

INTRODUCING:

RARE OHIO STATE CAMPUS REDEVELOPMENT OPPORTUNITY

N. HIGH STREET AT S.W. CORNER OF 8TH
& HIGH COLUMBUS, OH 43201



FOR SALE \$3,200,000

Excellent opportunity for redevelopment in PRIME location. Situated between Ohio State's South Campus and the Gateway to Short North. One of the last remaining properties to be developed in this HOT! HOT! HOT! area in the booming city of Columbus, Ohio.

PROPERTY DETAIL

Total Acreage: .46 Acres including parking lot

Total Sq. Footage: 15,744 +/- Sq Ft

Addresses: 1437-1439 N. High Street
1441-1443 N. High Street
17-19 W. 8th Ave.

3 Parcels: 010-044623-00
010-024887-00
010-005605-00

MARKETED BY:

Steve Tucker: 614-477-2463

Todd Schiff : 614-806-8633

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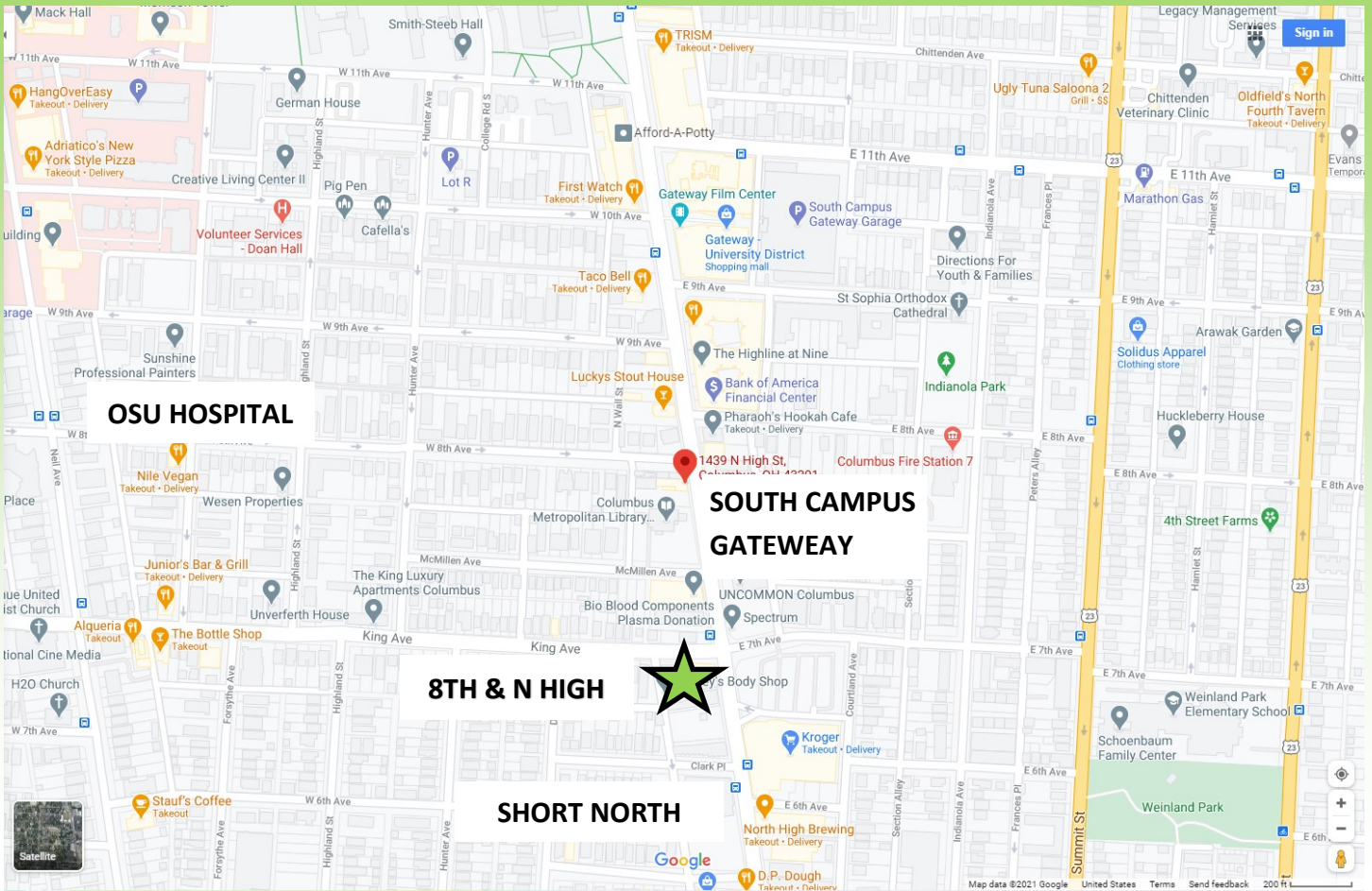
TUCKER SCHIFF REALTY

