

RESTAURANT SPACE FOR LEASE

**2040 N High Street
Columbus, Ohio 43201
Across from OSU Campus**



2,382 +/- SF Restaurant Space Available



Appraisal Brokerage Consulting Development

Alex Marsh
amarsh@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

RESTAURANT SPACE IN THE UNIVERSITY DISTRICT AVAILABLE!

Restaurant Space Adjacent to OSU Campus! Former Moe's Mexican Grill space consists of 2,382+/-SF of space with commercial kitchen, restrooms, seating area, and back patio. Outstanding foot traffic due to close proximity of OSU campus. Back parking reserved for residences on 2nd & 3rd stories. Unbeatable N. High Street location!

Address: 2040 N High Street
Columbus, OH 43201

County: Franklin

PID: 010-052840-00

Location: Between 18th Ave
& Lane Ave

Building Size: 11,529 +/- SF

Year Built: 1928

Levels: 3 Story

Space Available: 2,382 +/- SF

Lease Rate: \$39.50/SF NNN

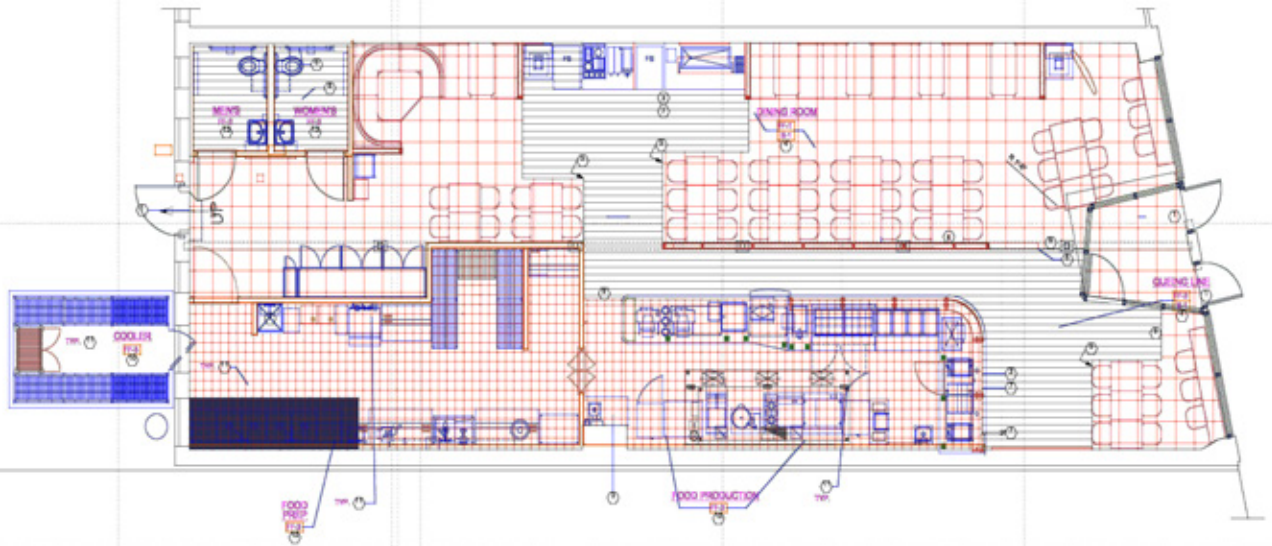
Op. Exp.: \$9.41/SF

Zoning: C-4 Regional Scale
Commercial District



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Floor Plan



FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR FINISH NOTES

1. REFER TO PLUMBING PLANS FOR FLOOR DRAIN, FLOOR SINK, FLOOR SINK & C. LOCATIONS. COORDINATE WITH MECHANICAL CONTRACTOR TO ACHIEVE A CLEAN, FLUSH INSTALLATION.
2. BASE NOT REQUIRED @ CORNERS UNLESS INDICATED @ SPECIFICATIONS OR DRAWING TO FLOOR.
3. REFER TO ARCHITECT'S NOTES FOR SPECIFICATIONS & ASST FOR LOCATIONS OF WALL & WALL FINISHES.
4. REFER TO ARCHITECT'S NOTES FOR SPECIFICATIONS & ASST FOR LOCATIONS OF WALL & WALL FINISHES.
5. REFER TO ARCHITECT'S NOTES FOR SPECIFICATIONS & ASST FOR LOCATIONS OF WALL & WALL FINISHES.
6. COORDINATE WITH MECHANICAL CONTRACTOR TO ACHIEVE A CLEAN, FLUSH INSTALLATION.

