

For Lease
\$1400 per Month

1505 S. High St
Columbus, Ohio 43207



Property Features

- Commercial space that consists of 2 rooms and a restroom.
- Perfect for many different types of use
- First floor unit with 1,562 +/- SF
- Parking available along S High St
- Great location in near downtown Columbus OH

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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.

Customer Full	Commercial-Other Com		
	List Number: 220023447		List Price: \$10.75
	Status: Active		Showing Start Date: 07/16/2020
	Listing Service:		List Price Sqft: \$0.01
	Original List Price: \$10.75		VT:
	Parcel #: 010-021188	Previous Use: Storage	
	Use Code:	Tax District: 010	Zoning: Commercial
	For Sale: No	For Lease: Yes	Exchange: No
	Occupancy Rate: 0	Mortgage Balance:	
Gross Income:		Assoc/Condo Fee:	
Total Op Expenses:		Addl Acc Cond: None Known	
NOI:			
Tax Abatement: No		Abatement End Date:	Tax Incentive:
Taxes (Yrly): 3,401		Tax Year: 2019	Possession:
Assessment:			

General Information

Address: 1505 S High Street	Unit/Suite #:	Zip Code: 43207	Tax District: 010
Between Street: Welch Ave & Markison Ave	City: Columbus	Corp Limit: Columbus	
Complex:	County: Franklin	Township: None	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

Total SqFt Available: 1,562	Minimum Sqft Avail: 1,562	Max Cont Sqft Avail: 1,562
Bldg Sq Ft: 3,124	Acreage: 0.13	Lot Size:
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 0	Total Parking:
Year Built: 1966	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 10.75	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:	Electric:
Heat Type:	Misc Int & Ext Info:
Electric:	
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

1,562 SqFt of commercial space. It consists of 2 rooms and a restroom. Parking available along S High St. entrance. This could be used for many different types of businesses and offices.

Sold Info

Sold Date:	DOM: 1	SP:
		Sold Non-MLS: No
	SrCns:	SrAst:

