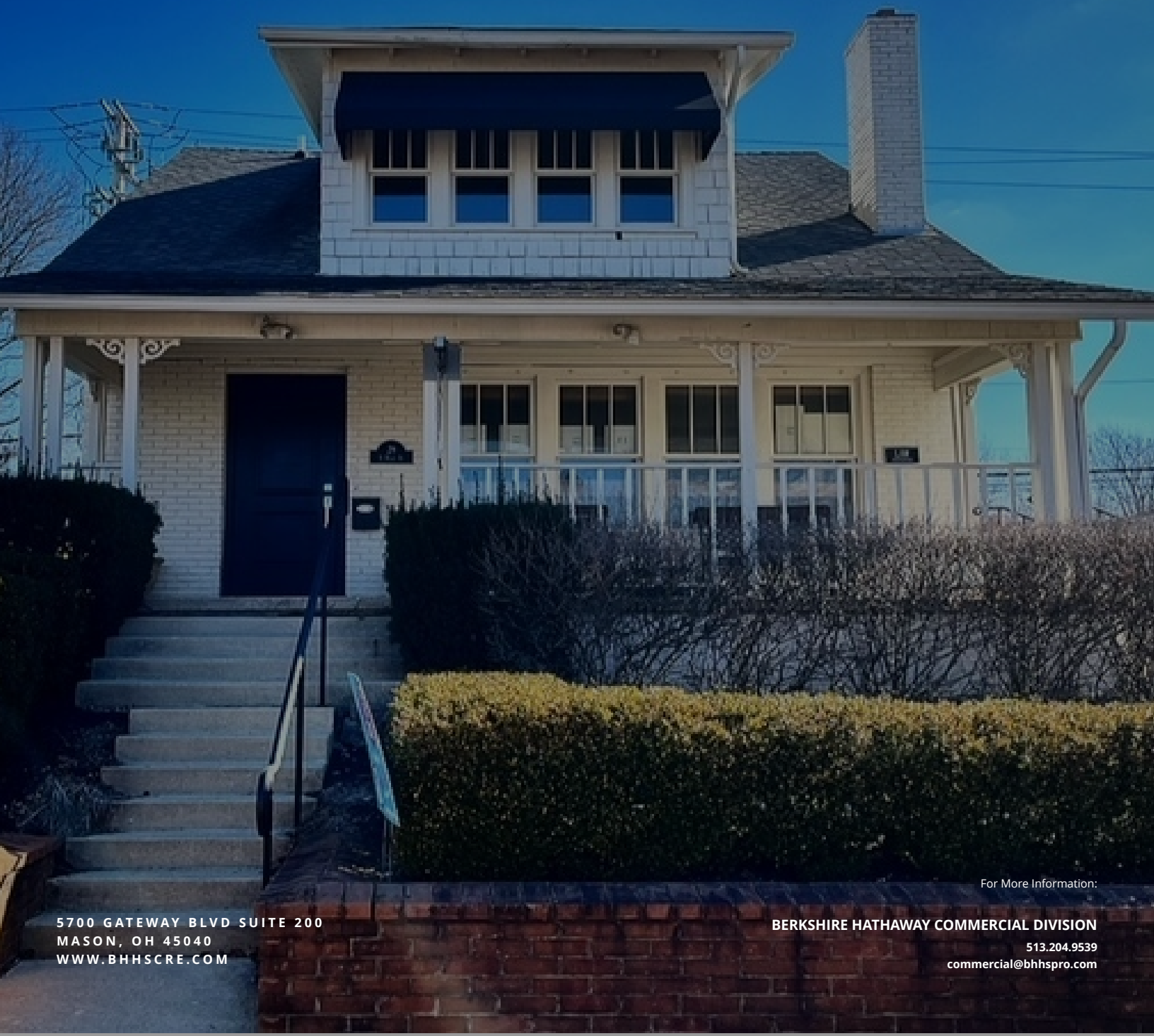




BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR LEASE

28 S HIGH ST
New Albany, OH 43054



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



OFFERING SUMMARY

Available SF: 860 SF

Lease Rate: \$35.00 SF/yr (MG)

Year Built: 1929

Building Size: 1,966 SF

PROPERTY OVERVIEW

2nd floor space above Purple Dog Art Studio. 3 offices and a bathroom. Middle office would make a great conference room or coworking space. Beautiful hardwood floors throughout and have been sound proofed. Large closets offer plenty of storage. 4 parking spaces in the rear of the building and 11 spaces in the adjacent lot. There is a small common area outdoor patio and picnic table.