SYMBOLS KEY

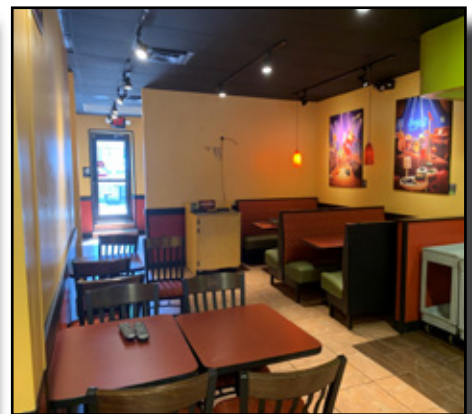
- FLOOR DRAIN
- RECTANGULAR FLOOR DRAIN
- FLUSH FLOOR DRAIN
- FLOOR SINK
- TRIMMED DRAIN

FINISH PLAN KEY NOTES

1. REFER TO ARCHITECT'S NOTES FOR SPECIFICATIONS & ASST FOR LOCATIONS OF WALL & WALL FINISHES.
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2,382 +/- SF Available

Photos



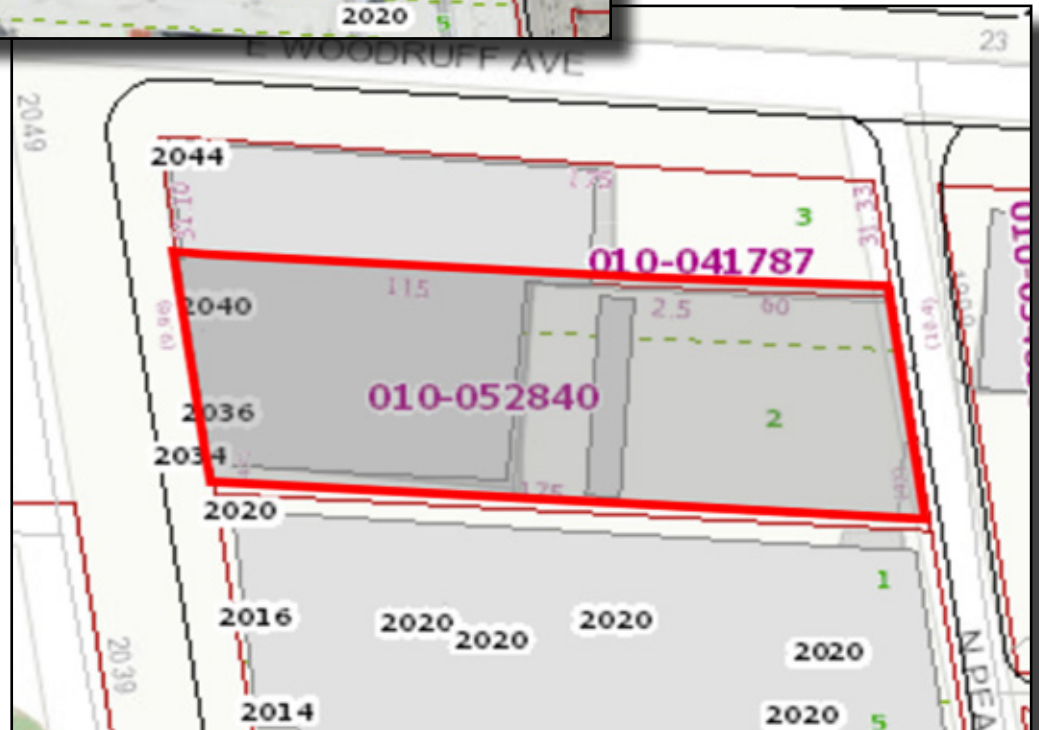
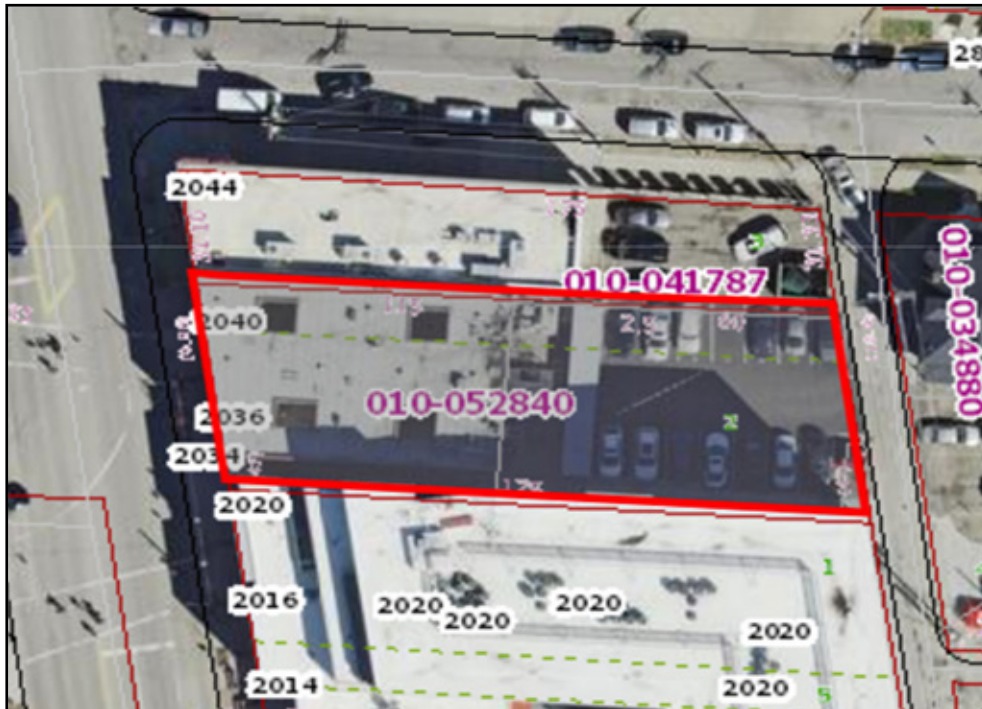
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Photos



