



FOR LEASE

Karl Plaza

1620 E Dublin Granville Rd
Columbus, Ohio 43229

Karl Plaza, a 100,514 square foot neighborhood center is located on the highly sought after commercial corridor along E. Dublin Granville Rd in Columbus, Ohio. The center is anchored by Dollar General and is composed of a synergistic mix of national, regional, and local tenants. Karl Plaza has great exposure on one of Columbus' most sought after Retail Corridors, with combined traffic totals of over 28,000 cars per day along Dublin Granville & Karl Rd. Your business will have prime accessibility with seven points of ingress/egress to the property.



Building SqFt	100,514 SqFt
Year Built	1975, Reno 1992
Lot Size (acres)	8.11
Parcel ID	010-017278
Zoning Type	Commercial
County	Franklin
Frontage	820.00 Ft
Coordinates	29.5305216,-98.5202688

- ❖ Established Neighborhood Center anchored by Dollar General
- ❖ Immediate Frontage on E. Dublin Granville Rd with Exposure to over 17,000 VPD (Placer.ai)
- ❖ Population of 309,012 in 5-Mile radius
- ❖ Prime Accessibility with Seven Points of Ingress/Egress to the Property
- ❖ Space Available from 1,400 SF to 33,668 SF contiguous

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185
SAN ANTONIO, TEXAS 78216



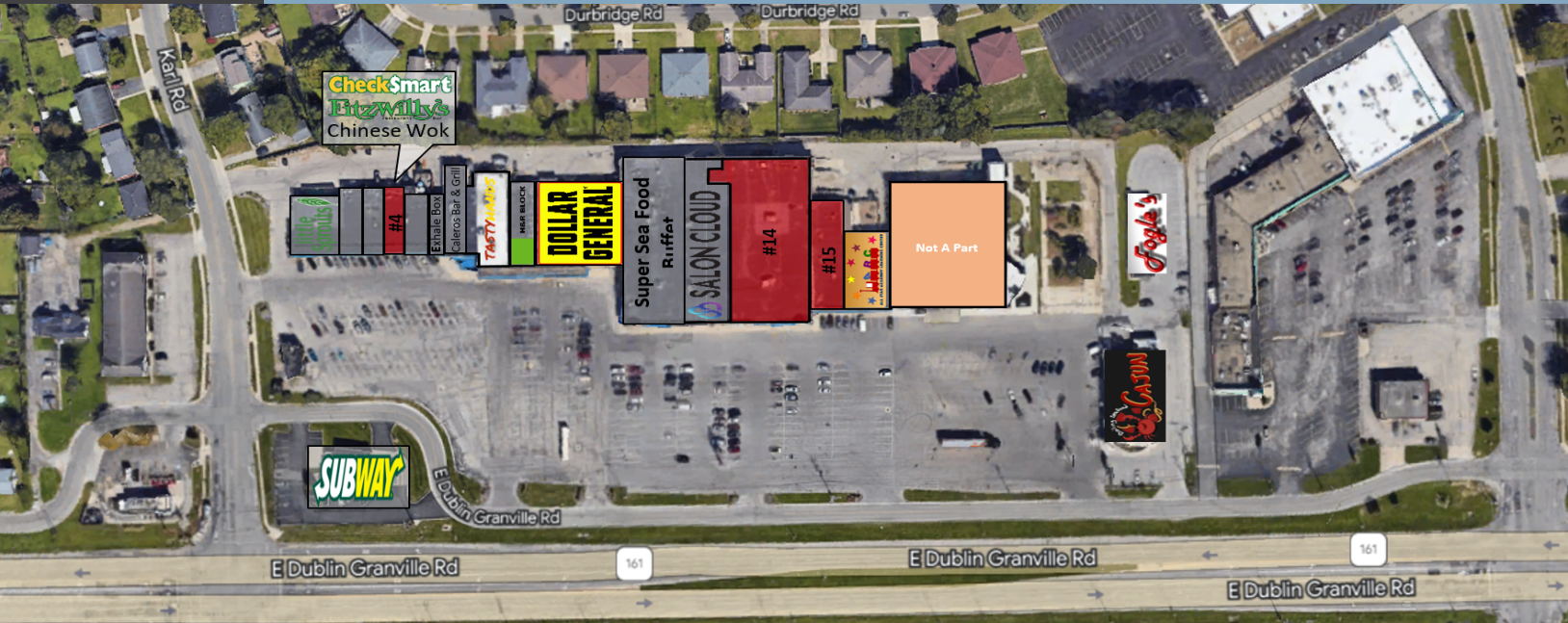
LAUREN WISHART
Regional Property Manager