Front office measures 11' x 12'7" or 132 sf
Middle office is 13'x14' or 182 sf
Back office is 11' x 12'7" or 132 sf

LOCATION OVERVIEW

Corner of S High and East Dublin Granville Rd. Across the street from Go Yoga, Velo Science, and Morgan Stanley

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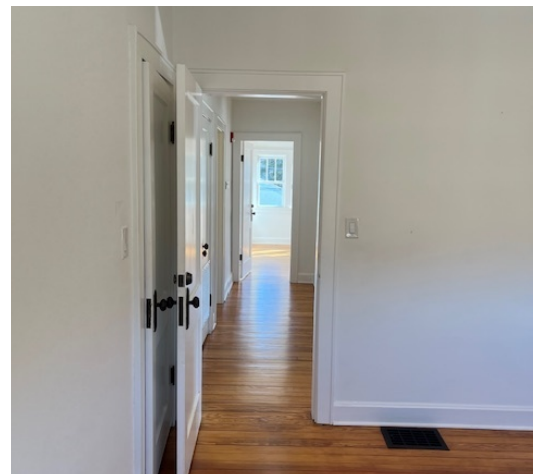
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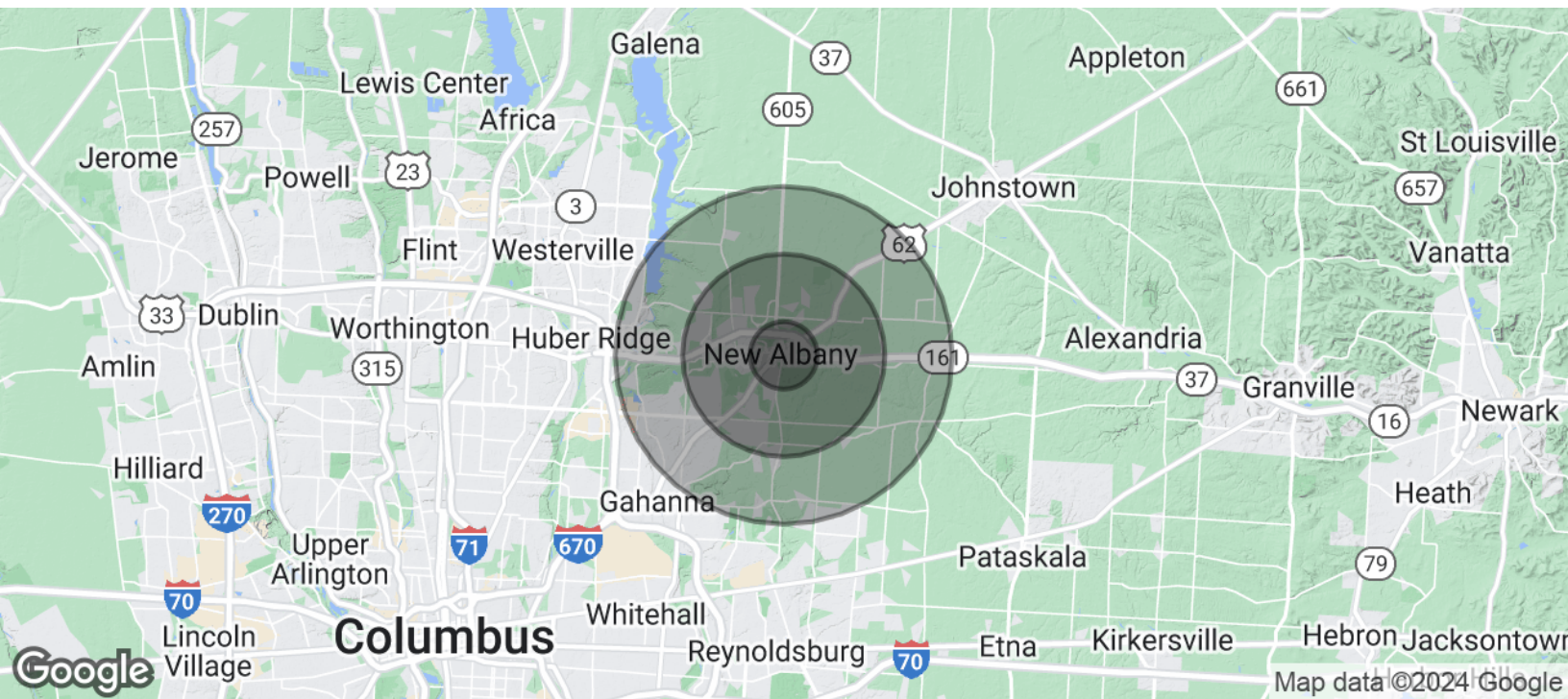
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,076	38,671	85,737
Average Age	39.3	37.3	38.9
Average Age (Male)	36.1	36.8	38.1
Average Age (Female)	41.9	38.1	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,179	17,006	37,316
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$194,669	\$136,591	\$117,358
Average House Value	\$498,323	\$320,227	\$286,322

* Demographic data derived from 2020 ACS - US Census

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