

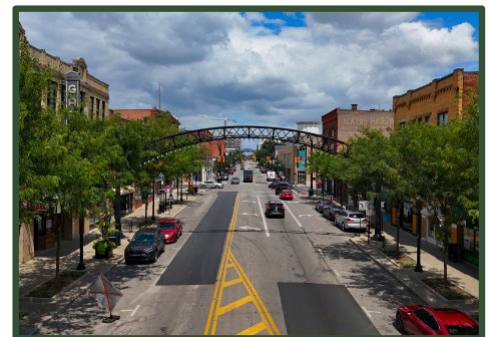
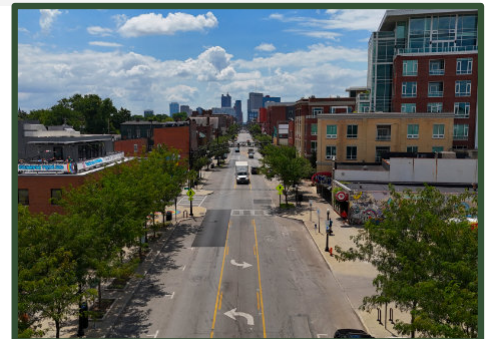
For Sale or Lease

\$1,500,000 or \$15.00/SF NNN

1186 North High Street, Columbus, OH 43201

Retail For Sale or Lease in The Short North, Downtown Columbus

- ± 2,580 Square Feet of Retail Space Available For Lease
- ± 4,790 Square Feet of Total Space Available For Sale
- 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 and Two Fully-Leased Units Above. Perfect for Many Retail Concepts, with Foot Traffic Counts to Support.
- Open Layout with Office and Restroom



Click Here to View Property Video

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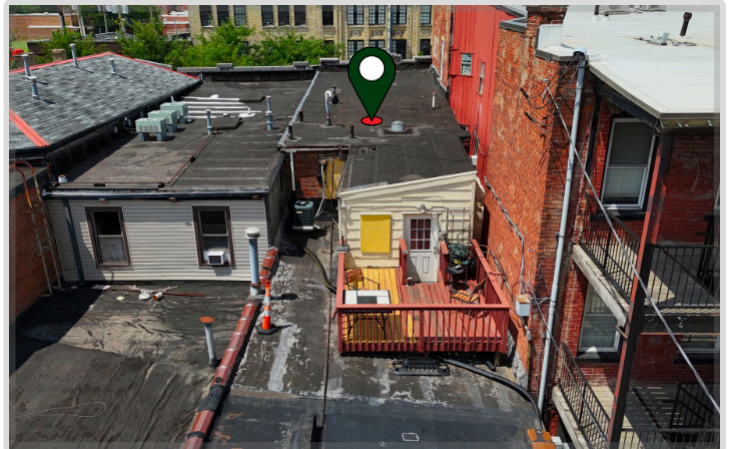
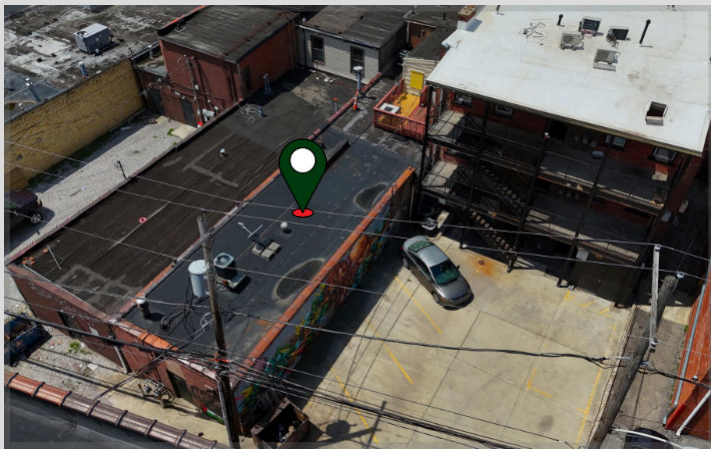
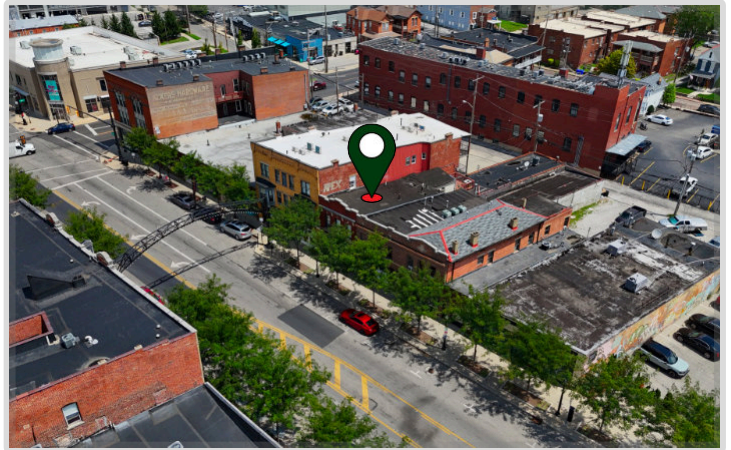
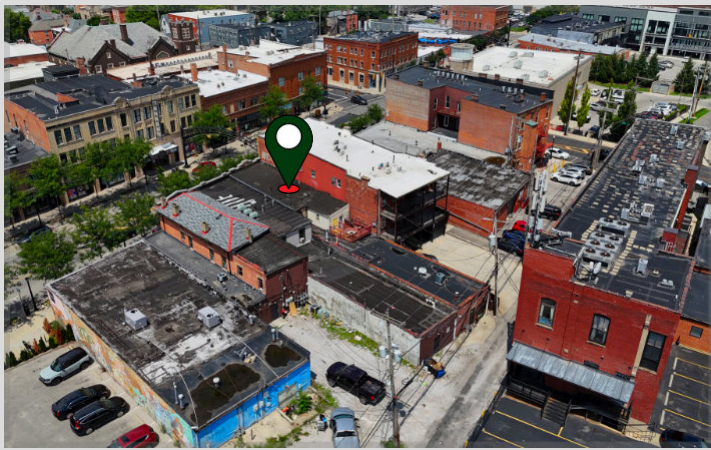
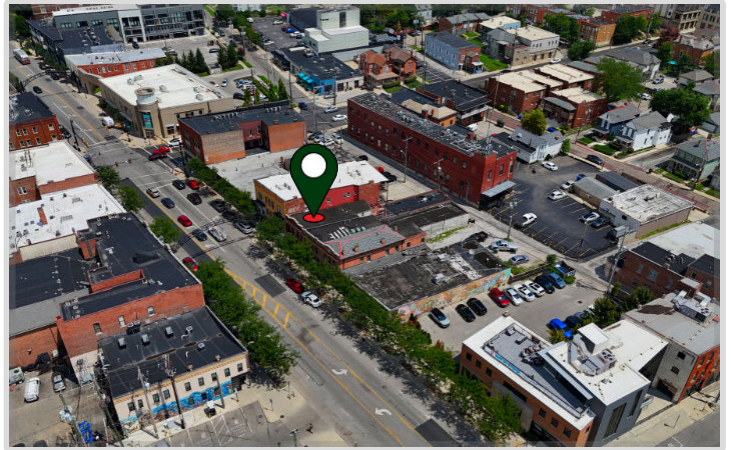
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Property Aerials



