

PROMINENT GRANDVIEW CORNER



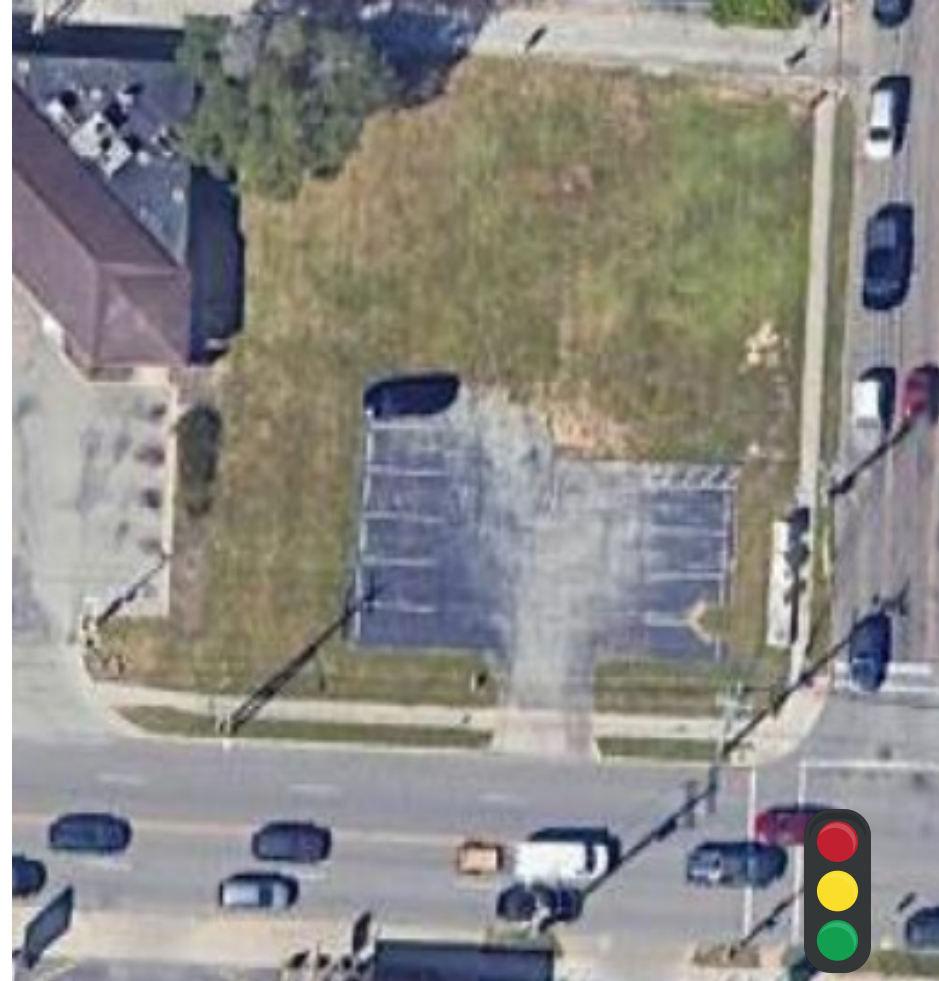
1600 W 5th Ave
COLUMBUS, OH 43212



Property Offering Summary

This site is located in Grandview Heights in the backyard of The Ohio State University. Grandview Heights High School is roughly two blocks to the west. Along the same street are several major financial institutions, retailers and restaurants as well as local shops. In the last few years the Grandview Heights area has seen explosive residential growth and this location is near to that growth allowing for excellent opportunities.

- Land Lease opportunity but will consider build to suit
- Just around the corner from the Grandview Yard District
- Prominent corner of Fifth Avenue (North Star) at a traffic light



Lease Rate:	\$4,000 / month (NNN)
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For more information on this property, please contact:

Brent Garland

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John Royer

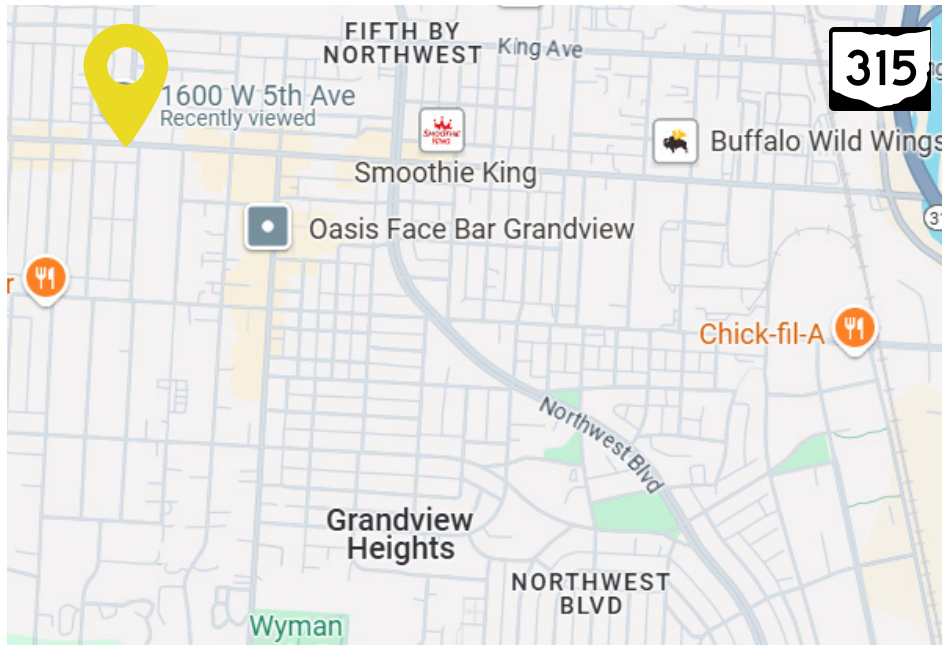
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Market Overview - Grandview Hts

Grandview Heights offers the ideal setting for growing businesses and ambitious entrepreneurs. Just minutes from downtown Columbus, the city combines small-town charm with big-city access. Grandview Heights is home to a vibrant mix of independent businesses and established regional companies. Whether you're launching a new venture, expanding your operations, or relocating, Grandview Heights provides the infrastructure, community, and location to help your business thrive.



Demographic Snapshot

	2 miles	5 miles
Population	68,716	358,221
Households	34,938	153,627
Avg HHI	\$91,182	\$80,005
Businesses	11,799	28,918
Employees	142,783	328,797

