7550 High Cross Boulevard
Columbus, OH 43235

For Sale

MULTI-USE FREE STANDING COMMERCIAL BUILDING

Sale Price: $1,700,000

Building Size: 8,079 SF

Zoned: Commercial Planned Development (CPD)

Property located in Economic Opportunity Zone.

- Upscale one story property on 1.6 acres
- 100+ parking spaces
- Located in dynamic Crosswoods area with new apartments, over 6 million SF of office in the area as well as hotels, entertainment venues, restaurants and retail
- Affluent area residential demographics
- Previously Ruth's Chris Steakhouse which has been repurposed, large open space with kitchen removed and restaurant specific infrastructure has been removed but could be restored if desired. The interior is now a large open space, white boxed and ready new Owner. All systems have been serviced and are ready for use.
- Over 6 million SF of office in the area as well as hotels, entertainment venues, restaurants and retail
- Easy access to SR 23 (N High Street), I-270 and SR 315
- Outdoor area can be developed to patio or additional space
- Current Owner will entertain a lease and will allow Tenant improvements but will not include build out in lease agreement.
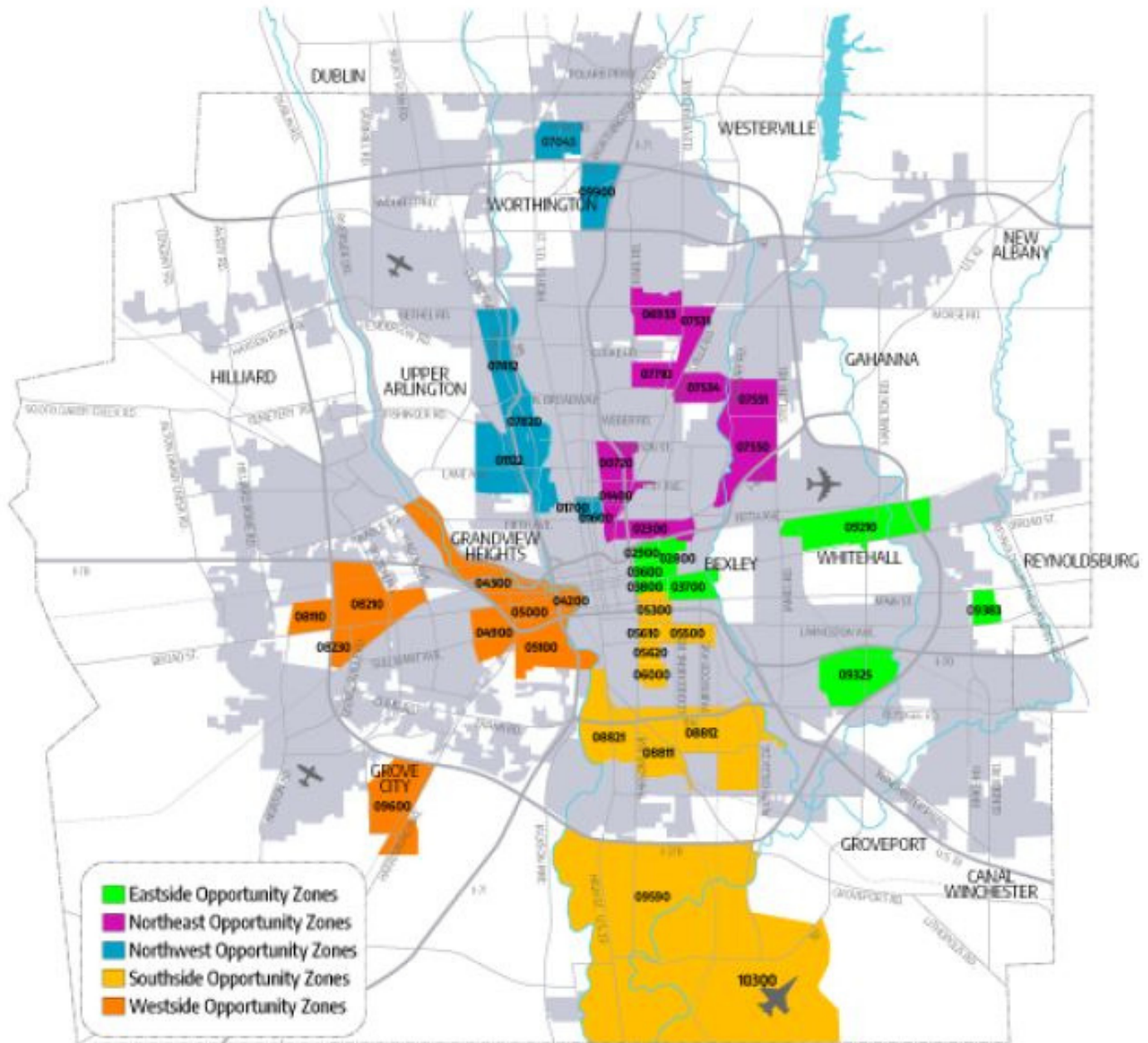
ALTERRA

