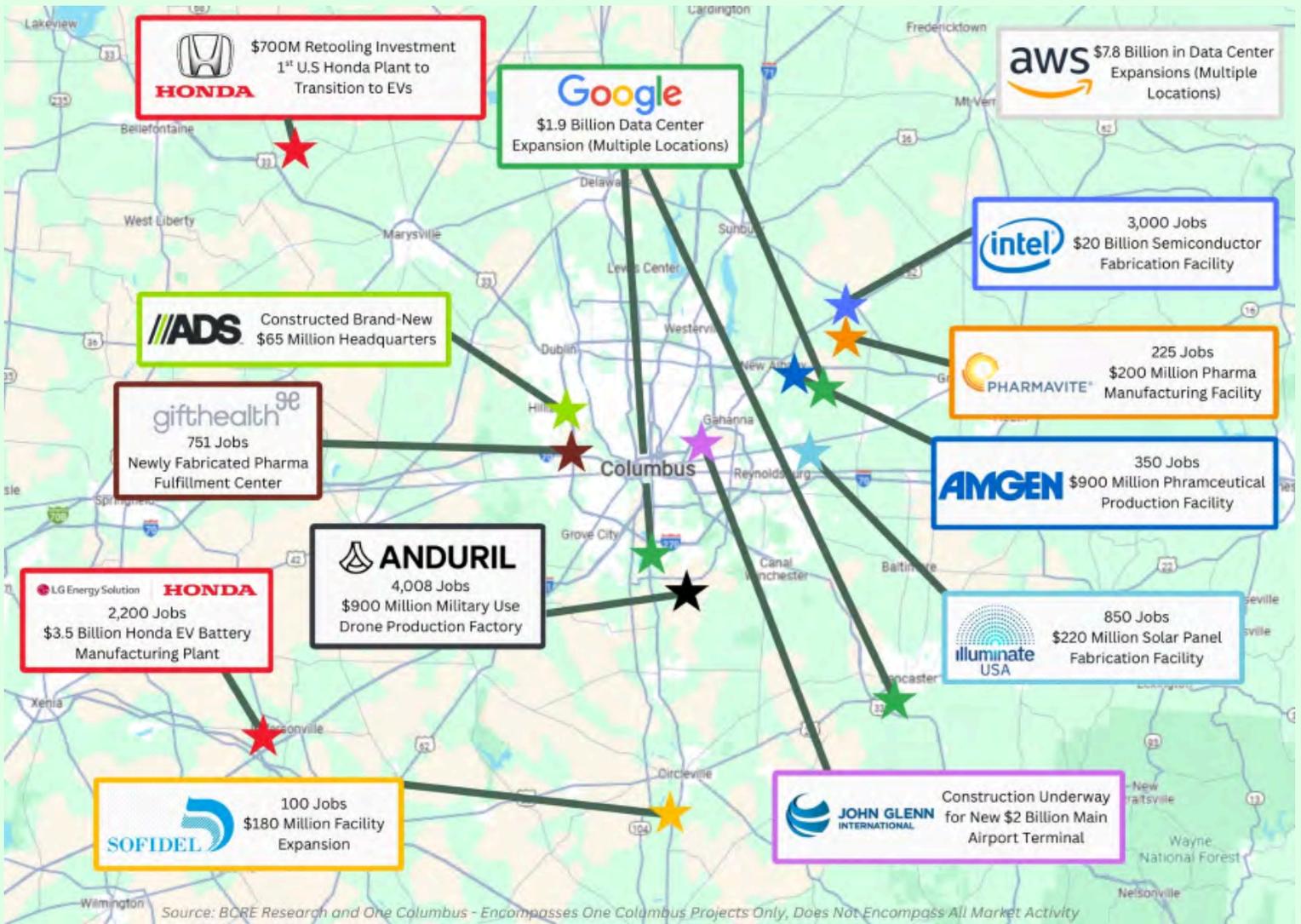
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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- Continued -**

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