Direct: 614-360-2030
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#4	Retail	Negotiable	NNN	1,400 SF	Negotiable
#14	Retail	Negotiable	NNN	19,489 SF - 28,832 SF	Negotiable
#15	Retail	Negotiable	NNN	4,836 SF	Negotiable

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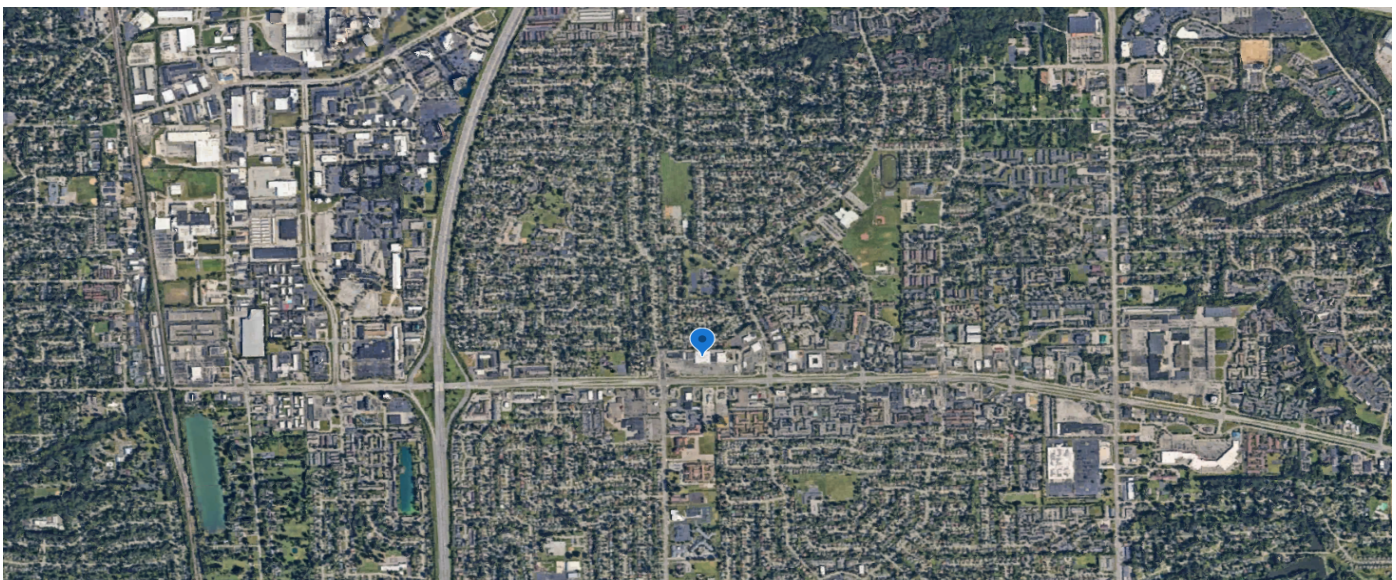


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POPULATION	1 MILE	3 MILE	5 MILE
2019 Population	22,518	135,971	298,074
2021 Population	23,845	138,185	310,638
2022 Population	23,654	137,751	309,012
2028 Population	22,812	133,671	307,216
2022-2028 Growth Rate	-0.04 %	-0.03 %	-0.01 %
2033 Population	22,948	134,710	311,646

2023 HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Households	8,892	53,930	126,538
Persons per Household	2.56	2.48	2.40
Household Median Income	\$52,175	\$64,094	\$74,095
Household Average Income	\$63,441	\$83,544	\$95,357
Median House Value	\$231,849	\$280,827	\$329,459
Median Rent	\$979	\$1,073	\$1,164
Renter Occupied Housing	5,077	27,171	56,588
Owner Occupied Housing	3,815	26,759	69,950
One Person Households	2,702	17,235	40,183
Married Couples	2,593	20,636	51,437
Non-Family Households	574	4,067	11,232



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ABOUT COLUMBUS

Columbus is the capital and most populous city of the U.S. state of Ohio. With a 2020 census population of 907,971, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third most populous U.S. state capital. The population of Columbus has been steadily growing, driven by factors such as job opportunities, quality of life, and affordable living costs. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties.



CITY OF COLUMBUS

COUNTY FRANKLIN

AREA

CITY 226.3 SQ. MI.
LAND 220.4 SQ. MI.
WATER 5.9 SQ. MI.
ELEVATION 902 FT

POPULATION

POPULATION 907,971
RANK (U.S.) 14
RANK (STATE) 1
DENSITY 4,110 /SQ. MI.

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