



## 2340 S High St, Columbus, OH 43207

- +/- 3.329 Acres
- Parcel Extends from Fornof Road to Dering Avenue
- 4 buildings on the parcel: One residence, 2,344 SF, two commercial buildings, 1,866 sf and 1,388 sf respectively. Also includes a separate out-building not included in Square footage.
- Currently operating as an auto sales lot.
- Designated as one of the city's "Community Activity Center" districts, which allows for quick service retailers, such as fast food, gas and convenience stores; mixed use projects, hotel operators, restaurants/microbreweries, grocery/markets.
- Great Potential for redevelopment on South High Street; near Route 104 and Steelton Village.



**Click Here for Video**

**REBECCA WITHROW, CCIM**

OFFICE: 614-559-3350 EXT 111

EMAIL: [RWITHROW@BESTCORPORATEREALESTATE.COM](mailto:RWITHROW@BESTCORPORATEREALESTATE.COM)

[WWW.RWITHROWCCIM.COM](http://WWW.RWITHROWCCIM.COM)

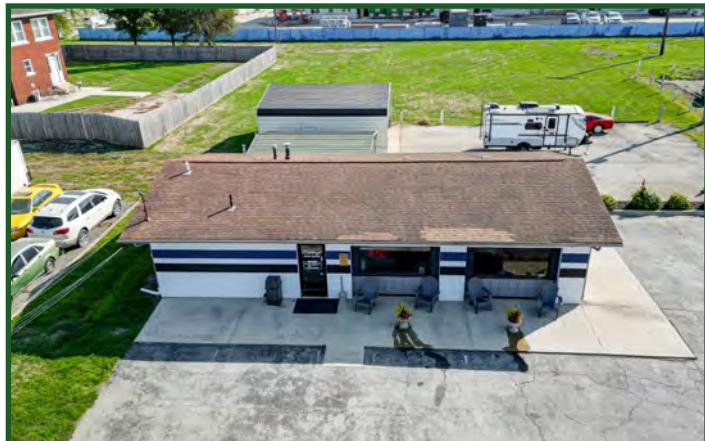


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**4608 SAWMILL ROAD, COLUMBUS, OH 43220** [WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)

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## Investment Summary

LIST PRICE	\$3,900,000
PARCEL	#010-007143-00
LOT SIZE	± 3.329 AC
BUILDINGS	4 BUILDINGS (INCLUDING OUTBUILDING)
TAXES	\$15,876.35

### Building 1

ADDRESS	21 Fornof Rd
TYPE	Residential
YEAR BUILT	1914
SQ FT	±2,344
BEDROOMS	3
BATHROOMS	1
BASEMENT	Full
STORIES	2

