

**FOR SALE**



**\$3,900,000**

## **2340 S High St, Columbus, OH 43207**

- +/- 3.329 Acres
- Parcel Extends from Fornof Road to Dering Avenue
- 3 buildings on the parcel: One residence, 2,344 SF, two commercial buildings, 1,866 sf and 1,388 sf respectively.
- 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**

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# Investment Summary

<b>LIST PRICE</b>	\$3,900,000
<b>PARCEL</b>	#010-007143-00
<b>LOT SIZE</b>	± 3.329 AC
<b>BUILDINGS</b>	4
<b>TAXES</b>	\$15,876.35

## Building 1

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

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## Building 2

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

## Building 3 & 4

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

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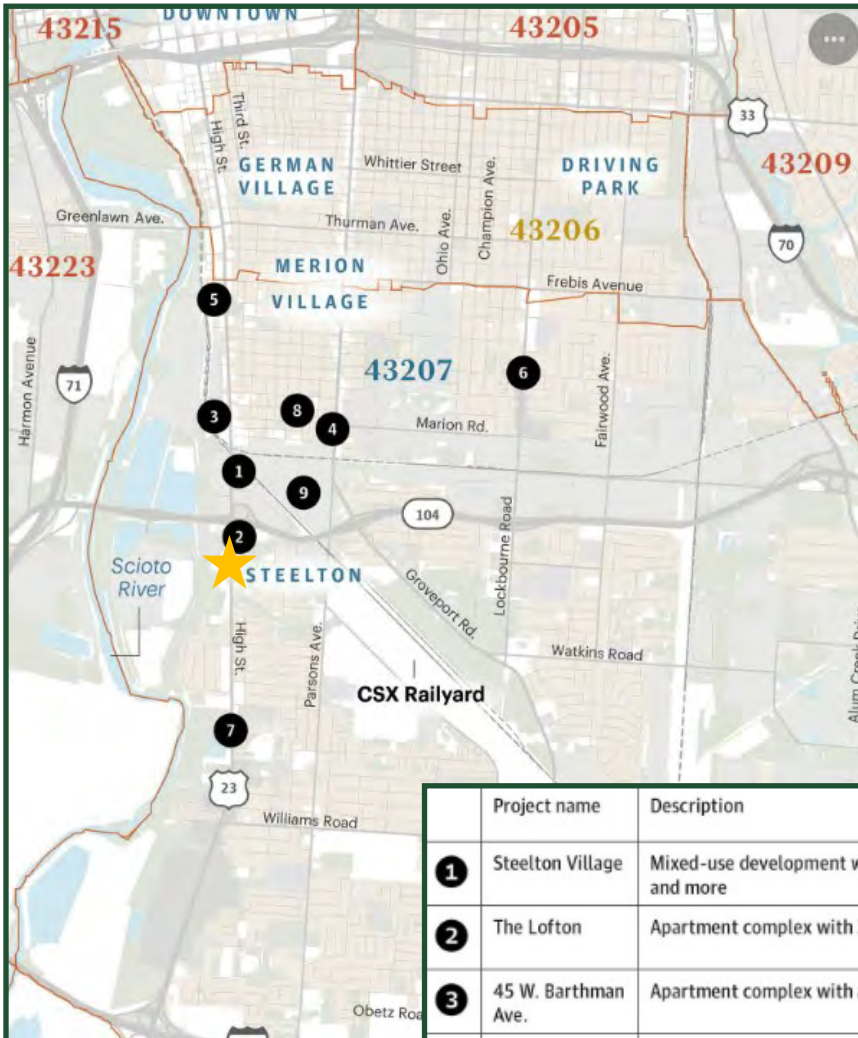




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## South High Street Developmental Layout

★ = 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	45 W. Barthman Ave.	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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Property Aerial



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## Nearby Amenities

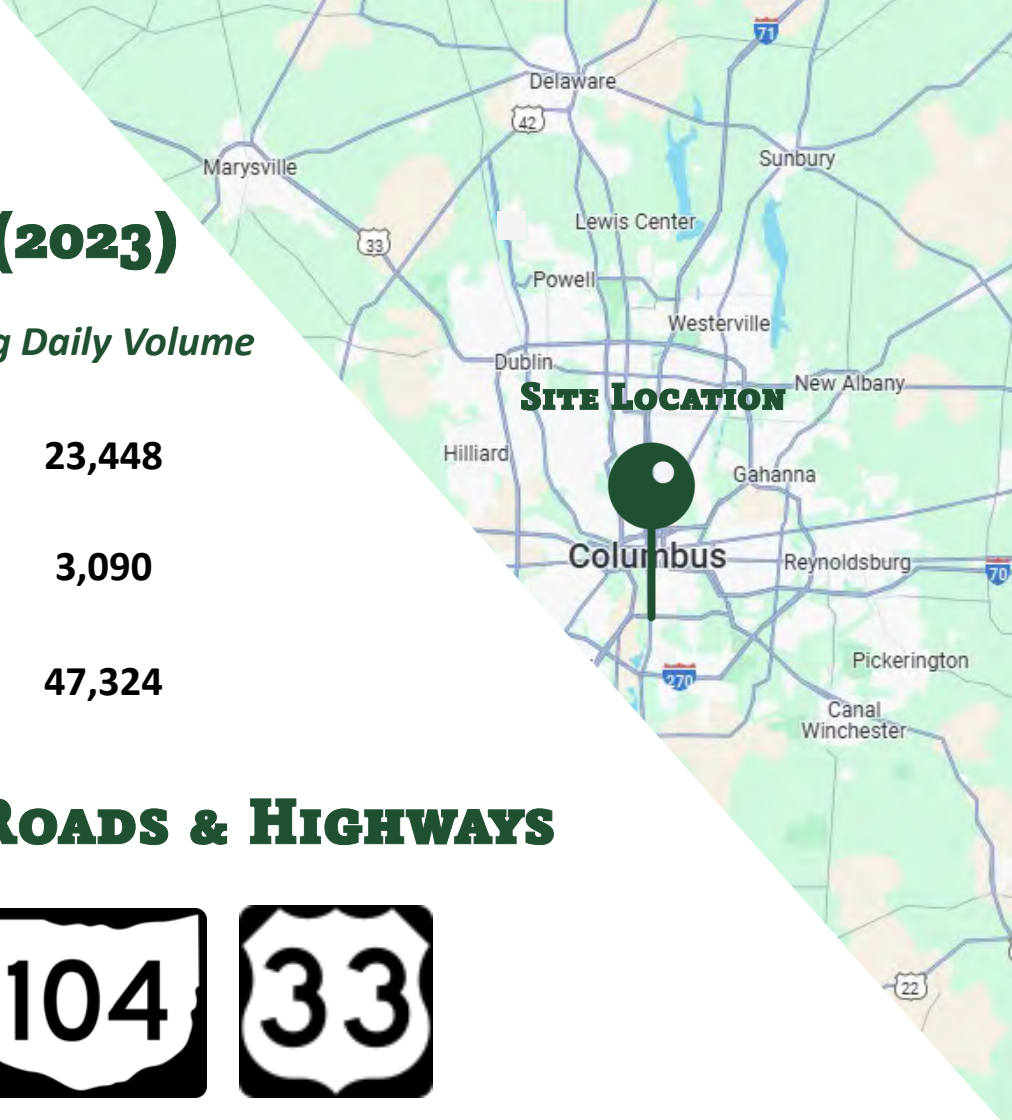


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# TRAFFIC COUNT (2023)

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



## 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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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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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