



Commercial Land For Sale



1550 W 5th Ave

Columbus, OH 43212

Brent Garland

614.255.4381

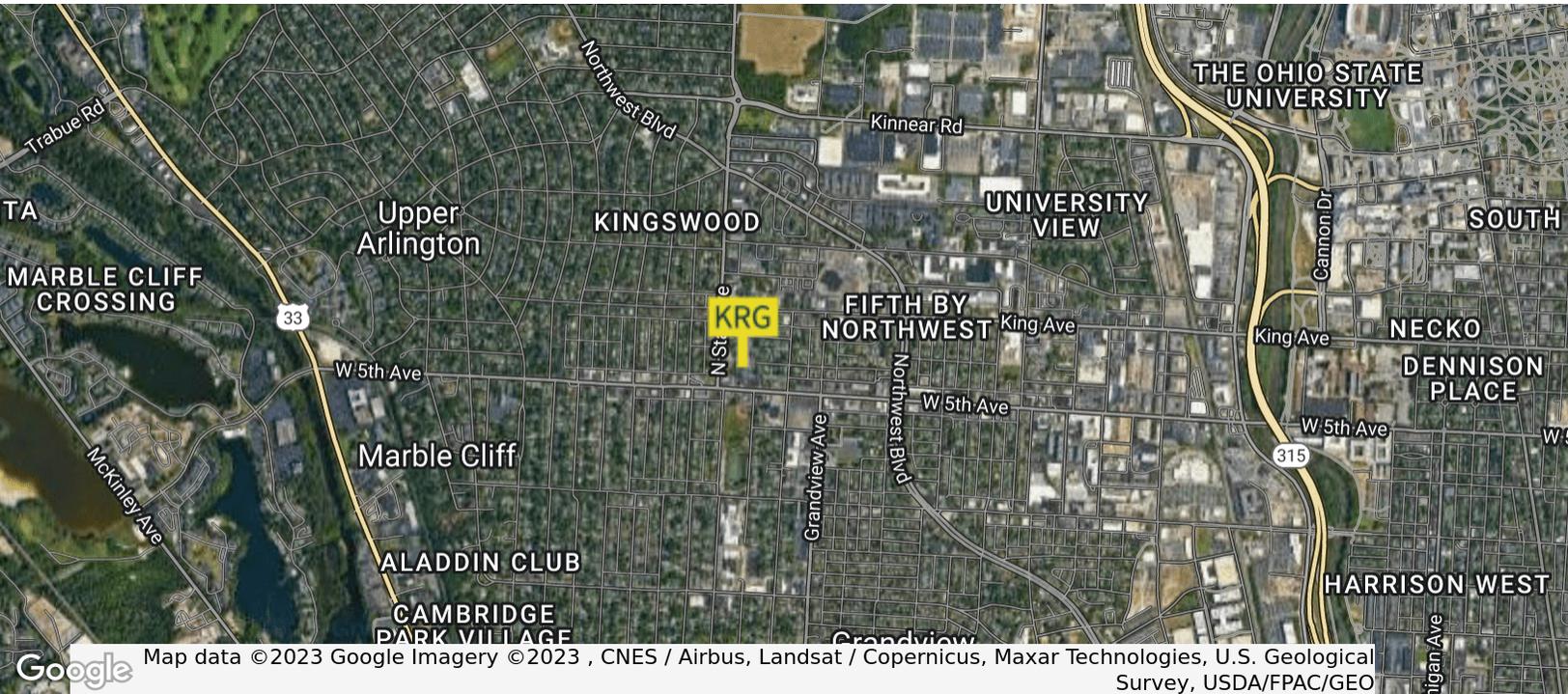
bgarland@krgre.com

John Royer CRE, SIOR

614.255.4374

jroyer@krgre.com

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PROPERTY DESCRIPTION

This is an amazing opportunity for redevelopment. The entire building is available for lease but willing to consider a land lease and tear down the building and redevelop. Currently the site holds a 2 story building with ample parking and signage. Including the 50 or so parking spaces surrounding the building, the land is just under an acre in a prominent Grandview location. Not only does the site sit between two signalized intersections but Dunkin' and Dairy Queen are on either side and Huntington National Bank directly across the street. There are other major retailers, restaurants and financial institutions along this prime corridor.