1100 Dennison Avenue

Columbus, Ohio 43201

Office: 614-869-1007

Fax: 614-824-4502



“COLUMBUS BENEFITS FROM NUMEROUS ADVANTAGES OVER OTHER OHIO AND MIDWESTERN LOCATIONS. IT’S BOTH THE CAPITAL AND HOME TO THE STATE’S FLAGSHIP UNIVERSITY, OHIO STATE, WHOSE MID NORTH-SIDE LOCATION IS THE THIRD LARGEST COLLEGE CAMPUS IN THE UNITED STATES. “



South Campus Gateway

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Olentangy River, Downtown Columbus



The Ohio State University Wexner Medical Center

14th Largest City In The United States and Growing



Downtown's Short North

MOST OF THE FASTEST GROWING CITIES IN AMERICA ARE IN THE SUN BELT OR THE PACIFIC NORTHWEST, BUT ONE CITY IN "FLY-OVER" COUNTRY IS KEEPING PACE— COLUMBUS, OHIO. -FORBES

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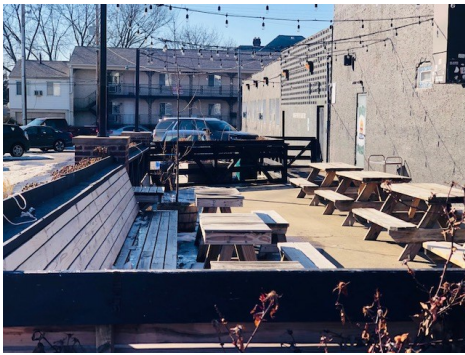
View to the South of Short North