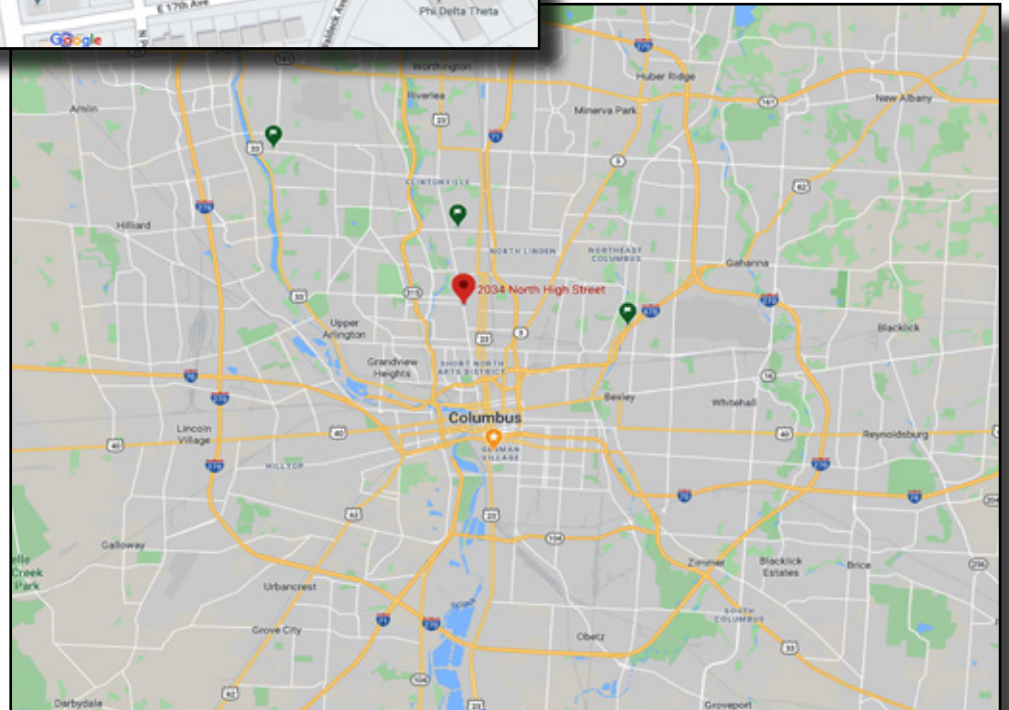
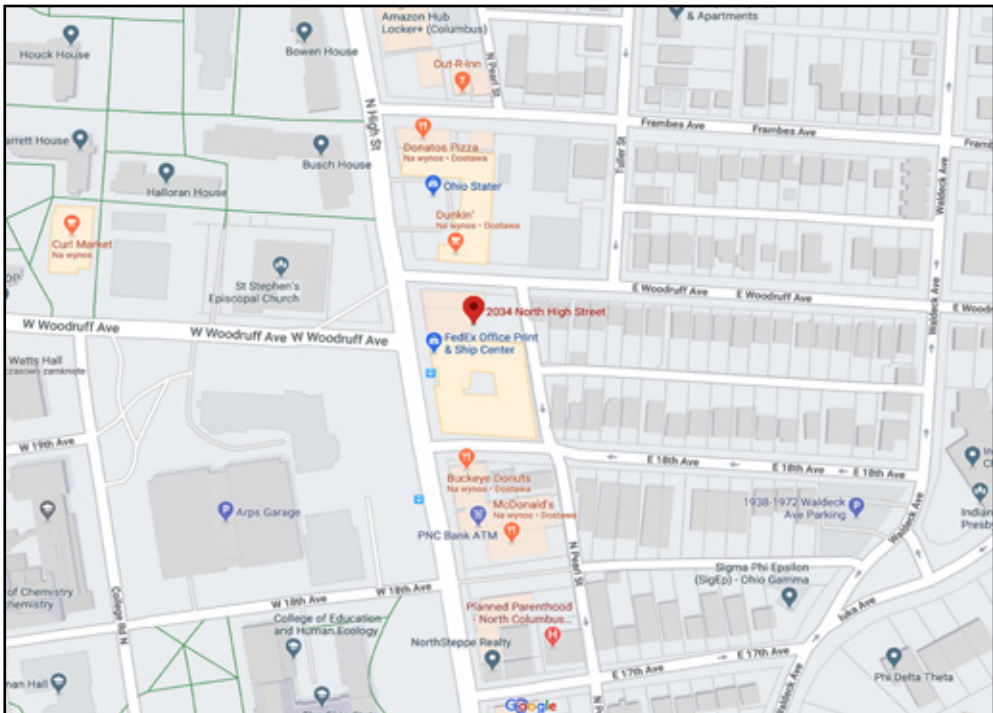
Aerial & Plat Maps