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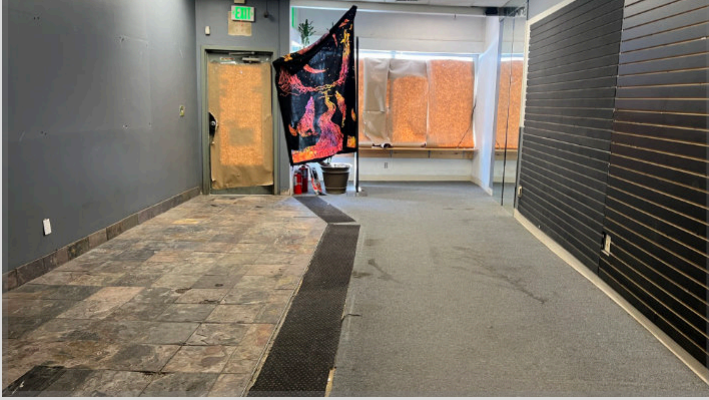


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Property Aerials

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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Additional Property Information

Legal Information

Subject Property Description	Street Level Retail and Residential 2nd Floor
Sale Price and Lease Rate	\$1,500,000 or \$15.00/SF NNN
Parcel Number	010-056578-00
Possession	Immediate

Land Information

Land Acreage	±0.0629
Current Zoning	Urban Core (UCR)
Possible Uses for UCR	Allows residential, retail, service, and other commercial uses

Structural Information

Building Square Footage	± 4,790 SF
Available Square Footage	± 2,580 SF
Floors Above Ground	2
Year Built	1900

Additional Information

Lot Specifics	Short North Area
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
Second Floor Occupancy (2 Units)	100% (2 Leases in Place)