New Apartments South East Adjacent



View of Property South Facing



Patio & Parking to the Side of the Property



South West View of Property



Library Next Door



New Apartments North East Adjacent



Parking Adjacent



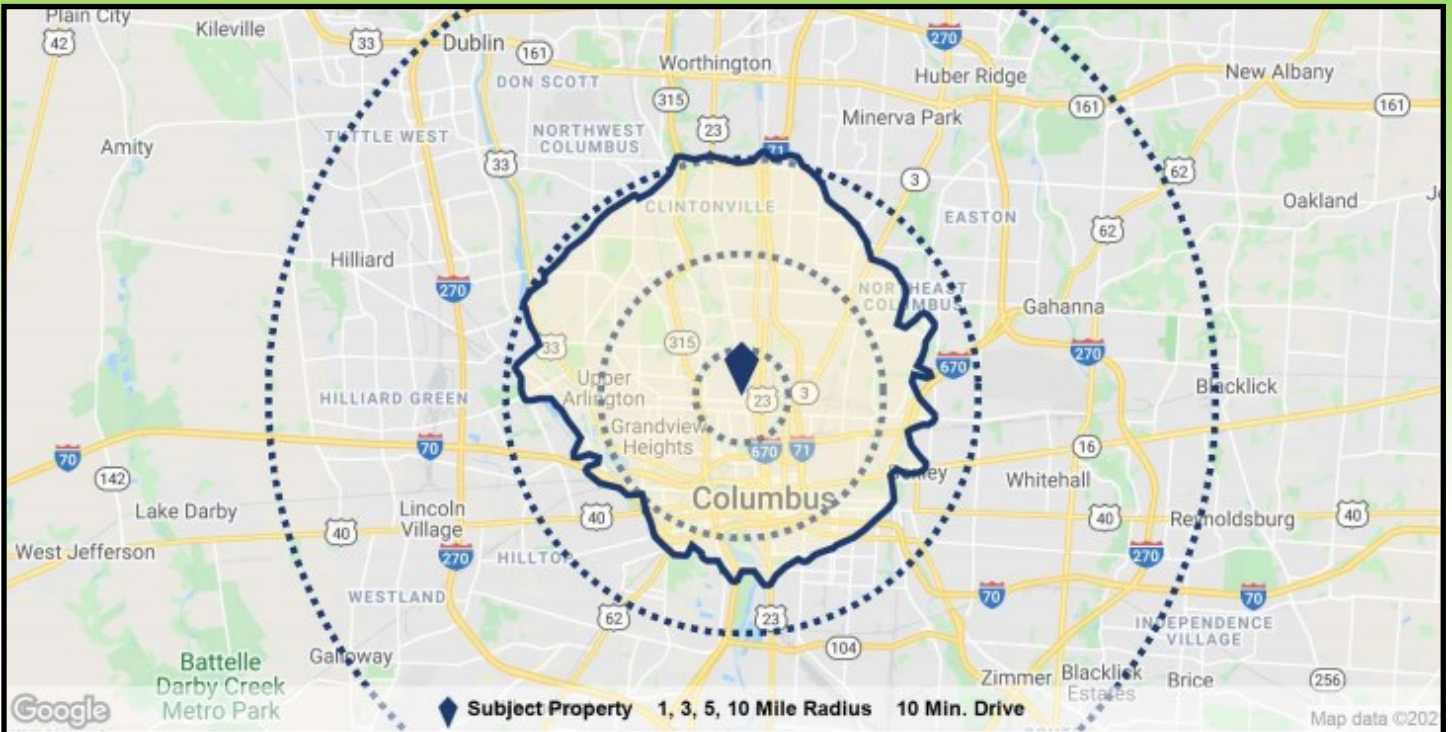
View to the North of South Campus

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	44,231	170,794	388,880	1,105,339	283,637
5 Yr Growth	4.3%	5.6%	5.5%	5.4%	4.5%
Median Age	28	31	33	34	33
5 Yr Forecast	31	34	35	36	35
White / Black / Hispanic	76% / 13% / 6%	64% / 26% / 4%	62% / 29% / 5%	66% / 25% / 6%	63% / 28% / 4%
5 Yr Forecast	74% / 13% / 6%	62% / 27% / 4%	61% / 30% / 5%	64% / 26% / 7%	62% / 29% / 4%
Employment	84,963	269,709	349,798	690,872	143,083
Buying Power	\$560.1M	\$3.4B	\$8.1B	\$26B	\$7B
5 Yr Growth	11.8%	11.1%	9.0%	7.5%	8.3%
College Graduates	45.8%	42.6%	36.2%	32.8%	52.7%
Household					
Households	14,642	73,586	163,198	456,464	123,301
5 Yr Growth	5.4%	6.0%	5.6%	5.3%	4.7%
Median Household Income	\$38,256	\$46,085	\$49,395	\$56,958	\$56,725
5 Yr Forecast	\$40,577	\$48,319	\$51,011	\$58,151	\$58,663
Average Household Income	\$60,979	\$69,501	\$72,731	\$75,936	\$82,431
5 Yr Forecast	\$63,272	\$71,816	\$74,590	\$77,529	\$84,967
% High Income (>\$75k)	27%	31%	33%	37%	38%
Housing					
Median Home Value	\$308,237	\$241,784	\$202,174	\$179,603	\$255,355
Median Year Built	1955	1954	1955	1972	1956
Owner / Renter Occupied	16% / 84%	30% / 70%	43% / 57%	51% / 49%	41% / 59%