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Street Maps



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Property Location



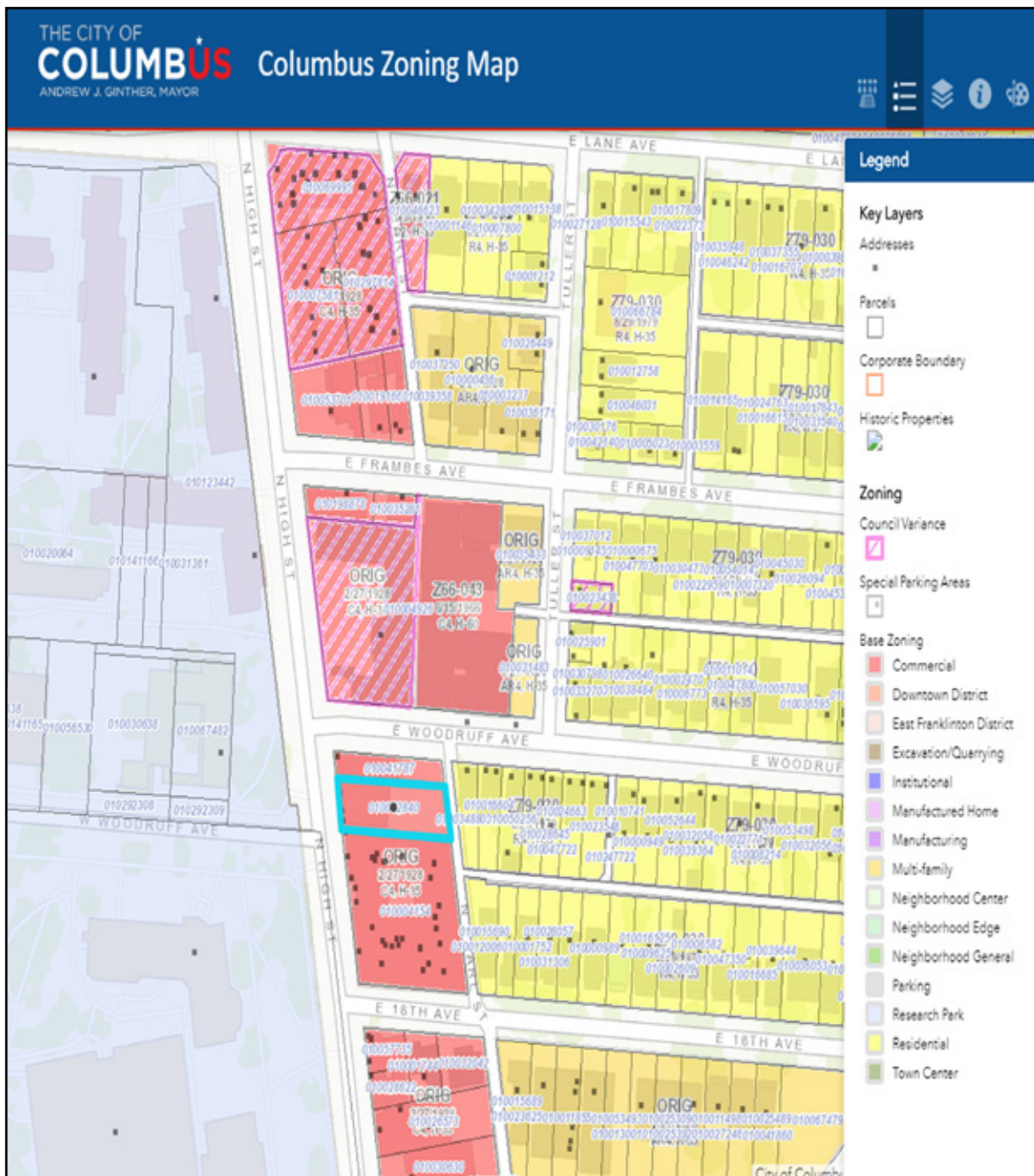
Great Location!