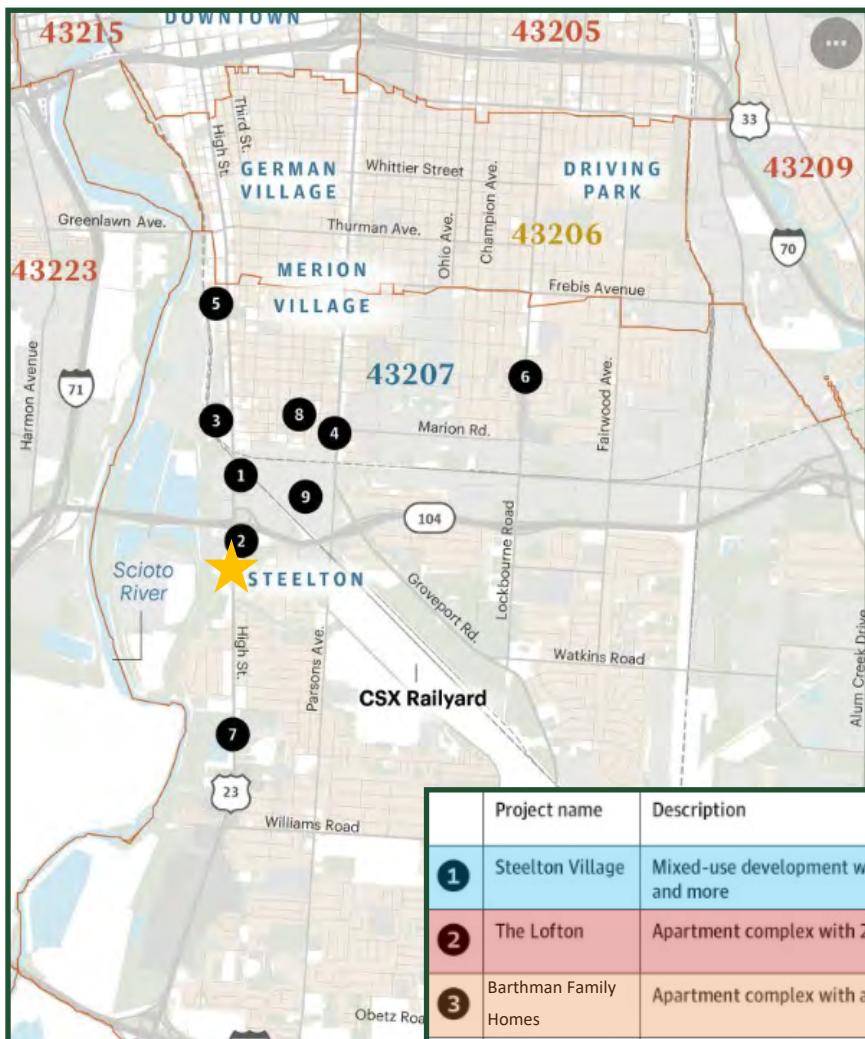
### Building 2

ADDRESS	2320 S High Street
USE CODE	Auto Parts/Service
YEAR BUILT	1950
YEAR RENOVATED	1983
SQ FT	± 1,866

### Building 3 & 4

ADDRESS	2340 S High Street
USE CODE	Retail Store
YEAR BUILT	1950
YEAR RENOVATED	1983
SQ FT	± 1,388

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## South High Street Developmental Layout

★ = 2340 S High Street

	Project name	Description	Owner/Developer	Status
1	Steelton Village	Mixed-use development with apartments, retail and more	Justin McAllister, Kyle Katz	Proposed
2	The Lofton	Apartment complex with 245 units	NRP Group, Community Development for All People	Under construction
3	Barthman Family Homes	Apartment complex with about 200 units	NRP Group	Proposed
4	South End Cafe	Coffee shop, social enterprise and apartments	Kelley Cos., Community Development for All People	Completed
5	Peyton Crossing	Apartment complex with about 70 affordable units for seniors	Kelley Cos., Community Development for All People	Proposed
6	Lockbourne Greene	Apartment complex with 60 affordable units	Woda Cooper, Community Development for All People, Healthy Homes	Completed
7	Rambling House complex	Soda production facility, canoe livery, amphitheater and event space	Rambling House Music Bar	Proposed
8	255 Reeb Ave.	Eight new duplexes on Reeb Ave., part of hundreds new housing units on the South Side by Nationwide Children's Healthy Homes initiative	Nationwide Children's Hospital	Completed/under construction
9	Castings Commerce Park	Industrial park built on the site of the former Columbus Castings complex	Stonemont Financial	Completed

Source: BizJournals : <https://www-bizjournals-com.proxy.lib.ohio-state.edu/columbus/news/2024/10/17/south-side-projects-to-watch.html>