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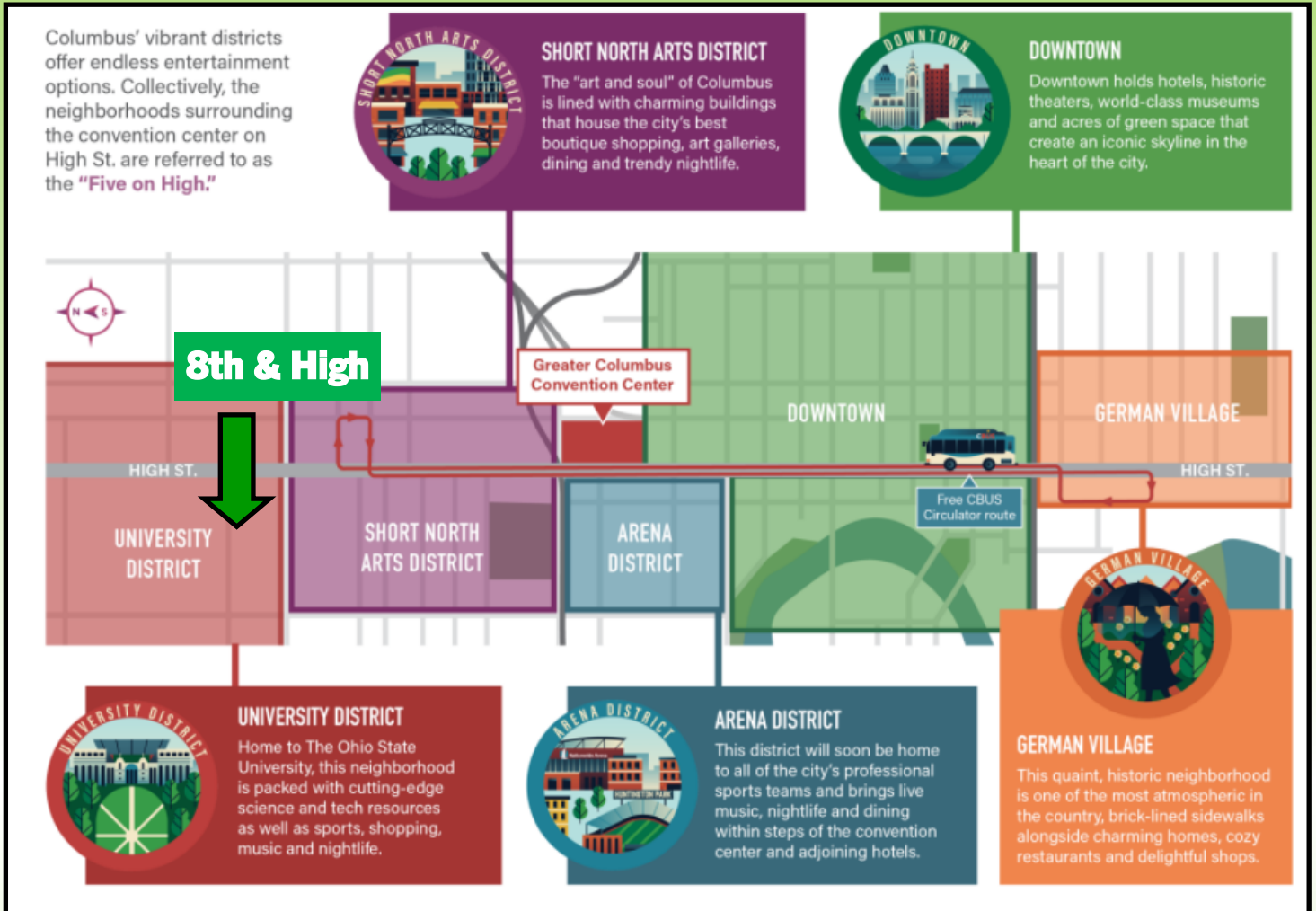
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LOCATION! LOCATION! LOCATION!



Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	151,507	6,836	22	327,033	21,014	16	622,139	45,619	14
Trade Transportation & Utilities	8,121	546	15	25,558	1,914	13	105,267	5,827	18
Information	2,275	122	19	7,628	370	21	17,351	865	20
Financial Activities	13,564	512	26	29,724	1,973	15	56,464	5,841	10
Professional & Business Services	34,694	762	46	54,299	2,957	18	85,112	6,278	14
Education & Health Services	66,052	3,689	18	137,070	9,827	14	208,827	17,706	12
Leisure & Hospitality	13,447	606	22	28,846	1,516	19	75,821	3,773	20
Other Services	4,441	474	9	16,159	1,919	8	37,234	4,513	8
Public Administration	8,913	125	71	27,749	538	52	36,063	816	44
Goods-Producing Industries	4,425	345	13	17,654	1,235	14	53,195	3,356	16
Natural Resources & Mining	27	9	3	68	26	3	341	57	6
Construction	2,534	221	11	8,748	810	11	21,721	2,132	10
Manufacturing	1,864	115	16	8,838	399	22	31,133	1,167	27
Total	155,932	7,181	22	344,687	22,249	15	675,334	48,975	14

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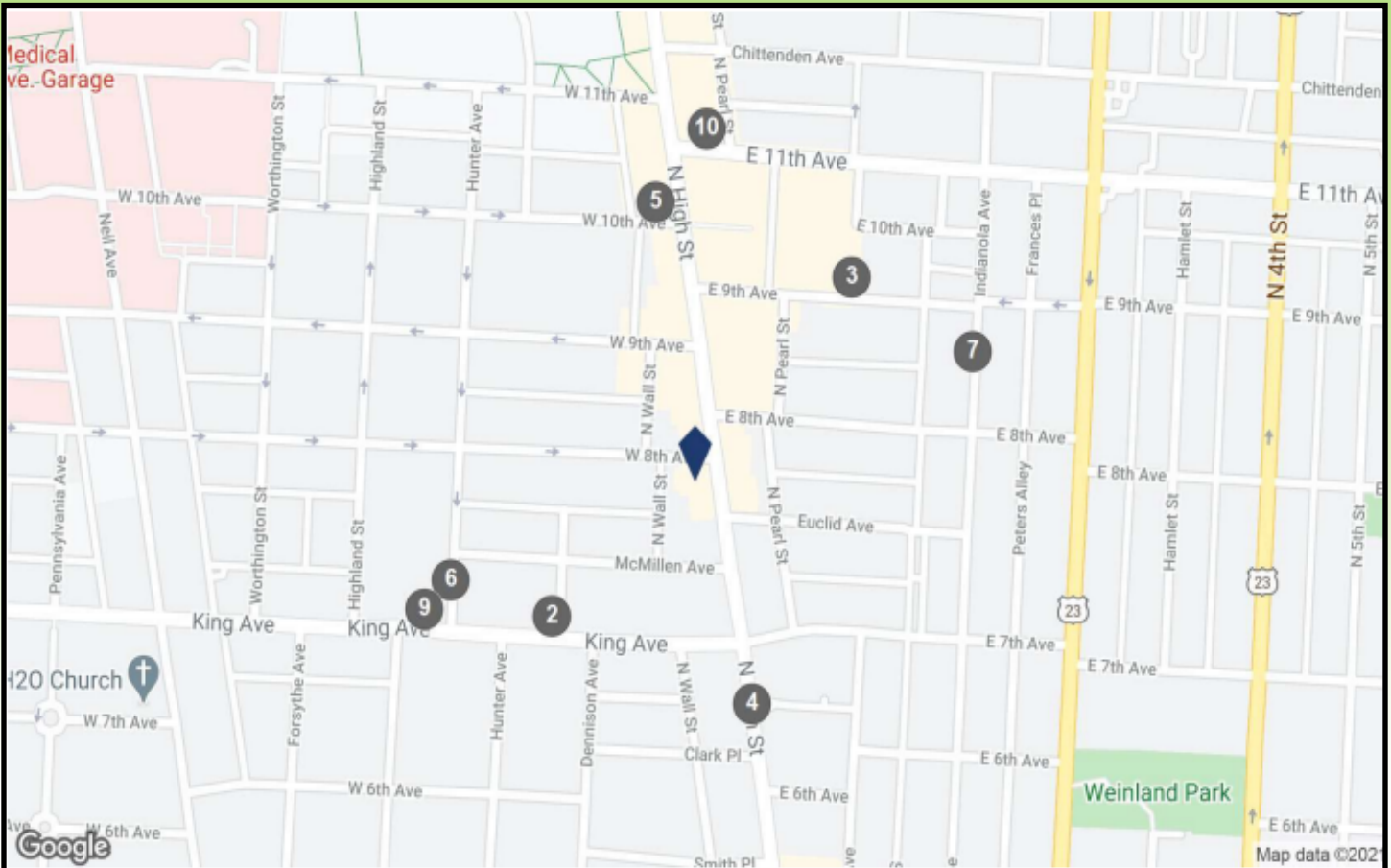
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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 King Ave	Dennison Ave - E	9,979	2020	0.14 mi
2 King Ave	Dennison Ave - E	10,083	2014	0.14 mi
3 E 9th Ave	Welch Pl - W	1,377	2020	0.16 mi
4 N High St	Clark Pl - S	17,340	2020	0.16 mi
5 W 10th Ave	N High St - E	2,610	2020	0.17 mi
6 Hunter Ave	King Ave - S	1,020	2020	0.19 mi
7 Indianola Ave	E 8th Ave - S	1,438	2020	0.20 mi
8 King Ave	Hunter Ave - E	9,790	2020	0.21 mi
9 King Ave	Hunter Ave - E	9,717	2018	0.21 mi
10 E 11th Ave	N Pearl St - E	5,629	2020	0.21 mi