PROPERTY HIGHLIGHTS

- Incredible Grandview location between Dunkin' & DQ
- Fantastic visibility on W 5th Ave with 12,000-15,000 cars passing daily
- Settled among major retailers, restaurants and financial institutions
- Public transportation along W 5th Ave

LOCATION DESCRIPTION

Site is located along incredible retail corridor in Grandview, Oh. Surrounding the site are major retailers such as Walgreen's, CVS, and Big Lots as well as restaurants and banks. SR 315 is less than a 10 minute drive east and access to I670 is less than 5 minutes to the south. Downtown Columbus is easily accessible via either of those or side roads within 15 minutes. Nationwide Arena, Huntington Park and Lower.com Field are also nearby.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	0.675 Acres
Building Size:	10,450 SF
Floors:	2

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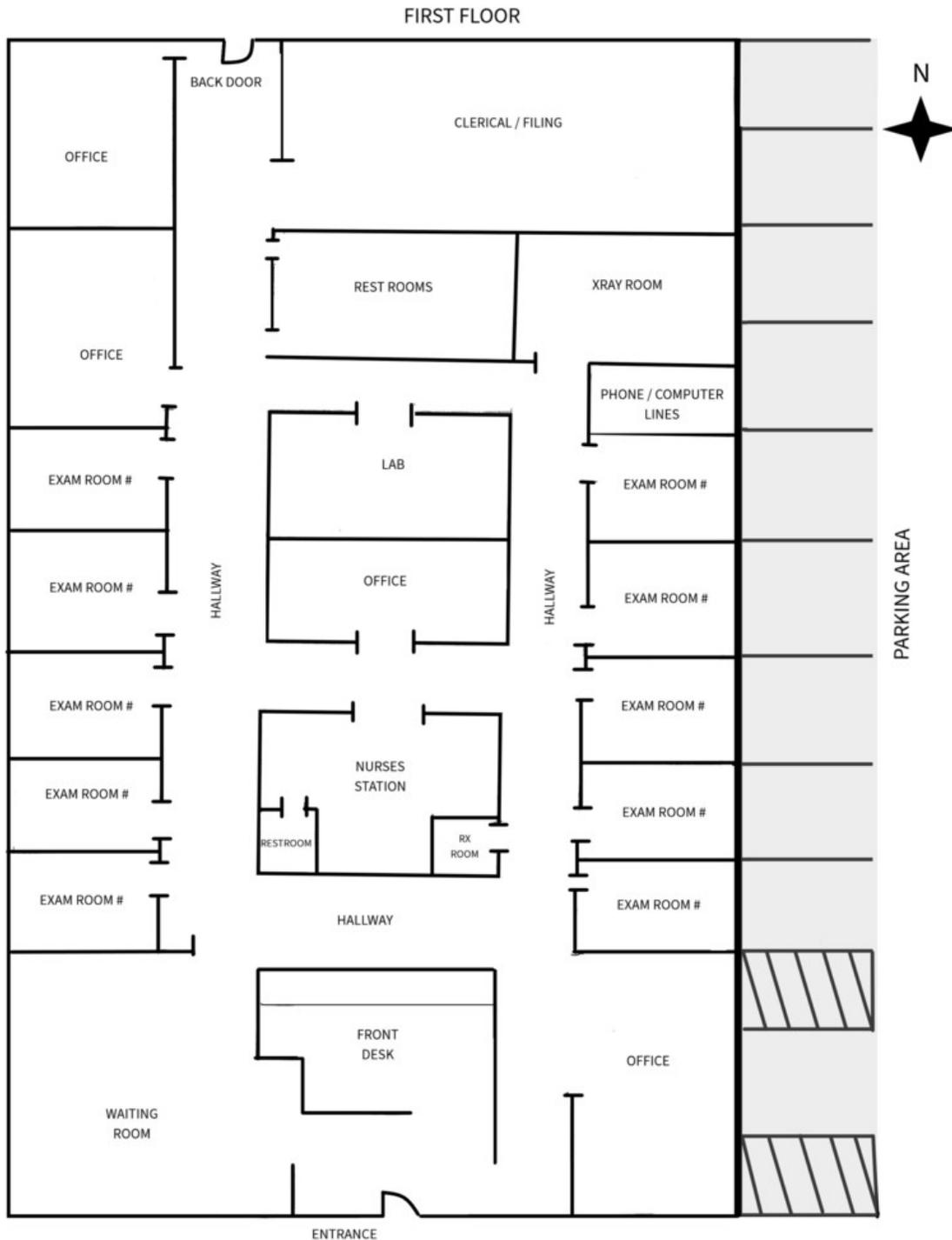
1480 Dublin Road, Columbus, OH 43215

