

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.

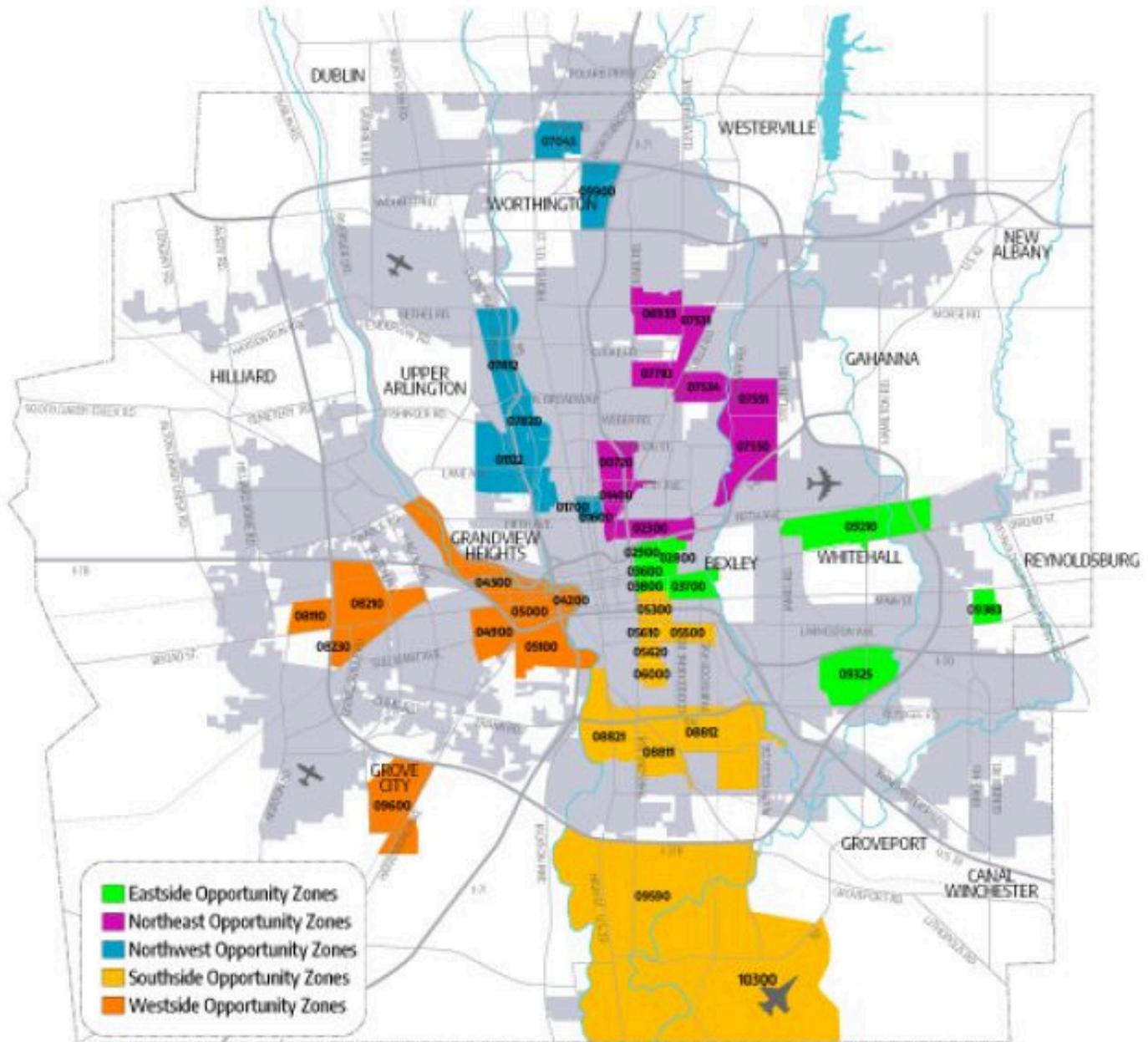


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614.365.9000
www.AltterraRE.com