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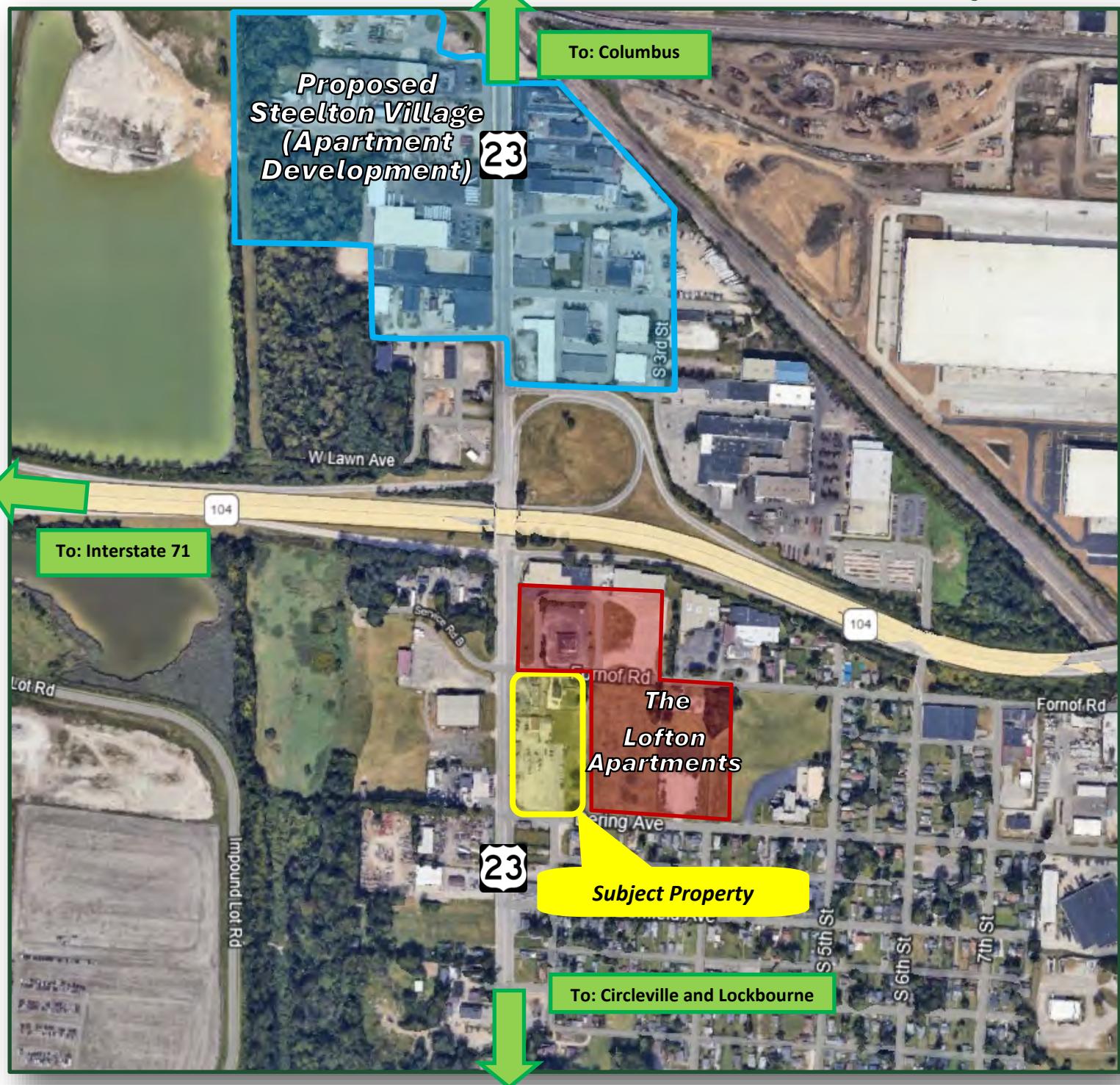
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## Nearby Amenities



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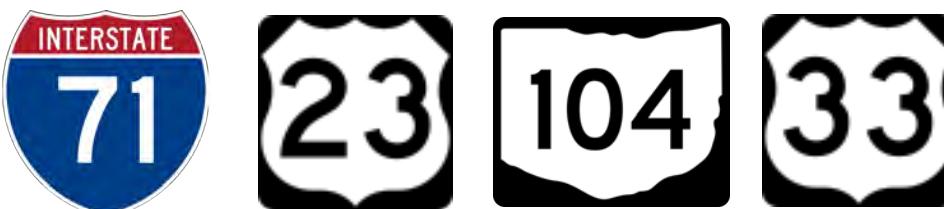
# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
S High St - Loxley Dr	23,448
Dering Ave - S 4th St	3,090
Frank Rd - S 6th St	47,324

## SITE LOCATION



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)	 3,704	 42,529	 123,651
Households (2023)	 2,725	 25,096	 68,422
Avg Household Income (2023)	 \$33,617	 \$42,949	 \$42,798

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