Next to heart of OSU's campus
Minutes to Downtown Columbus
15 Minutes to John Glenn Airport



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Zoning Map



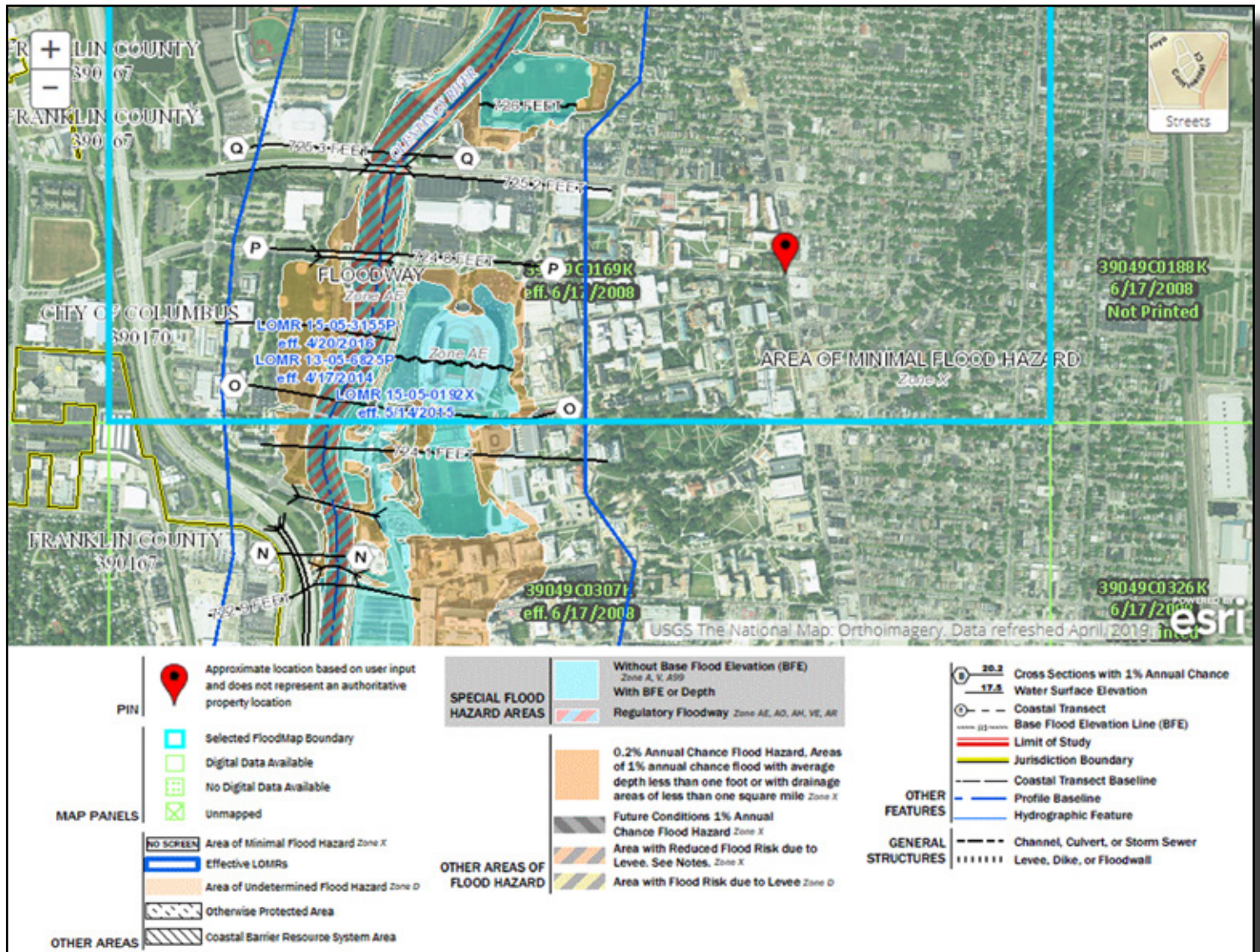
Click [here](#) to see zoning text



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Flood Map



Demographics

Demographic Summary Report

2034-2040 N High St, Columbus, OH 43201

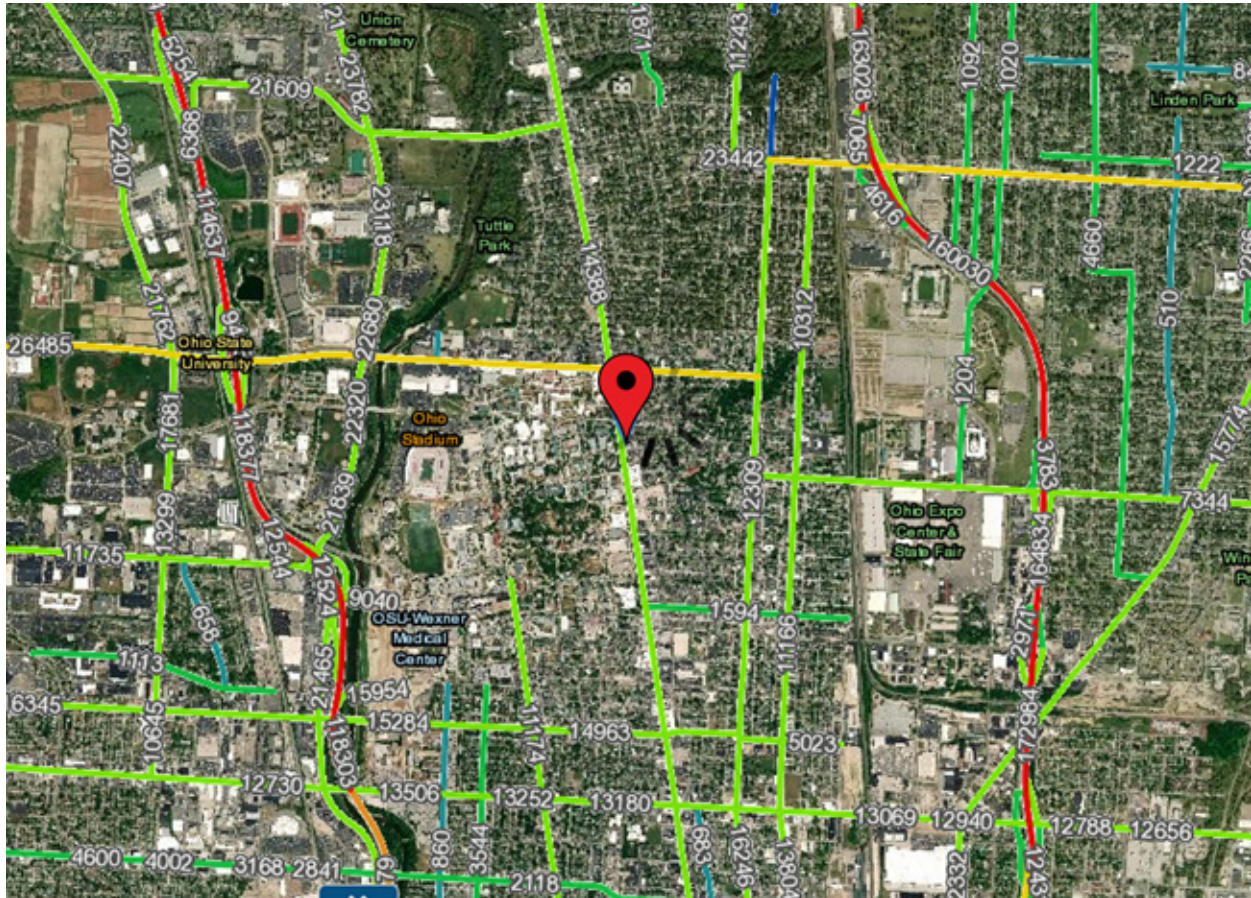


Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	46,879		179,016		408,247	
2020 Estimate	45,062		169,889		386,912	
2010 Census	39,819		146,007		334,348	
Growth 2020 - 2025	4.03%		5.37%		5.51%	
Growth 2010 - 2020	13.17%		16.36%		15.72%	
2020 Population by Hispanic Origin	2,224		6,783		18,346	
2020 Population	45,062		169,889		386,912	
White	35,488	78.75%	114,511	67.40%	236,941	61.24%
Black	3,743	8.31%	38,344	22.57%	116,200	30.03%
Am. Indian & Alaskan	113	0.25%	465	0.27%	1,266	0.33%
Asian	4,678	10.38%	11,626	6.84%	19,597	5.06%
Hawaiian & Pacific Island	11	0.02%	125	0.07%	208	0.05%
Other	1,030	2.29%	4,818	2.84%	12,699	3.28%
