



1752-1776 S High St.

Columbus, Ohio 43207

Property Highlights

- Freestanding Retail/Flex/Office with Parking Lot
- 1776 S High: 9,450 SF with Drive-In Door Available for Lease or Owner Occupant
- Open Floorplan with ADA Restrooms
- Recent Interior and Exterior Upgrades
- New Electrical and HVAC
- Finished Concrete Floors & LED Lighting
- Highly Visible Location With 250' of Frontage
- Just South of Downtown Columbus in Steelton Village

Lease Rate: \$11.50/SF NNN

Sale Price: \$1,879,000

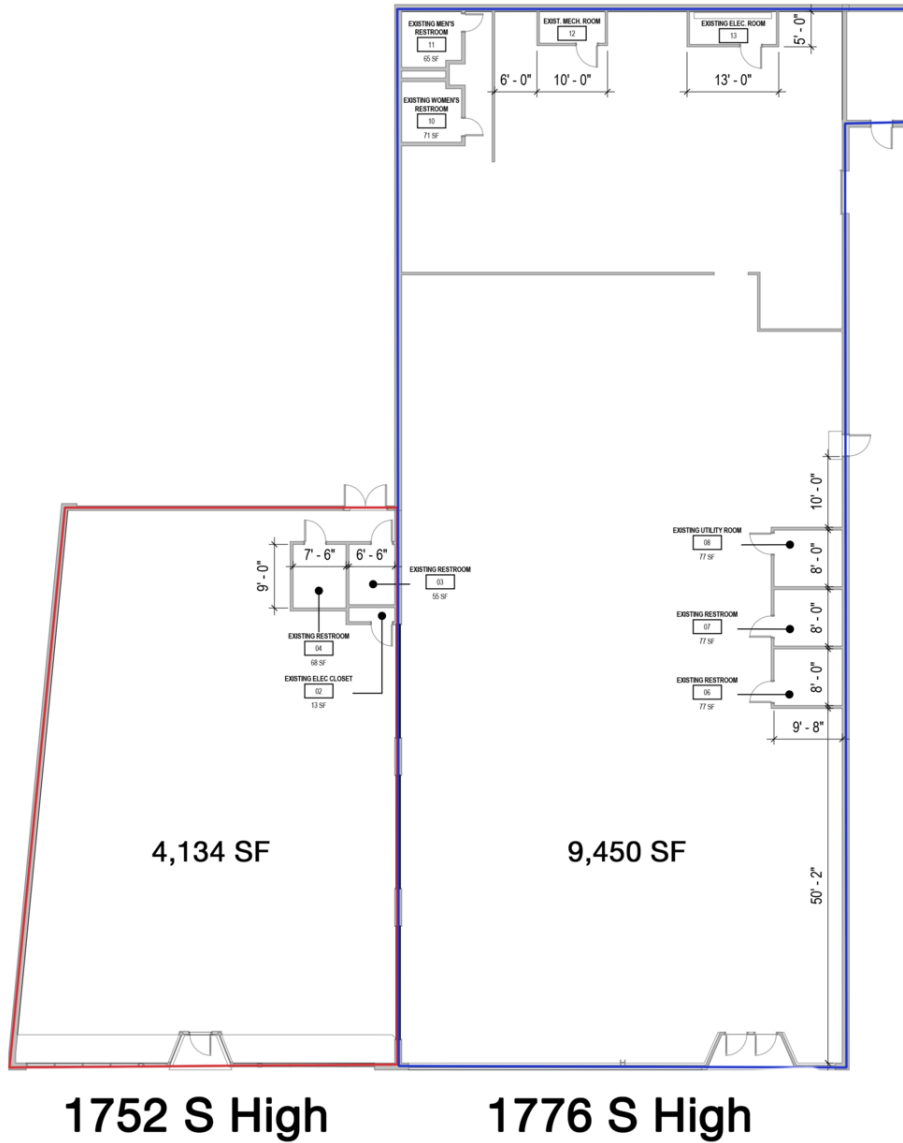


For More Information

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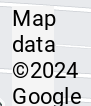
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PARKING

FIRST FLOOR PLAN







ABOUT SOUTHSIDE OF COLUMBUS

The south side of Columbus is a diverse and vibrant area that encompasses neighborhoods like Merion Village and Steelton, each contributing to the area's unique character. Merion Village, known for its historic charm, features tree-lined streets with many homes dating back to the early 20th century. The neighborhood exudes a sense of community pride, with locally-owned businesses and a mix of cultural influences.

STEELTON

Steelton brings its industrial roots and an eclectic touch to the neighborhood. Formerly a steel manufacturing hub, Steelton has transformed into a dynamic neighborhood with a blend of residential and commercial spaces. The area is undergoing revitalization, attracting a diverse population drawn to its affordability, convenience and emerging arts scene. Overall, the south side of Columbus

offers a rich tapestry of history, community engagement, and ongoing development, making it a compelling and evolving part of the city.

1752-1776 S. HIGH STREET

1752-1776 South High, located on High Street south of Merion Village and on the northern border of Steelton, is just two miles south of Downtown Columbus and less than one mile north of the OH-104/US-23 interchange. An area rich in industry and immigration, this community has flourished into a hub of innovation and entrepreneurship.

Most recently a Volunteers of America retail store, 1752-1776 S. High Street has its own rich history. J-Mart's Family Discount Center opened in the building in 1963 and was open until 1973. Prior to evolving into J-Mart's, the company was mainly in the business of army surplus stores, of which they had several locations all around Columbus. Despite closing, the building lived on as an integral retail destination for the neighborhood.



COLUMBUS MSA OVERVIEW

- 14th Largest City in the United States
- Ranks #1 among the 10 largest Midwest Metros in Population & Job Growth since 2010
- 10% Population Growth Over the Last 10 Years
- Educated Population & Workforce – 37.7% of Population Holds a Bachelor's Degree
- Highly Diversified Economy – no single industry represents more than 18% of the total employment sector

CURRENT DEMOGRAPHICS

Residents	2,230,960
Median Age	35.9
Households	829,729
Median Household Income	\$63,498

“Columbus isn’t the next business destination; it’s **already happening**”

- Inc. Magazine

16 FORTUNE 1000 HEADQUARTERS

52 COLLEGE CAMPUSES

TOP 10 MILLENNIAL CONCENTRATION