



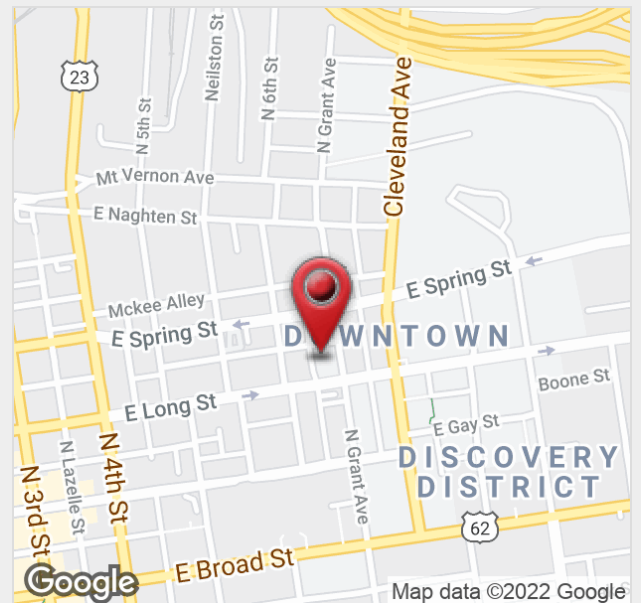
342 E Long St

Columbus, Ohio 43215

Property Features

- 2,870 SF - 5,740 SF Retail Space
- 12' Concrete Ceilings & Block Walls
- 8x8 Drive-in Door or New Retail Entrance
- 7,000+ VPD with Abundant On-Street Parking
- Prime Discovery District Retail Location
- Signalized Corner of Long & Grant
- Convenient Access to I-71 & I-670
- Close Proximity to CCAD/CSCC, Hills Market, Cafe Brioso, & The Roosevelt Coffeehouse
- Downtown District Zoning Allows for Multiple Uses

Lease Rate: \$18.00 SF/Yr (MG)



For more information:

John Mally

614 629 5254 • jmally@ohioequities.com

Conor David

614 629 5298 • cdavid@ohioequities.com



Property Summary

Available SF:	2,870 - 5,740 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.31 Acres
Building Size:	7,987 SF
Ceiling Height:	12.0 FT
Year Built:	1951
Renovated:	1967
Zoning:	Downtown District, H-UNLTD
Market:	Downtown Columbus
Sub Market:	Discovery District
Cross Streets:	E Long St and N Grant Ave

Location Overview

Downtown Columbus is the central business district of Columbus, Ohio. Downtown is home to Columbus State Community College (CSCC), Franklin University, Columbus College of Art and Design (CCAD), Grant Medical Center, Capital University Law School, as well as the Short North Arts District, Nationwide Arena, the Scioto Mile, and many beautiful parks. Adding to the appeal of downtown real estate is the convenience offered by the many restaurants, shops, and entertainment venues that are within a short walk, bike, or bus ride.

Property Overview

2,870 SF and up to 5,740 SF of downtown retail, currently one large space with new restrooms nearing completion. Optimally located corner site with large pylon sign for tenant. Clean concrete space in an incredible downtown location with heavy traffic from CSCC and CCAD. Renovations are underway to deliver as a clean shell to the new user. Well-known corner of Long and Grant with the ability to customize and bring new life to this unique multi-use space.