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Parcel View



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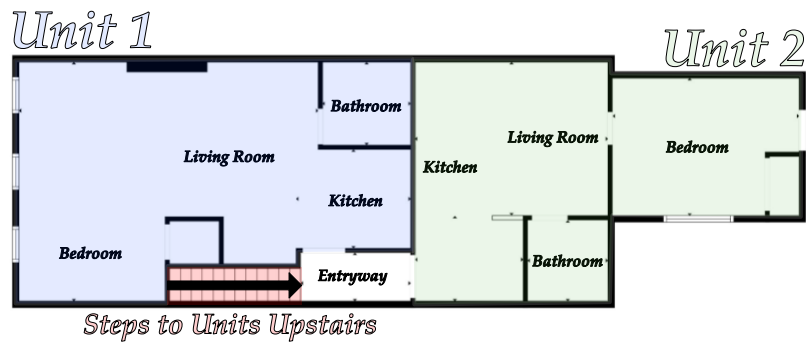
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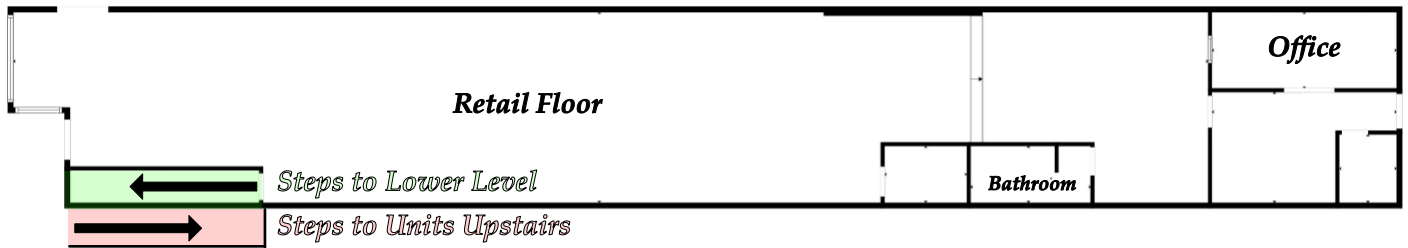
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Floor Plan



First Floor (Retail)



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

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Nearby Amenities



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THE CITY OF COLUMBUS

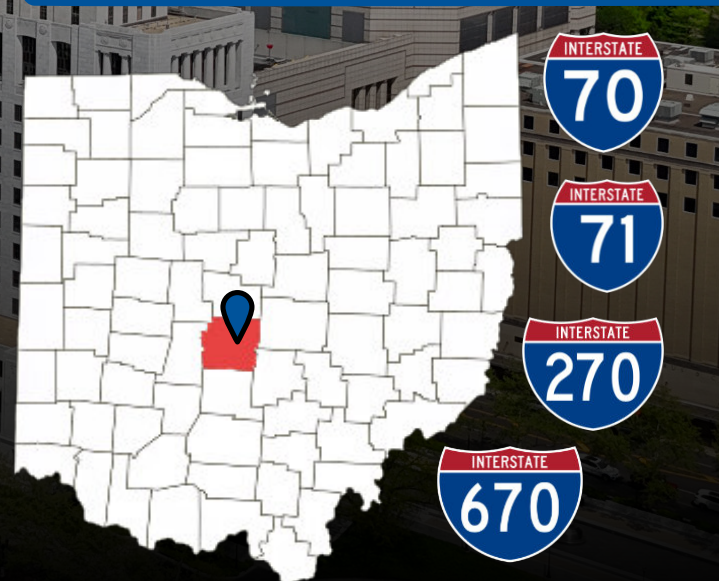
AREA OVERVIEW

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

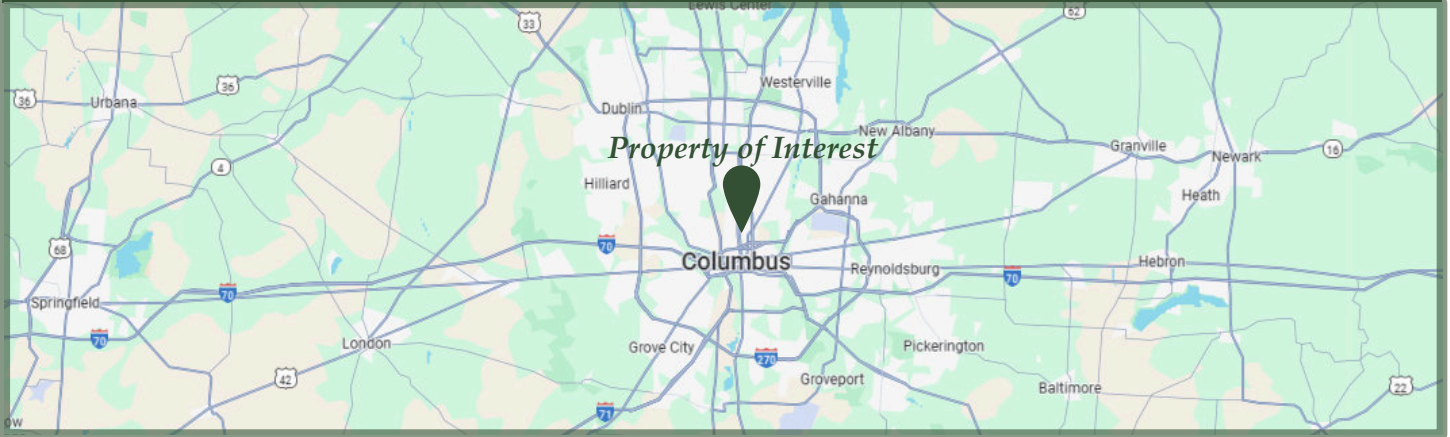
The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