614.228.2471 | krgre.com

Floor Plans - Current 1st Floor

Office Building For Sale

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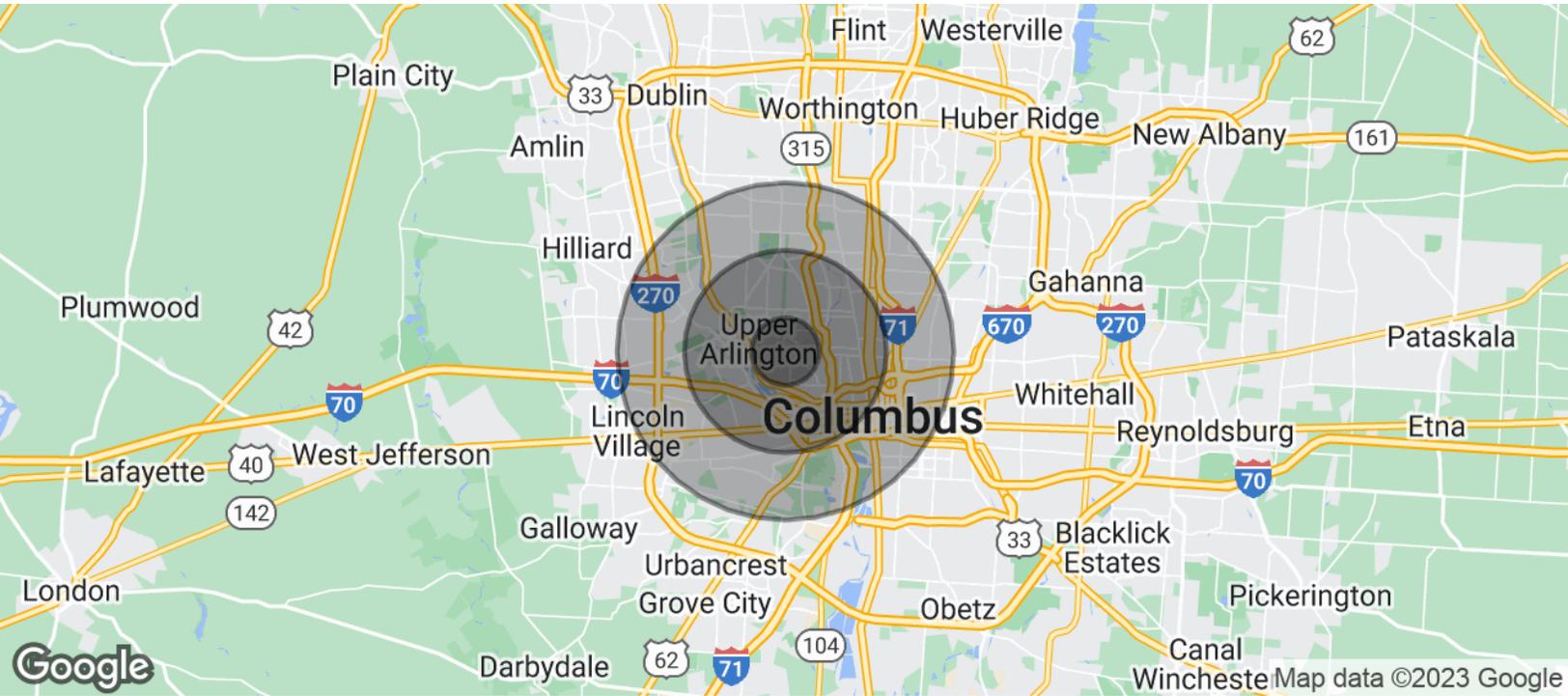
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,878	139,517	329,025
Average Age	36.8	31.1	33.7
Average Age (Male)	37.8	31.0	33.2
Average Age (Female)	35.3	31.6	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,935	62,799	149,743
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$103,164	\$77,234	\$73,882
Average House Value	\$300,091	\$234,313	\$205,842

