

PRIME SHORT NORTH RETAIL PARK-FRONT SUBLEASE

GLASS
STOREFRONT
STEPS FROM HIGH
STREET RETAIL
CORRIDOR

39

EAST HUBBARD

ROTH

REAL
ESTATE
GROUP

39 E HUBBARD AVE COLUMBUS, OH 43215



LOCATED WITHIN PARKSIDE ON PEARL — A PREMIER MIXED-USE DEVELOPMENT

PROPERTY DETAILS

| | |
|-------------------------|--|
| Building Name: | Parkside on Pearl |
| Submarket: | Short North / Italian Village |
| Property Type: | Retail |
| Listing Type: | Sublease |
| Base Rent: | \$20.00/SF NNN \$18.93/SF Effective (Yr 1) |
| Available Space: | 1,136 SF |
| Floor: | Ground Floor |
| CAM: | TBD |
| Term: | ~5 Years |
| Zoning: | R-4 |
| Parcel ID: | 010-010941-00 |
| Parking: | Street parking + nearby structured parking options |

Rare Short North retail sublease opportunity with direct frontage on Italian Village Park. Located within the newly delivered Parkside on Pearl mixed-use development, this 1,136 SF ground-floor space offers a true blank canvas for retail or restaurant users seeking a high-impact, walkable urban location.

Positioned just off High Street, the space benefits from immediate access to dense residential, strong pedestrian traffic, and one of Columbus' most active retail corridors. The park-facing frontage creates a unique opportunity for patio-driven concepts and experiential users looking to differentiate in the market.

Ideal for café, wine bar, boutique retail, or chef-driven concepts seeking a flagship presence in the Short North / Italian Village submarket.

| Suite | Size | Base Rent | Date Available | Space Type | Lease Term |
|------------------|----------|---|----------------|------------|------------|
| 1st Floor Ste 39 | 1,136 SF | \$20.00/SF NNN \$18.93/SF Effective (Yr 1) | March 23, 2026 | Sublet | ~5 Years |

KEY HIGHLIGHTS

- + 1,136 SF Ground Floor Opportunity
- + New Construction Retail Space
- + High Ceilings + Full Glass Storefront
- + Steps from High Street (Short North Core)
- + Direct Frontage on Italian Village Park
- + Dense Residential + Strong Foot Traffic



EAST HUBBARD



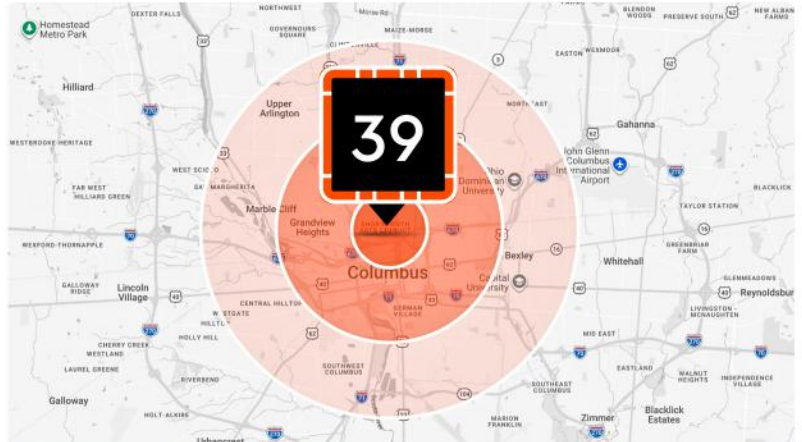


TRADE AREA DEMOGRAPHICS

Columbus is one of the fastest-growing major cities in the United States and serves as the economic and cultural hub of Central Ohio. With a population exceeding 900,000 and a metro population of over 2 million, the city continues to attract national retailers, technology companies, and institutional investment.

Columbus has been consistently recognized for its:

- Strong job growth
- Diverse economy
- Business-friendly environment
- High quality of life



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 29K | 178K | 376K |
| MEDIAN AGE | 29.6K | 29.6 | 33 |
| MEDIAN HH INCOME | \$82K | \$66K | \$72K |
| MEDIAN HOME VALUE | \$437K | \$361K | \$334K |

Demographic data derived from Sites USA

The Short North and Italian Village neighborhoods specifically have emerged as premier destinations for retail, dining, and entertainment, attracting both local and national brands.



LOCAL MARKET OVERVIEW

COLUMBUS METRO AREA

FRANKLIN COUNTY

↗ **2.25M**
TOTAL POPULATION

↗ **1.36M**
TOTAL POPULATION

↗ **\$334K**
MEDIAN HOME VALUE

↗ **\$243K**
MEDIAN HOME VALUE

↗ **\$83K**
MEDIAN HH INCOME

↗ **\$76K**
MEDIAN HH INCOME

PRIME SHORT NORTH RETAIL
PARK-FRONT SUBLEASE

PARKSIDE ON PEARL
39 E Hubbard Ave
Columbus, OH 43215



39

EAST HUBBARD

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