DEMOGRAPHICS



1186 North High Street, Columbus, OH 43201

Traffic Counts and Regional Demographics



Local Traffic

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



Local Demographics

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

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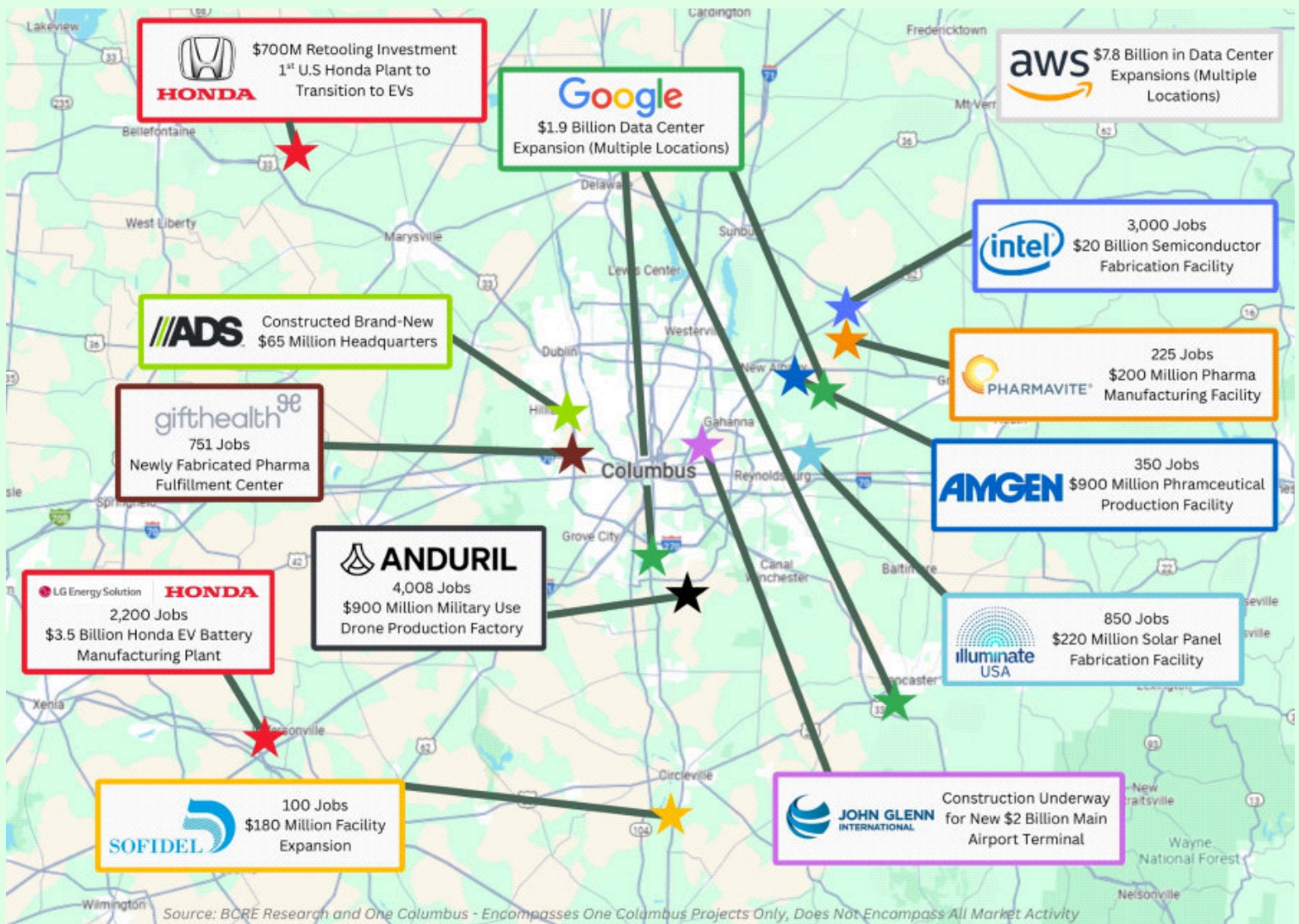
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Disclaimer And Confidentiality Agreement - Continued -

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The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

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