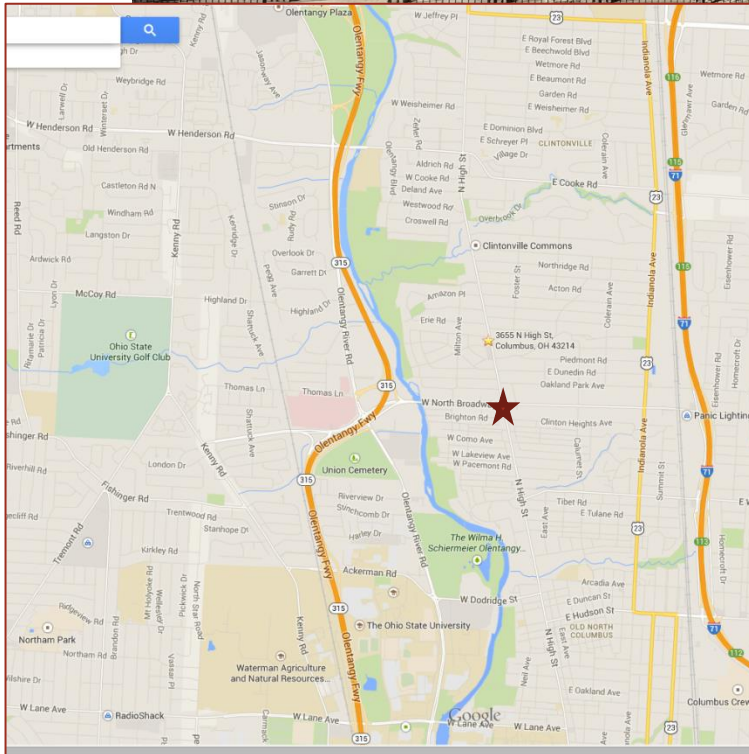


FOR LEASE

1,441 SQUARE FOOT SUITE CLASS A SUITE

CLINTONVILLE COMMONS
3645 – 3665 N. HIGH STREET
COLUMBUS OHIO, 43214



Scioto Commercial Realty Group
1225 Dublin Road
Columbus, Ohio 43215
614-905-6614

ScottHarrisRealtor@gmail.com



Clintonville Demographics

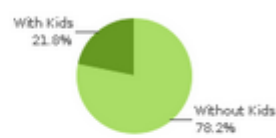
Population: 8,283

For Sale (36) Recently Sold (432)

Relationship Status



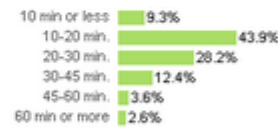
Homes With Kids



Age Distribution



Commute Time



Clintonville People Data

	Clintonville	Columbus	National
Median Household Income:	\$51,348	\$37,897	\$44,512
Single Males:	15.6%	20.1%	14.6%
Single Females:	15.4%	18.2%	12.5%
Median Age:	39	33	36
Homes With Kids:	21.8%	24.1%	31.4%
Average Household Size:	2.0	2.3	2.6
Average Commute Time (Minutes):	22	24	26

Who Lives Here?

The main types of people are: 2



Power Singles—High-income urban singles.

Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

Stable Nuclears—Higher-income urban family.

Middle-age couples with children, pulling in combined household incomes nearing six figures. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.

Aspiring Urbanites—Urban singles with moderate income.

Low- to middle-income singles over a wide age range. Some have a college education. They work in a variety of occupations, including some management-level positions.

Source: Demographic information comes from data in the 2000 U.S. Census.

Located in the heart of gentrifying Clintonville Two miles north of Ohio State University with I-71 and State Route 315 nearby. Approximately one mile to Riverside Hospital.

Class A building built in 2004. End cap space of 1,441 RSF. 40 parking spaces. Potential of patio on north side in addition to the existing one in the front of the building. Co tenants are Chase Bank and Peet's Coffee.

22,000 people within a 1 mile radius and 10,800 households within 1 mile, 20,000 vehicle per day plus walk up traffic. Median household income for Clintonville is \$58K. Highly educated with High school or higher: 96.3%, Bachelor's degree or higher: 58.1% and Graduate or professional degree: 24.8%.

Asking price is negotiable and NNN Charges are:

Real Estate Taxes:	\$5.93 /sqft/yr
Insurance:	\$0.55 /sqft/yr
CAM Charges:	\$5.45 /sqft/yr

Scott Harris
Scioto Commercial Realty Group
1225 Dublin Road
Columbus, Ohio 43215
614-905-6614

ScottHarrisRealtor@gmail.com