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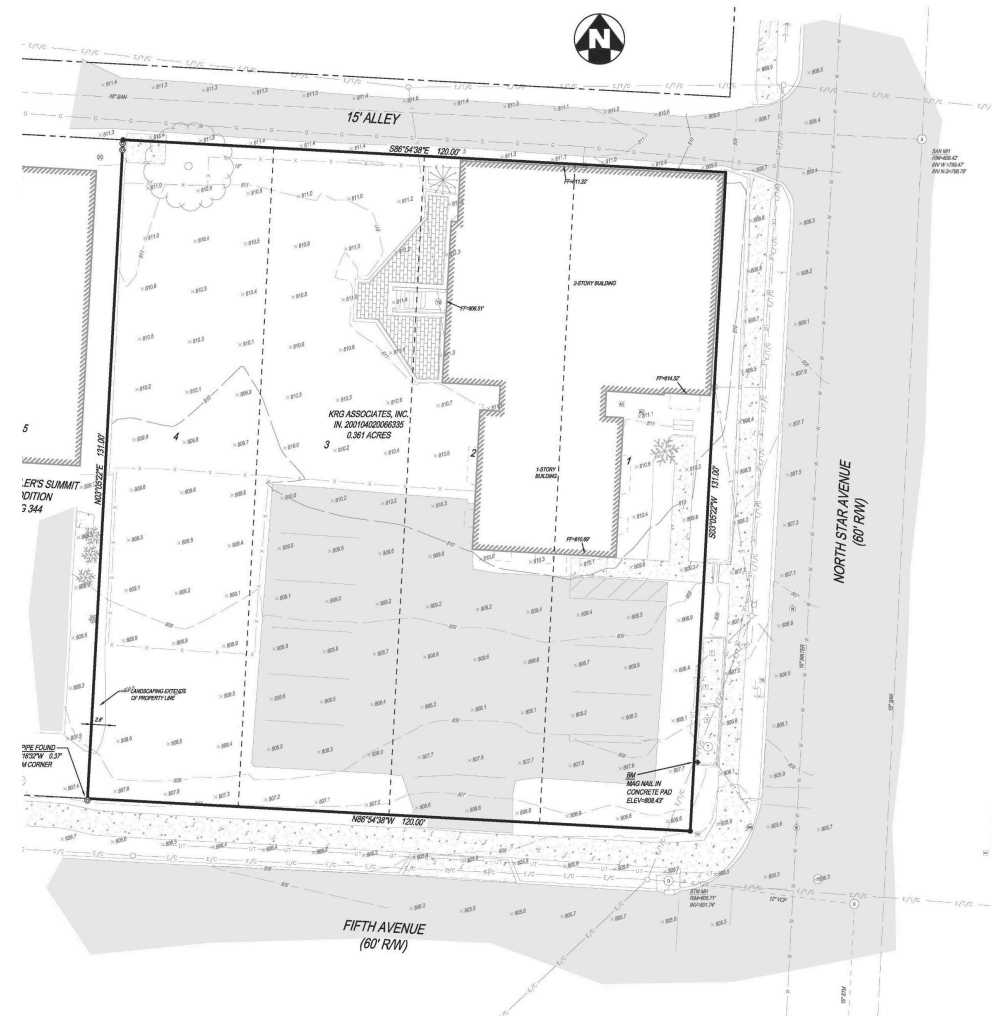
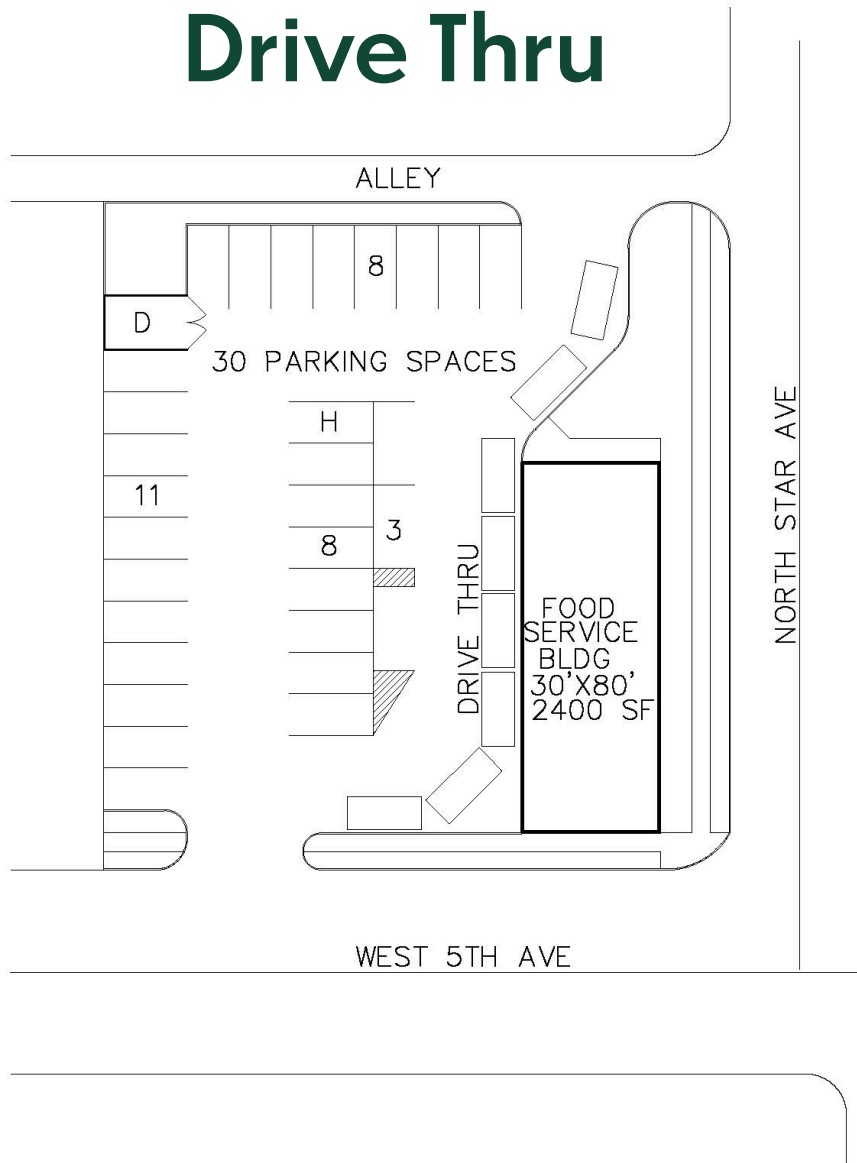
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Proposed Site Plan

Topographical Survey

Drive Thru



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Notable Companies in Grandview

- Spectrum
- USPS
- The Crema Nut Co
- JPMorgan Chase
- Nationwide
- DK Diner
- Stauf's Coffee
- Franklin County Engineer
- Giant Eagle Market District
- Aldi
- Dunkin'
- Speedway



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EXPERIENCE MATTERS

For more information on this property, please contact:



JOHN ROYER, CRE, SIOR

O: 614-255-4374

E: jroyer@krgre.com

With over 30 years of experience, John Royer has worked across all areas of commercial real estate, including brokerage, development, and consulting. He has led projects totaling over \$300 million and has deep expertise in sale/leasebacks, leasing, site acquisitions, and bank-owned properties. John has also served on several boards throughout his career and continues to be a trusted advisor to clients across the region.



BRENT GARLAND

O: 614-255-4381

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Before joining Kohr Royer Griffith Inc. over ten years ago, Brent was the Director of Business Development at TRG Rubicon and Mount Carmel Health System, and a Partner at Ten Pin Alley. With 20 years of experience in Business Development across Health Care, Real Estate, and Small Business, his entrepreneurial spirit and sector knowledge have driven his success. He is a board member for various organizations, known for his growth-oriented approach.



Kohr Royer Griffith Inc



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