Sold Non-MLS: No

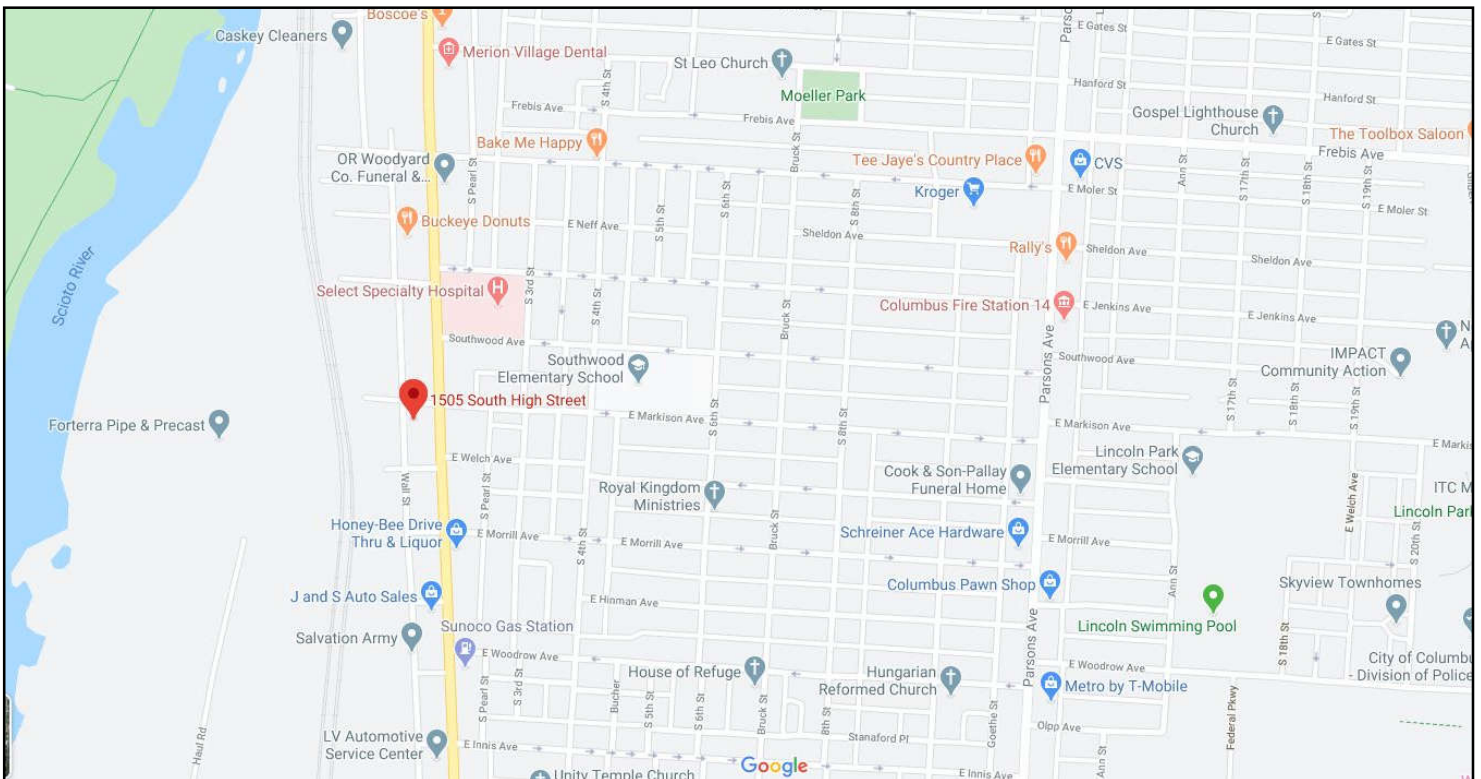
July 16, 2020

Prepared by: Randy J Best

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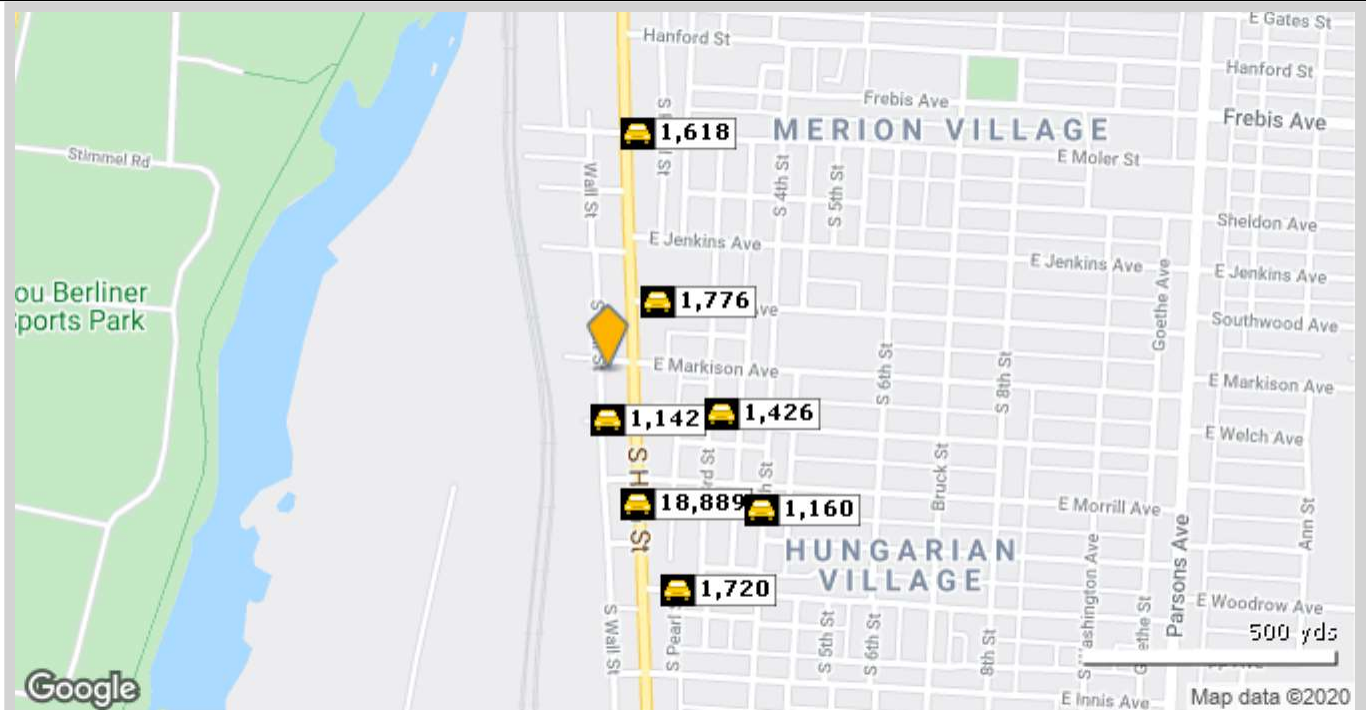
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Traffic Count Report

