

For Lease

700 Grandview Ave.
Grandview, OH 43215

COLUMBUS
RETAIL TEAM

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Greater Columbus Region
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Grandview Crossing

- A new 55 AC mixed-use development
- Over 1,000 apartment units
- 250,000 SF of Class A office space
- 108,000 SF of retail

Property Summary



Property Highlights

- Urban infill location cleared and ready for construction
- Prime location with two curb cuts on Grandview Avenue
- Drive-thru opportunity, ideal for restaurant or retail
- Less than ½ mile from I-670 & one block from Grandview Crossing, a new mixed-use development featuring retail, office, and residential space

Location Description

700 Grandview Ave is located in Grandview Heights, within close proximity to the new Grandview Crossing mixed-use development. Grandview, OH offers a vibrant and bustling atmosphere with a mix of residential, commercial, and retail areas, creating a balanced environment for residents and visitors alike.

The city's commercial district, known as Grandview Avenue, is the heart of the community. It features a wide range of local businesses, including boutique shops, restaurants, cafes, and professional services. The area has a distinct small-town feel, with independently owned businesses and a focus on supporting the local economy.

Offering Summary

Lease Rate	Negotiable
Available SF	3,200 SF
Acreage	0.23 Acres
County	Franklin

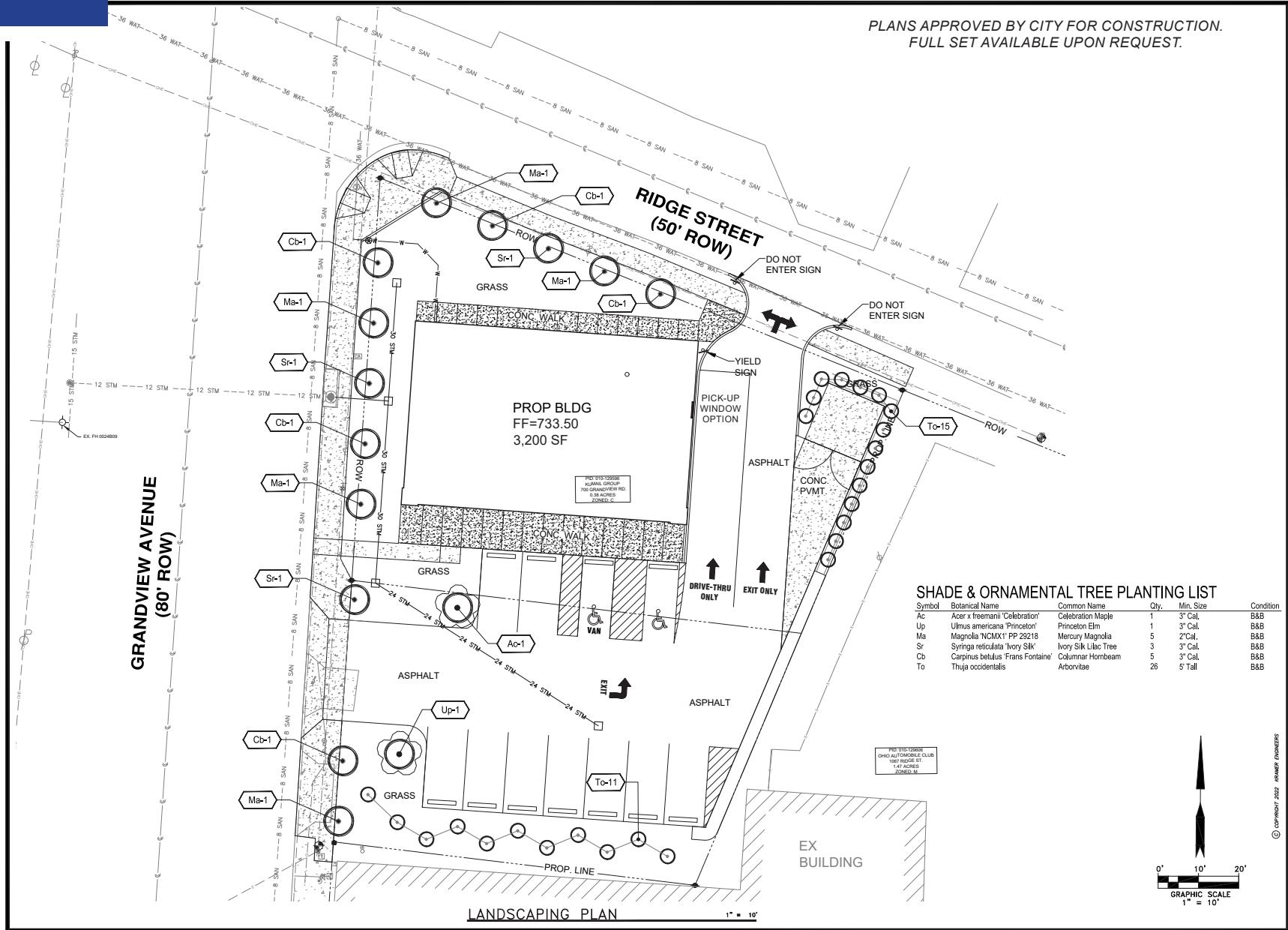
Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,285	60,819	147,329
Total Population	9,350	132,827	324,927
Average HH Income	\$102,068	\$73,220	\$68,885

