

FOR LEASE



\$1,500/MONTH MG

3246 N. High Street, Columbus, OH 43202

- ±880 SF of prime leasing opportunity located along the High Street corridor.
- Excellent street presence, strong daily traffic counts, and easy access for customers and clients.
- Centrally positioned near The Ohio State University, Clintonville, and dense surrounding residential neighborhoods.
- Surrounded by a dynamic mix of retail, restaurant, office, and service-oriented business that drive consistent activity.
- Convenient access to I-71, SR-315, and Downtown Columbus.
- Ideal for retail, medical, professional, or service users seeking exposure, accessibility, and a strong demographic base.



Click Here for Video

REBECCA WITHROW, CCIM

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BEST CORPORATE REAL ESTATE
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

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Aerial View



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Trade Aerial



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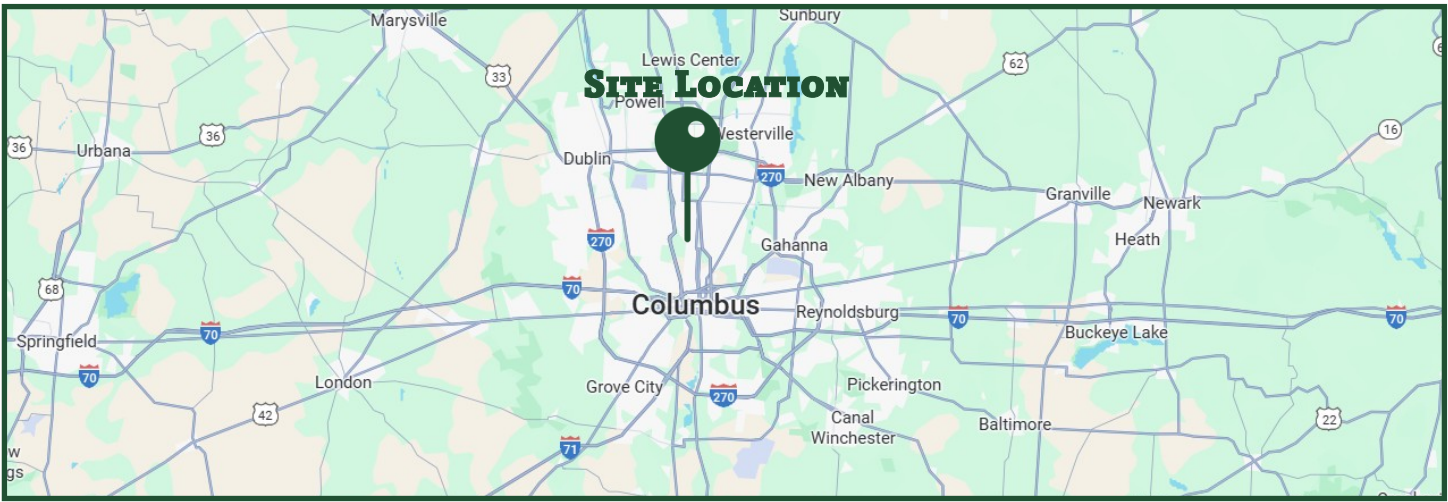
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TRAFFIC OVERVIEW (2025)

Street	Avg Daily Volume
N High St - W Lakeview Ave	15,775
N High St - W Longview Ave	18,600
N High St - E North Broadway St	17,301

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023) 	13,240	101,748	259,127
Households (2023) 	8,756	44,047	109,644
Avg Household Income (2023) 	\$71,268	\$52,672	\$56,198

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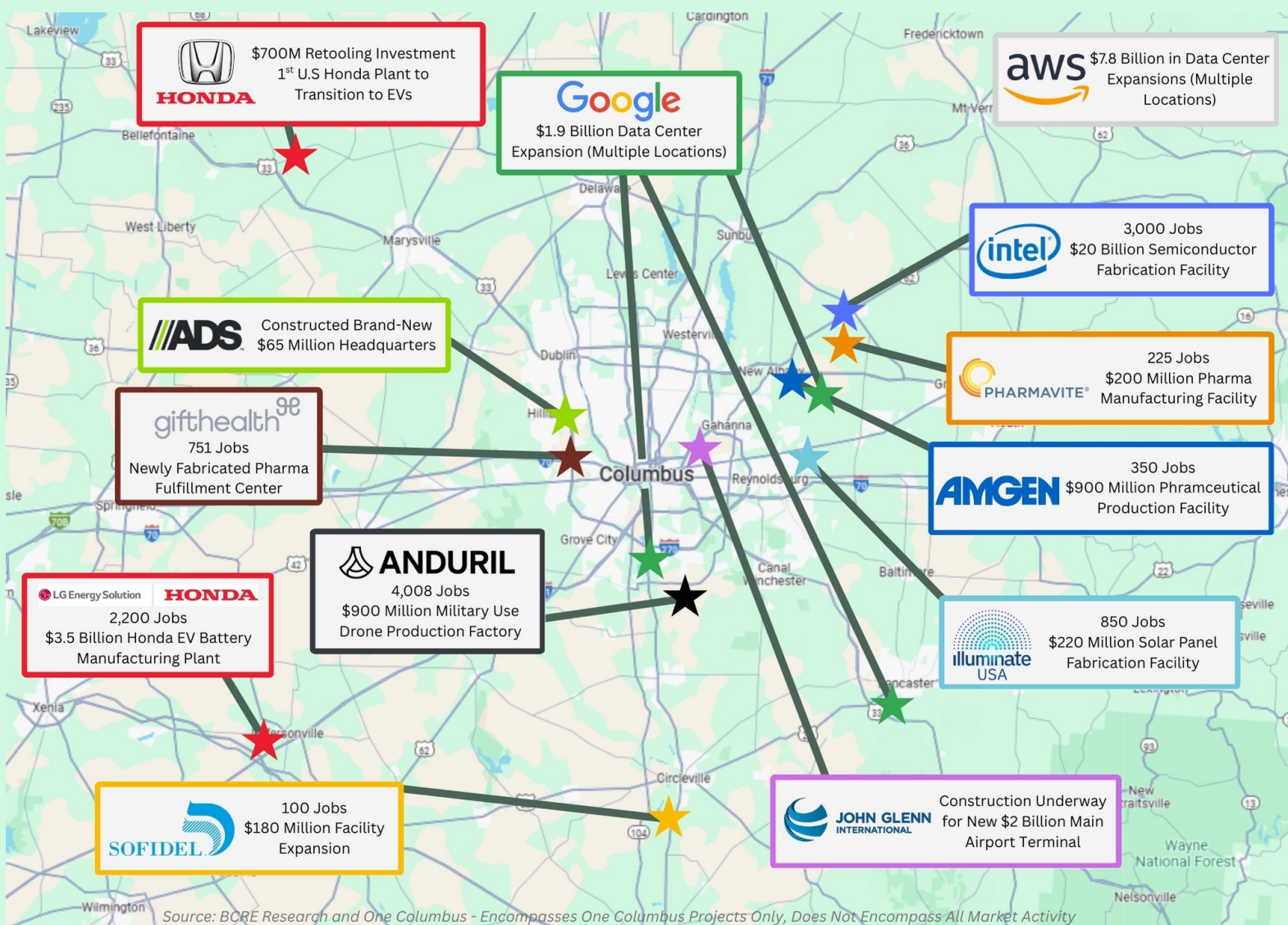
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**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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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

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