U.S. Armed Forces	20		36		130	
Households						
2025 Projection	14,660		75,608		174,702	
2020 Estimate	13,979		71,571		165,432	
2010 Census	12,762		62,091		143,861	
Growth 2020 - 2025	4.87%		5.64%		5.60%	
Growth 2010 - 2020	9.54%		15.27%		14.99%	
Owner Occupied	1,233	8.82%	26,317	36.77%	69,963	42.29%
Renter Occupied	12,746	91.18%	45,254	63.23%	95,469	57.71%
2020 Households by HH Income	13,980		71,572		165,433	
Income: <\$25,000	6,397	45.76%	20,230	28.27%	44,499	26.90%
Income: \$25,000 - \$50,000	3,519	25.17%	15,660	21.88%	38,475	23.26%
Income: \$50,000 - \$75,000	2,212	15.82%	11,464	16.02%	27,844	16.83%
Income: \$75,000 - \$100,000	848	6.07%	7,415	10.36%	16,562	10.01%
Income: \$100,000 - \$125,000	268	1.92%	5,378	7.51%	12,290	7.43%
Income: \$125,000 - \$150,000	273	1.95%	3,636	5.08%	8,173	4.94%
Income: \$150,000 - \$200,000	189	1.35%	3,355	4.69%	7,477	4.52%
Income: \$200,000+	274	1.96%	4,434	6.20%	10,113	6.11%
2020 Avg Household Income	\$42,738		\$73,403		\$73,228	
2020 Med Household Income	\$27,901		\$49,791		\$49,792	