* Demographic data derived from 2020 ACS - US Census

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BRENT GARLAND

Brokerage Associate

bgarland@krgre.com

Direct: **614.255.4381** | Cell: **614.551.4485**

PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

EDUCATION

Wright State University

The Ohio State University

MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Columbus Center for Human Services - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

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JOHN ROYER CRE, SIOR

President / Partner

jroyer@krgre.com

Direct: 614.255.4374

PROFESSIONAL BACKGROUND

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. He has acquired, disposed and/or leased over \$500 million dollars in real property. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$200 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, disposals, tenant representation, bank owned real estate and receiver work. He has been active over the years serving on numerous boards.

MEMBERSHIPS

Licensed:

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

Memberships:

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors, SIOR
- Ohio Association of Realtors
- National Association of Realtors
- ULI Urban Land Institute Affiliate Member
- International Counsel of Shopping Centers
- Ohio Affordable Housing Trust Fund Advisory

Current Board Positions:

- First Merchants Bank Local Columbus Board
- Community Housing Network, Inc. – Fundraising Campaign Committee Member
- Governor Appointed to the Ohio Housing Trust Fund Advisory Board
- Ohio Thoroughbred Breeders and Owners Board (OTBO)

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100+ YEARS IN CENTRAL OH & COUNTING

Since its inception in 1914, Kohr Royer Griffith Inc. (KRG) has served the commercial real estate market in Central Ohio and throughout the United States. No other firm provides better quality service or more insightful knowledge while maintaining a reputation as stellar as ours.

Our expertise and repeated success empower us to maintain a wide range of loyal clients, including individuals, corporations, pension funds, financial institutions, and government agencies.

KRG's leaders are actively involved in the real estate community. Our roster includes four former presidents of the Columbus Board of Realtors, five former presidents of the local chapter of the Institute of Real Estate Management, two former presidents of the Columbus Apartment Association, one trustee for the Columbus Apartment Association, and one former president of the Appraisal Institutes Ohio Chapter.

At KRG, it all begins with you. We strive to develop, strengthen, and maintain personal relationships that allow our clients to invest in our beloved communities, in and outside of Ohio.

KRG ACCREDITATION

- Society of Industrial & Office Realtors
- Certified Property Managers
- Columbus Commercial Industrial & Investment Realtors
- Real Property Administrator
- Building Owners & Managers Association
- Certified Commercial Investment Member
- Counselors of Real Estate
- International Council of Shopping Centers
- Columbus, Ohio, & National Association of Realtors

OUR TEAM SPECIALIZES IN

- Appraisal Services
- Brokerage Services
- Consulting Services
- Development Services
- Management Services

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