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ZONING INFORMATION

Zoning District: C-4 Regional Scale Commercial District

Zoning Overlays: University District Zoning Overlay (UDZO), University Impact District (UID), Regional Commercial Subarea (RC)

Permitted Uses: See attachments for full listing

Conditional Uses: Animal Shelter or Animal Kennel, Amusement Park or Arcade, Above-use residential units, Halfway house, Extended stay hotel, Parking lots, Parking garages, Veterinarians. Dwelling units are permitted above parking garages or lots if the parking facilities adjoining to eligible uses and said uses occupy the entire length of at least one property frontage. Driveways and pedestrian entrances may occupy no more than 20% of required footage.

Minimum Lot Size: 5,000 Sq. Ft.

Minimum Lot Frontage: 50 Ft

Minimum Building Frontage: 60% of the lot width

Minimum Setback: Zero (0) Ft. Parking, stacking and circulation aisles are not permitted between principal buildings and a street right-of-way line.

Minimum Parking Setback: Five (5) Ft.

Minimum Fence & Wall Setback: Zero (0) Ft. , with landscaping, and screening requirements.

Minimum Residential Building Dimensions: 950 Sq. Ft. of living area

Maximum Coverage Allowance: 1.0 FAR minimum, no maximum.

Maximum Building Height: 72 Ft.

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Minimum Parking Requirements

◆ 4 or more dwelling units: 1.5 spaces per unit (C-4), 0.5 spaces per bedroom, rounded up (UDZO RC) and two (2) bicycle spaces. Additional bicycle parking required for uses with over 20 required parking spaces.

◆ **Eating & Drinking Establishments:**

Without pickup unit or > 5,000 Sq. Ft.: 1:75 sf (min.) to 1:50 sf (max.)

With pickup unit and seating < 5,000 Sq. Ft.: 1:175 sf (min.) to 1:50 sf (max.)

With pickup unit no seating < 5,000 Sq. Ft.: 1:175 sf (min.) to 1:50 sf (max.)

Accessory eating & drinking establishments: 1:175 sf (min.) to 1:50 sf (max.)

Patios/outdoor dining areas: Ratio is 50% of that required for primary structure (min.) to 1:50 sf (max.)

◆ **Retail:**

< 10,000 Sq. Ft.: 1:250 sf (min.) to 1:200 sf (max.)

10,001 – 100,000 Sq. Ft.: 1:275 sf (min.) to 1:200 sf (max.)

> 100,000 Sq. Ft.: 1:300 sf (min.) to 1:200 sf (max.)

Accessory retail: 1:250 Sq. Ft. (min.) to 1:200 sf (max.)

◆ **Office:**

General office: 1:450 sf (min.) to 1:250 sf (max.)

◆ Non-residential uses are permitted a fifty percent (50%) reduction of the required parking within the UDZO RC area.