Jackson Pullism
614.545.4097
jpulliam@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AlterraRE.com

Map legend:
- Eastside Opportunity Zones
- Northeast Opportunity Zones
- Northwest Opportunity Zones
- Southside Opportunity Zones
- Westside Opportunity Zones

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Building Layout

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7550 High Cross Blvd , Columbus, OH 43235

Catylist Research
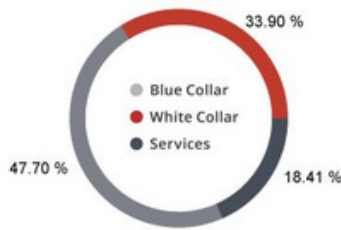
CITY, STATE
Columbus, OH

POPULATION
122,761

AVG. HH SIZE
2.41

MEDIAN HH INCOME
$76,025

HOME OWNERSHIP
Renters: 21,982
Owners: 29,438

EMPLOYMENT

- Blue Collar
- White Collar
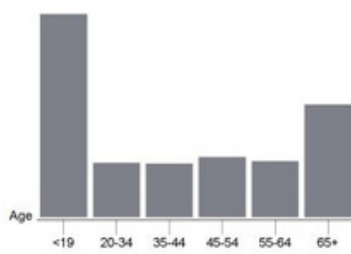- Services

33.90 %
47.70 %
18.41 %

55.16 % Employed
1.16 % Unemployed

EDUCATION

High School Grad: **16.71 %**
Some College: **21.38 %**
Associates: **6.79 %**
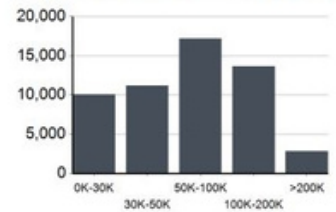Bachelors: **54.64 %**

GENDER & AGE

49.06 % 50.94 %

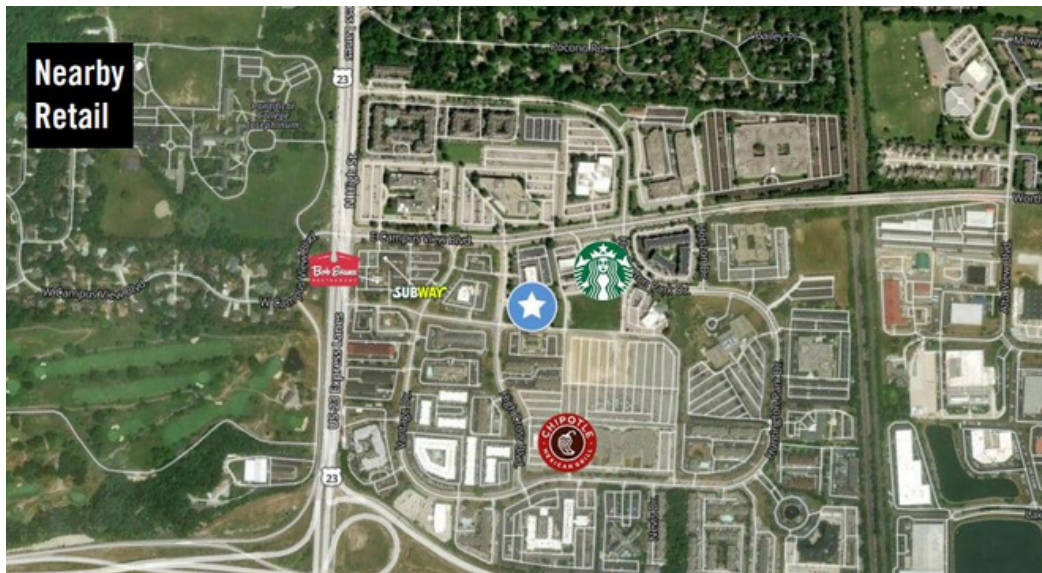Age: <19, 20-34, 35-44, 45-54, 55-64, 65+

RACE & ETHNICITY

White: **76.38 %**
Asian: **7.52 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **6.01 %**
Hispanic: **5.87 %**
Two or More Races: **4.22 %**

INCOME BY HOUSEHOLD

20,000 / 15,000 / 10,000 / 5,000 / 0

0K-30K, 30K-50K, 50K-100K, 100K-200K, >200K

HH SPENDING

Housing: $18,821
Grocery: $6,871
Travel: $7,172
Entertainment: $3,111
Electricity: $1,683
Apparel: $1,451
Furniture: $277
Gas: $408

Nearby Retail

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