

BUILD-TO-SUIT

1310 COLUMBUS ROAD

GRANVILLE, OHIO 43023



BUILD-TO-SUIT/GROUND LEASE OPPORTUNITY



GB - GENERAL BUSINESS ZONING DESIGNATION



DRIVE-THRU WINDOW OPPORTUNITY



38,000 VEHICLES/DAY ALONG OH-37



GREAT VISIBILITY AND ACCESSIBILITY FROM OH-37



HIGHWAY HEIGHT SIGNAGE AVAILABLE



±1.26 ACRES AVAILABLE



DELIVERY: TBD

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OVERVIEW

1310 COLUMBUS ROAD

GRANVILLE, OHIO 43023



POPULATION

1 MILE	3,603
3 MILES	15,251
5 MILES	45,565

HOUSEHOLD INCOME

1 MILE	\$151,369
3 MILES	\$132,247
5 MILES	\$96,378

CONSUMER SPENDING

1 MILE	\$48.2M
3 MILES	\$197.4M
5 MILES	\$551.5M

DAYTIME EMPLOYMENT

1 MILE	2,997
3 MILES	5,391
5 MILES	21,942

Koon Property Group proudly presents an unparalleled development opportunity in the heart of Granville. Unleash your vision on 1.26 acres of prime real estate at 1310 Columbus Road, Granville, Ohio. This exceptional plot boasts immediate access to OH-37 and General Business zoning, unlocking a universe of possibilities for your commercial venture. As a build-to-suit opportunity, design your ideal commercial space, perfectly tailored to your unique needs and vision. The property is located at the direct exit of OH-37 (38,000 vehicles per day) and Columbus Road, one of the main north/south thoroughfares in the Village of Granville. Granville is home to Denison University, a top-rated liberal arts college with an enrollment of 2,300 students and an endowment of \$1.1 billion.

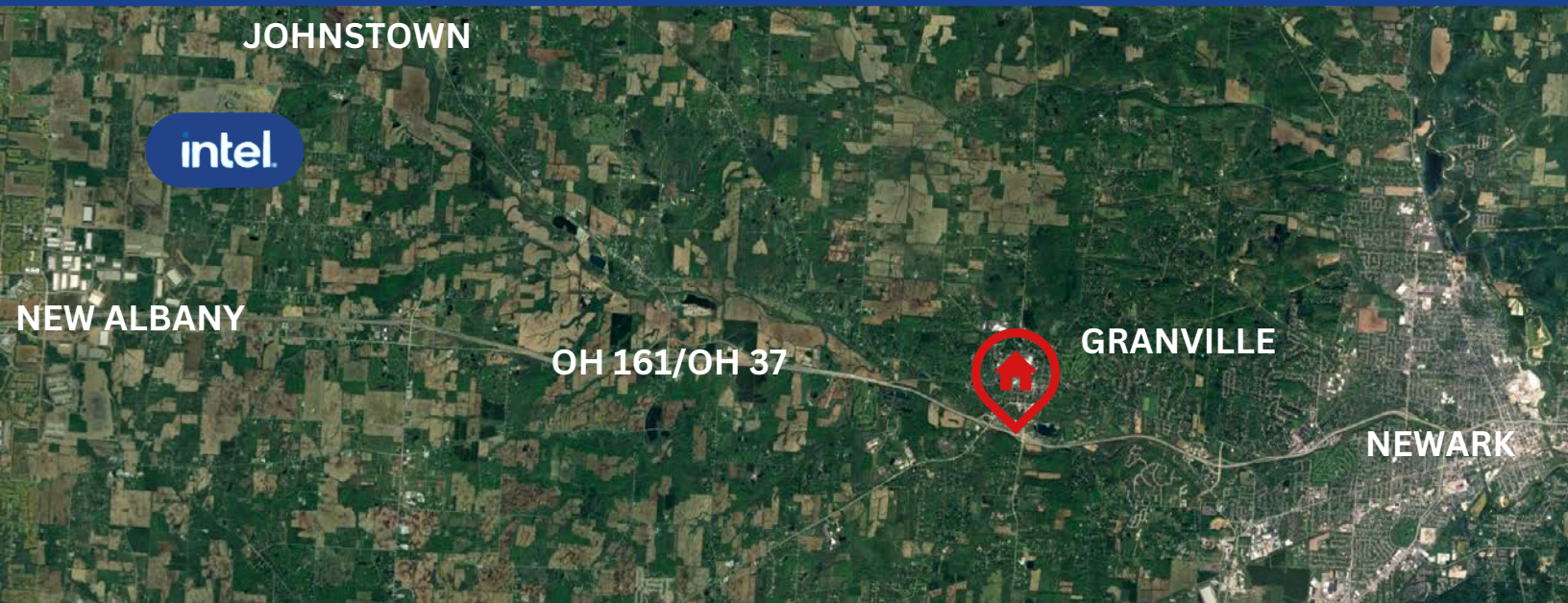
Located within 10 miles of the recently announced \$20+ billion "Ohio One" Intel Semiconductor campus in New Albany, Ohio. The development, anticipated to open in 2025, will supply jobs for upwards of 3,000 workers throughout their two manufacturing and engineering fab facilities. New Albany, Ohio, has been named the "Silicon Heartland" with the anticipated substantial growth the Intel facility will create for the surrounding central Ohio markets.



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