◆ **Commercial or industrial involving retail:**

< 10,000 Sq. Ft.: Zero (0) loading spaces.

10,000 – 74,999 Sq. Ft.: One (1) loading space.

75,000 – 149,999 Sq. Ft.: Two (2) loading spaces.

150,000 – 299,999 Sq. Ft.: Three (3) loading spaces. □

> 300,000 Sq. Ft.: One (1) loading space for each 100,000 Sq. Ft

CONTACT: City of Columbus Code Enforcement Division at (614) 645-2202

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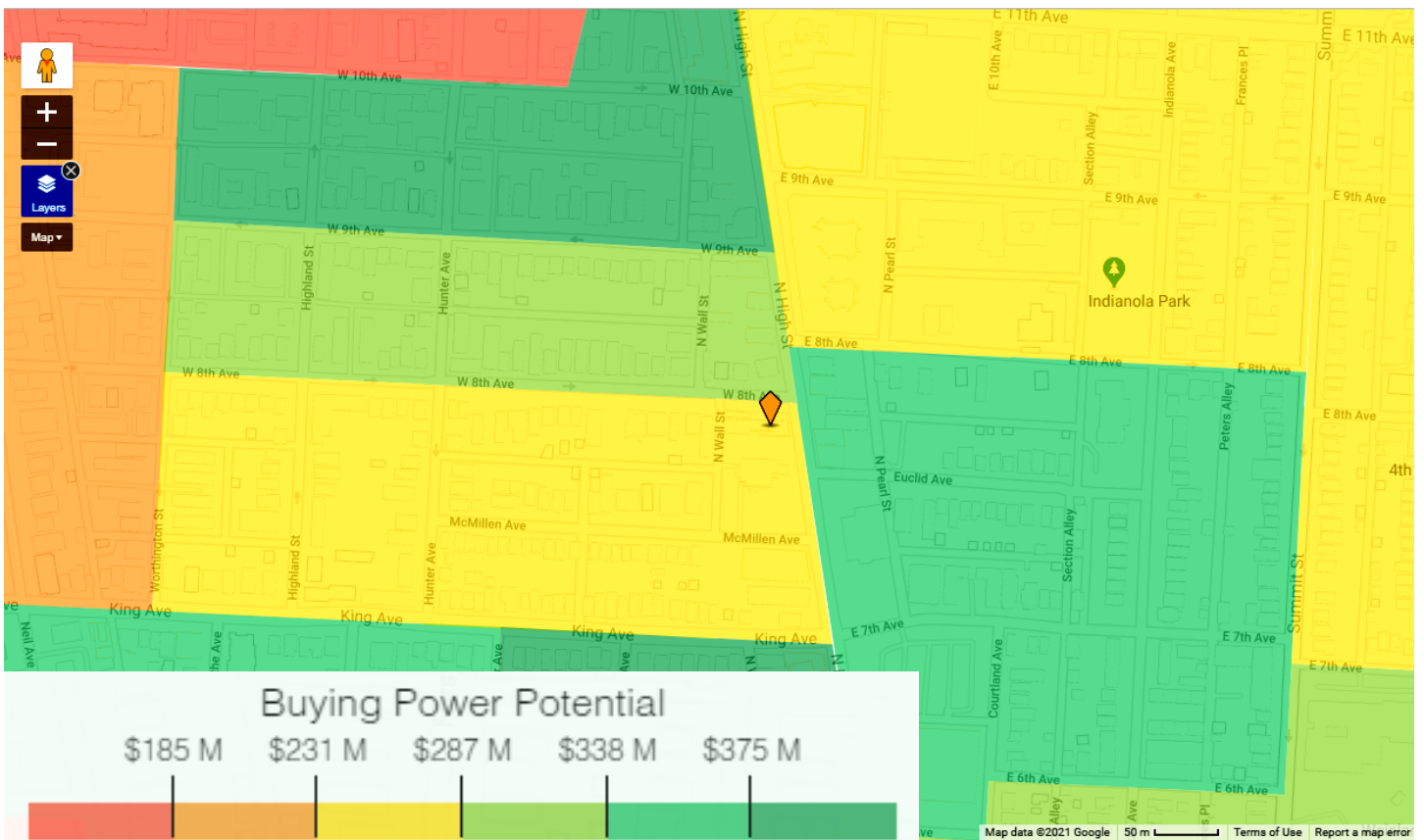
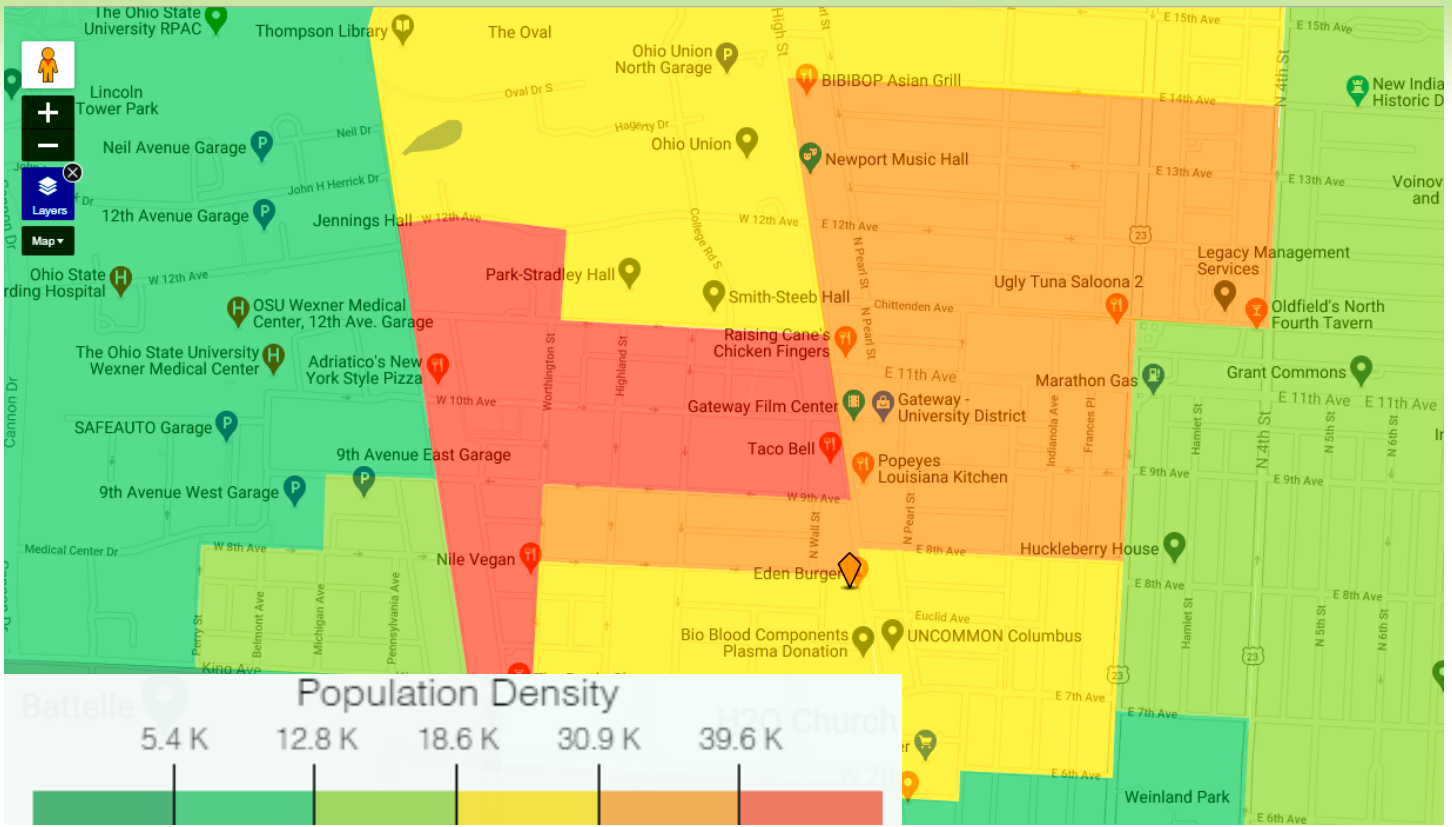
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