1505 S High St, Columbus, OH 43207

Building Type: **Multi-Family**
 Building Size: **2,520 SF**
 # of Units: **4**
 Avg Unit Size: **630 SF**
 % Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Welch Ave	Wall St	0.01 W	2018	658	MPSI	.05
2	W Welch Ave	S High St	0.03 E	2015	1,142	MPSI	.05
3	Southwood Ave	S High St	0.03 W	2018	1,776	MPSI	.10
4	E Welch Ave	S 3rd St	0.01 W	2018	1,426	MPSI	.14
5	S High St	W Morrill Ave	0.03 N	2018	20,596	MPSI	.15
6	S High St	E Morrill Ave	0.03 N	2015	18,889	MPSI	.15
7	S 4th St	E Morrill Ave	0.03 N	2014	1,160	AADT	.24
8	E Woodrow Ave	S Pearl St	0.01 E	2016	1,320	MPSI	.26
9	E Woodrow Ave	S Pearl St	0.01 E	2018	1,720	MPSI	.26
10	E Moler St	S High St	0.02 W	2013	1,618	AADT	.28



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7/16/2020

Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	12,869		106,765		318,871	
2020 Estimate	12,203		100,707		301,877	
2010 Census	10,709		84,498		258,616	
Growth 2020 - 2025	5.46%		6.02%		5.63%	
Growth 2010 - 2020	13.95%		19.18%		16.73%	
2020 Population by Hispanic Origin	372		3,755		13,346	
2020 Population	12,203		100,707		301,877	
White	9,528	78.08%	53,185	52.81%	185,488	61.44%
Black	2,003	16.41%	41,145	40.86%	94,792	31.40%
Am. Indian & Alaskan	52	0.43%	448	0.44%	1,137	0.38%
Asian	168	1.38%	2,118	2.10%	9,796	3.25%
Hawaiian & Pacific Island	1	0.01%	23	0.02%	179	0.06%
Other	450	3.69%	3,788	3.76%	10,485	3.47%
U.S. Armed Forces	6		17		98	
Households						
2025 Projection	5,780		45,438		129,944	
2020 Estimate	5,495		42,767		122,823	
2010 Census	4,904		35,577		105,401	
Growth 2020 - 2025	5.19%		6.25%		5.80%	
Growth 2010 - 2020	12.05%		20.21%		16.53%	
Owner Occupied	2,452	44.62%	18,013	42.12%	55,580	45.25%
Renter Occupied	3,043	55.38%	24,754	57.88%	67,243	54.75%
2020 Households by HH Income	5,497		42,765		122,823	
Income: <\$25,000	1,195	21.74%	13,213	30.90%	33,421	27.21%
Income: \$25,000 - \$50,000	1,196	21.76%	10,623	24.84%	29,969	24.40%
Income: \$50,000 - \$75,000	1,161	21.12%	7,879	18.42%	22,882	18.63%
Income: \$75,000 - \$100,000	660	12.01%	3,856	9.02%	13,118	10.68%
Income: \$100,000 - \$125,000	382	6.95%	2,508	5.86%	8,634	7.03%
Income: \$125,000 - \$150,000	307	5.58%	1,707	3.99%	5,196	4.23%
Income: \$150,000 - \$200,000	320	5.82%	1,269	2.97%	4,347	3.54%
Income: \$200,000+	276	5.02%	1,710	4.00%	5,256	4.28%
2020 Avg Household Income	\$76,041		\$62,086		\$66,568	
2020 Med Household Income	\$57,573		\$43,010		\$47,897	



COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

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