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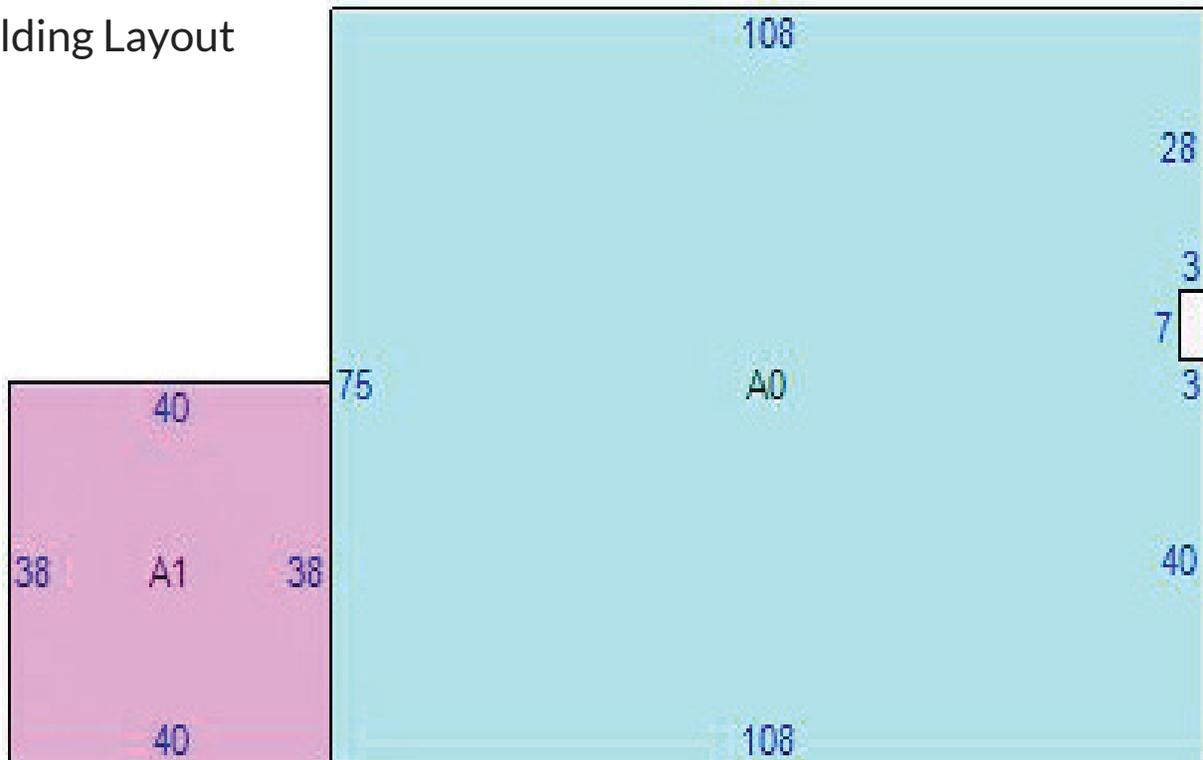
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Building Layout



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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

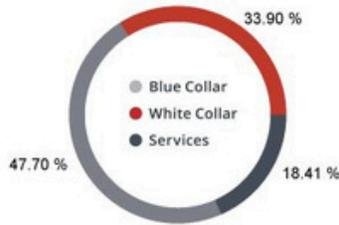
AVG. HHSIZE
2.41

MEDIAN HH INCOME
\$76,025

HOME OWNERSHIP

Renters: **21,982**
Owners: **29,438**

EMPLOYMENT



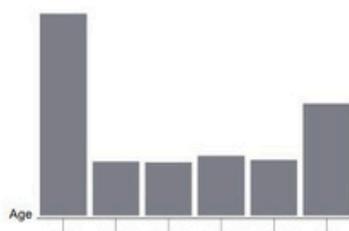
55.16 % Employed
1.16 % Unemployed

EDUCATION

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

GENDER & AGE

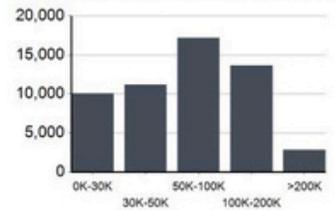
49.06 % 50.94 %



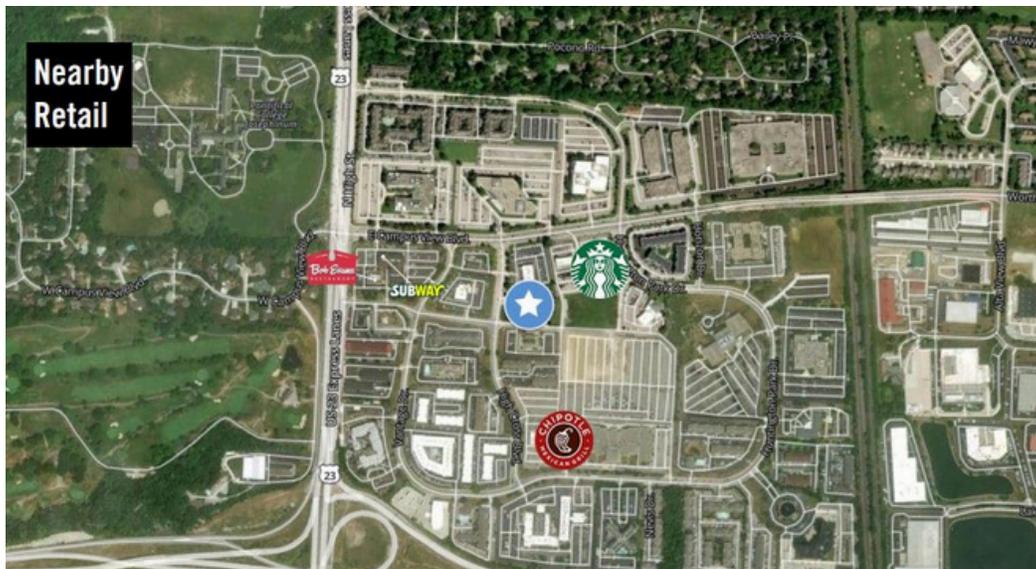
RACE & ETHNICITY

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



HH SPENDING



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