Traffic Counts

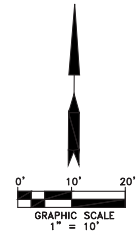
Grandview Ave	16,730 VPD
Dublin Rd	18,898 VPD
I-670	90,523 VPD

PLANS APPROVED BY CITY FOR CONSTRUCTION.
FULL SET AVAILABLE UPON REQUEST.



SHADE & ORNAMENTAL TREE PLANTING LIST

Symbol	Botanical Name	Common Name	Qty.	Min. Size	Condition
Ac	Acer x freemanii 'Celebration'	Celebration Maple	1	3" Cal.	B&B
Up	Ulmus americana 'Princeton'	Princeton Elm	1	3" Cal.	B&B
Ma	Magnolia 'NCMX1' PP 29218	Mercury Magnolia	5	2" Cal.	B&B
Sr	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	3	3" Cal.	B&B
Cb	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	5	3" Cal.	B&B
To	Thuja occidentalis	Arborvitae	26	5" Tall	B&B



KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
28.4 Oak Street
COLUMBUS, OH 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.0911



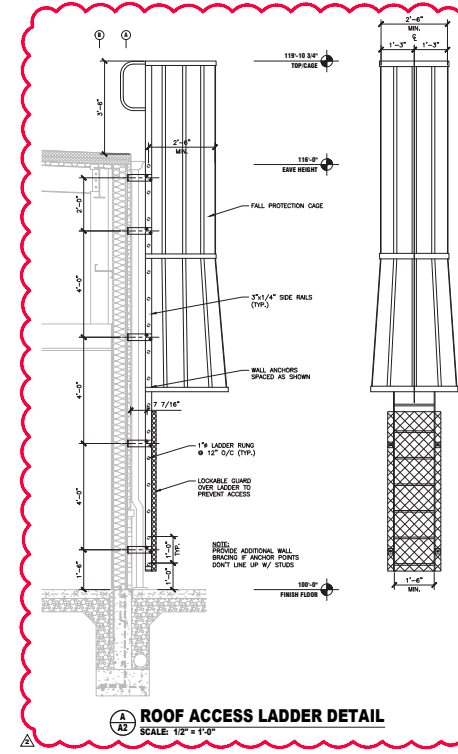
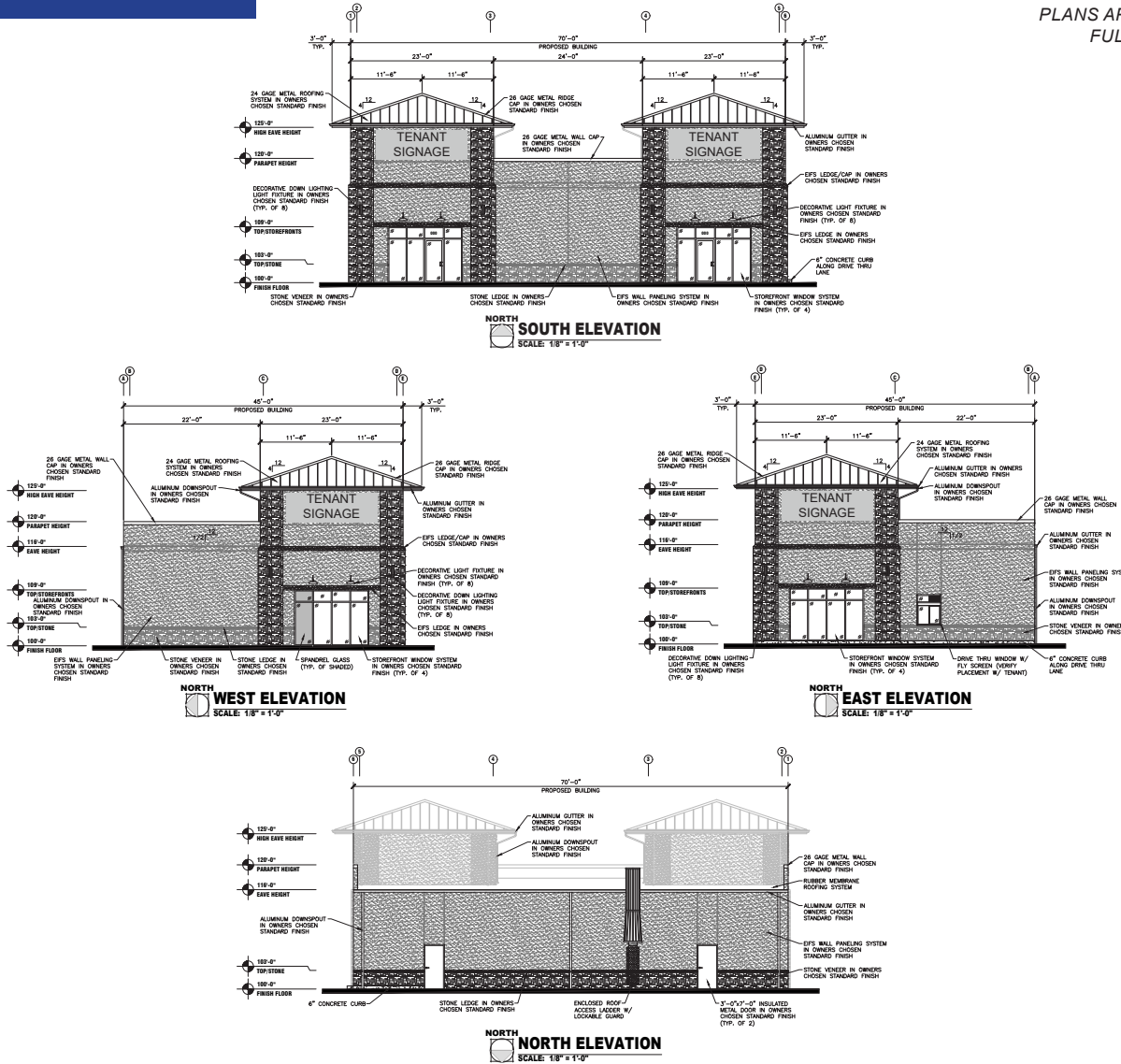
700 GRANDVIEW AVE. SITE IMPROVEMENTS
700 GRANDVIEW AVE.
COLUMBUS, OH 43215

PROJECT: P202
DATE: 08-18-2023
SCALE: .
DRAWN BY: .
REV: . BY: . DATE: .

FINAL SITE COMPLIANCE
22345-01057

PROJECT JOB# 202219

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ELEVATIONS
ROOF ACCESS LADDER DETAILS



2022 PROPOSED MULTITENANT FACILITY FOR:
WALK-IN URGENT CARE - GRANDVIEW AVE.
700 GRANDVIEW AVENUE • COLUMBUS, OHIO 43215
PHONE: (614) 200-0881

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

STATE OF OHIO
DONALD E. WEAVER
E-80038
LICENSED PROFESSIONAL ENGINEER

DATE: 12-13-22	FILE: A02-026
2022-026	

REVISED APRIL 16, 2023
PROVIDE ENCLOSURE FOR THE ENCLOSED ROOF ACCESS LADDER AS REQUIRED BY PLUMBING CODES



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