

# Vacant Retail Land Adjacent to Giant Eagle



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**Kohr Royer Griffith Inc**  
Commercial Real Estate Services

# Property Offering Summary

Hayden Run Rd, Columbus, OH 43026

Rare opportunity to ground lease or develop 2.097 acres of retail land at the signalized intersection of Spring River Avenue and Hayden Run Road, directly adjacent to Giant Eagle in the established Hayden Crossing corridor.

This highly visible site benefits from steady daily traffic and direct proximity to one of the area's dominant grocery anchors, creating built-in customer draw and repeat visitation. Positioned between Spring River Avenue and Holly River, the property offers prominent frontage along Hayden Run Road and seamless signalized access for customers.

Surrounded by established residential neighborhoods and everyday retail demand drivers, this site presents an exceptional opportunity for retailers, restaurants, medical, or service users seeking strong visibility, grocery-adjacent traffic, and long-term market stability.

## Property Highlights

- 2.097 acres of prime commercial real estate at a signalized intersection
- Adjacent to Giant Eagle, driving consistent daily customer traffic
- High-visibility frontage on Hayden Run Road within an established retail corridor
- Agent owned

Asking Price: \$1,500,000.00

Land Available: 2.097 acres



## Demographic Snapshot

*within 5 miles of site*

Population	137,209
Households	21,401
Avg HHI	\$118,195
Businesses	2,545
Employees	23,294

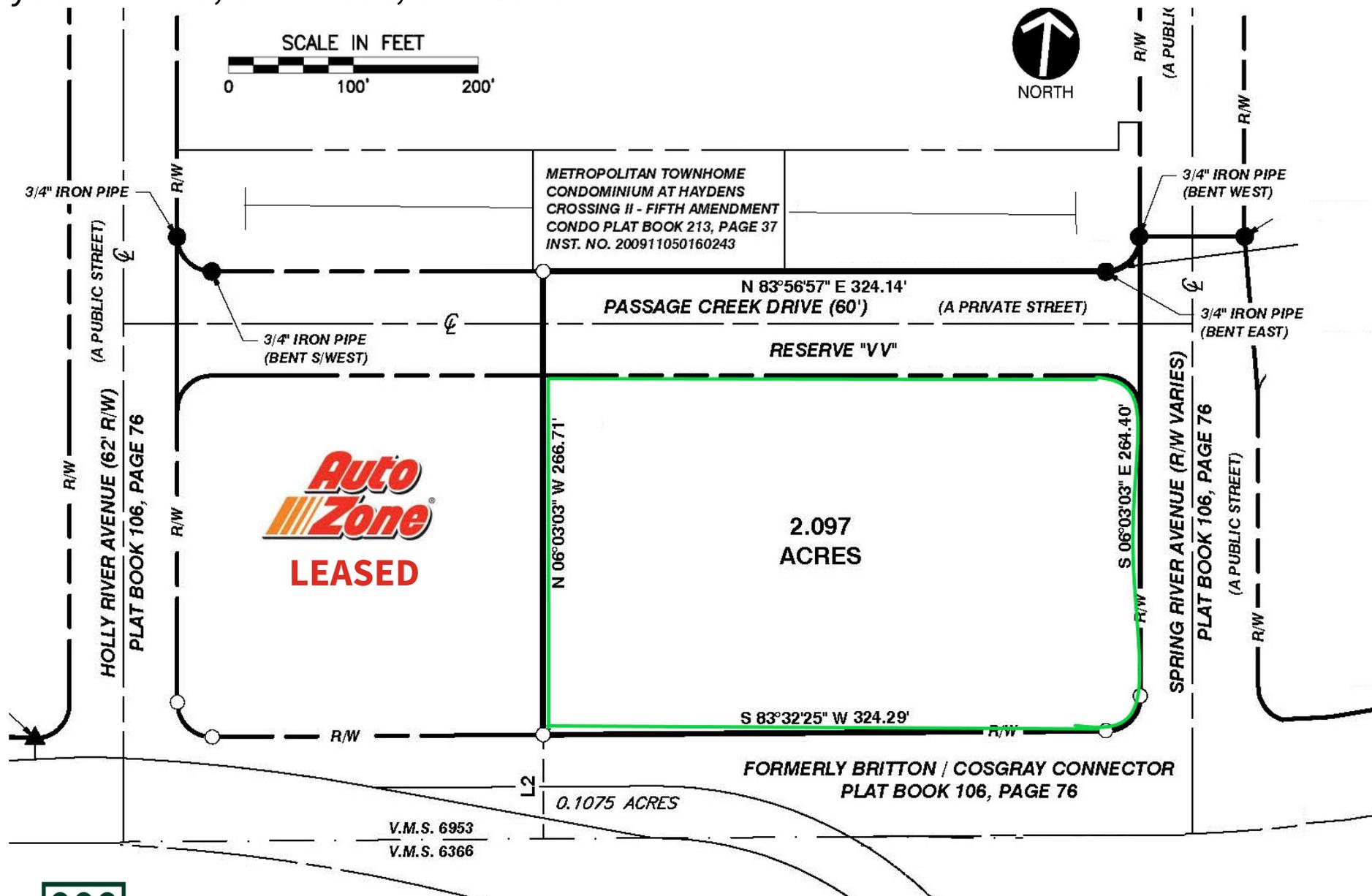


## Nearby Traffic Counts

Holly River Ave W	10,017
Holly River Ave E	7,320

# Site Plan

Hayden Run Rd, Columbus, OH 43026



# Location Overview

Hayden Run Rd, Columbus, OH 43026



# Contact Us



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At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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# Offering Memorandum

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.