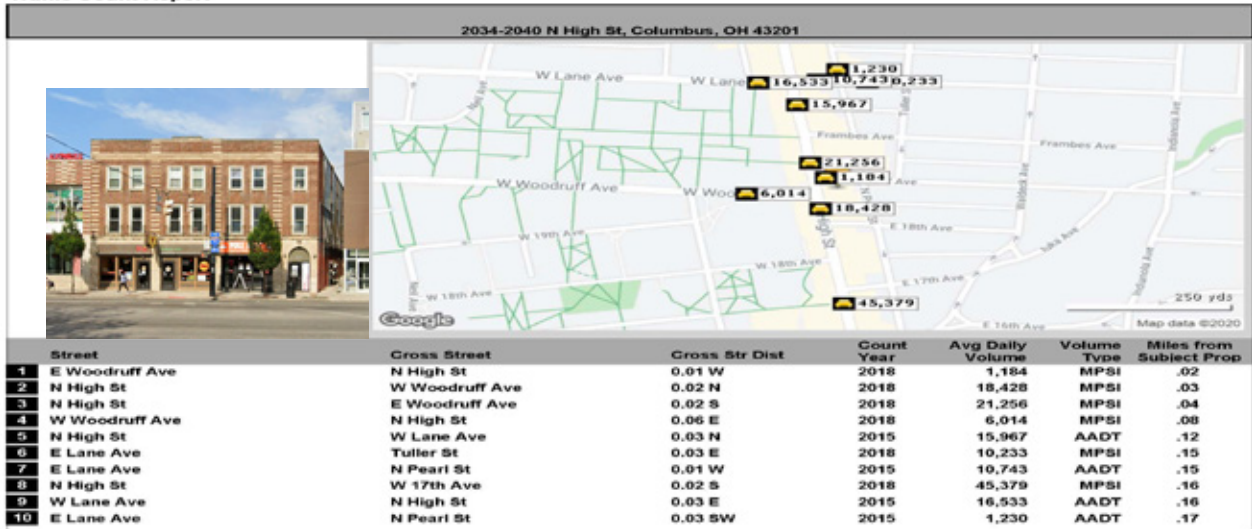


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Traffic Map



Traffic Count Report



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County Highlights

FRANKLIN COUNTY

DEMOGRAPHICS



1,264,597
RESIDENTS



33.8
MEDIAN AGE



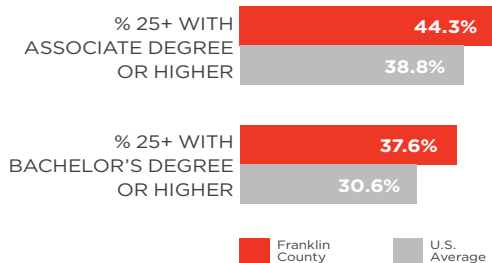
480,946
HOUSEHOLDS



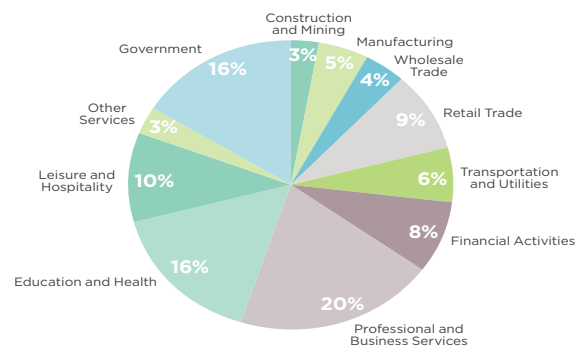
\$52,341
MEDIAN HOUSEHOLD INCOME

WORKFORCE

4.1% UNEMPLOYMENT RATE



EMPLOYMENT BY INDUSTRY



LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

Market Highlights

COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

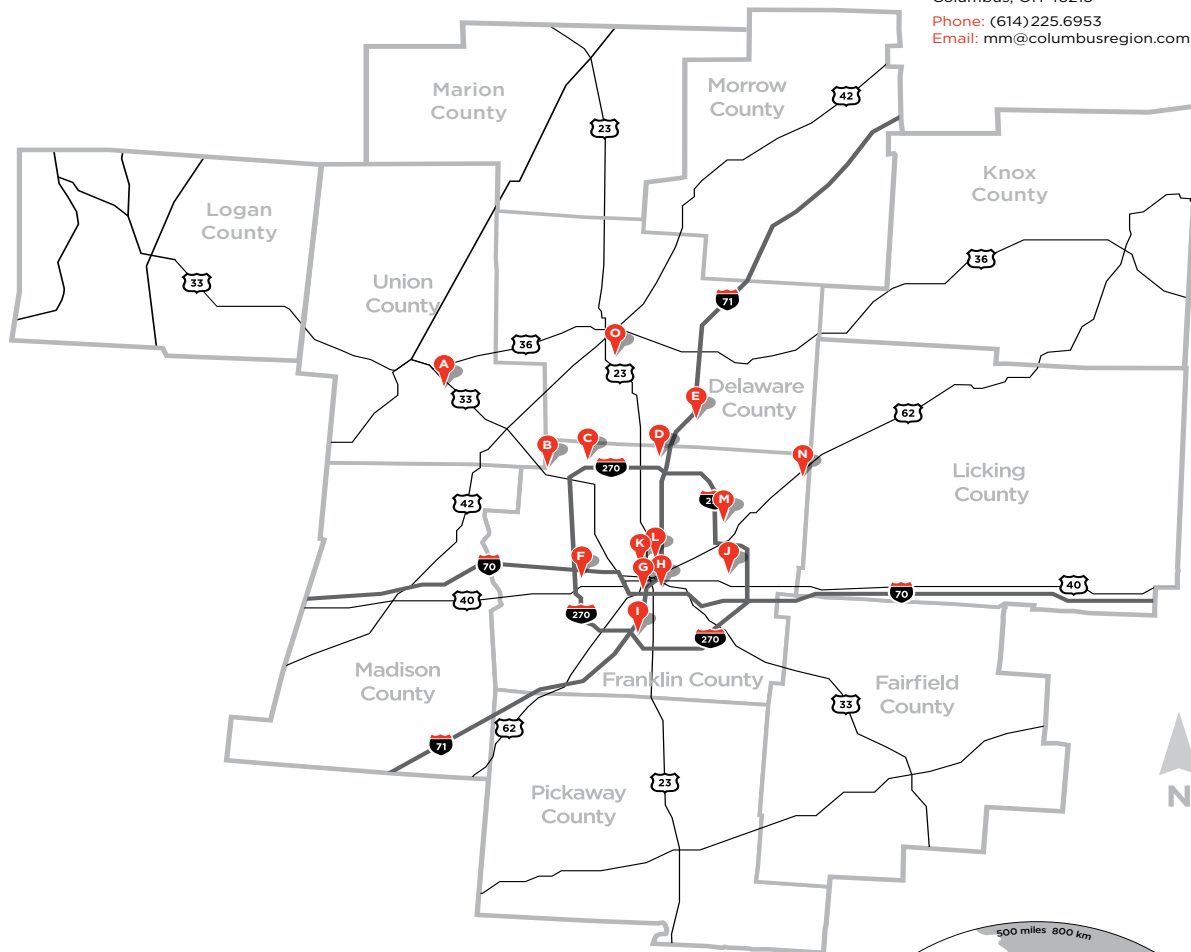
THE COLUMBUS[★] REGION

MATT McCOLLISTER

Vice President, Economic Development
150 South Front ST, Suite 200
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



— Interstate/Limited Access Highway
— Major US/State Highways

A - Scotts Miracle-Gro Co.
B - Pacer
C - Cardinal Health
D - Worthington Industries
E - Mettler-Toledo International, Inc.
F - Big Lots
G - Huntington Bancshares
H - Hexion Specialty Chemicals/Momentive Performance Materials

I - Bob Evans Farms
J - Retail Ventures Inc.
K - American Electric Power
L - Nationwide
M - Limited Brands
N - Abercrombie & Fitch
O - Greif



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Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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