



Commercial Land For Sale



VACANT RETAIL GROUND ADJACENT TO GIANT EAGLE
Hayden Run Ground, Hayden Run Rd

Paul Bloomfield CCIM, SIOR

614.255.4375

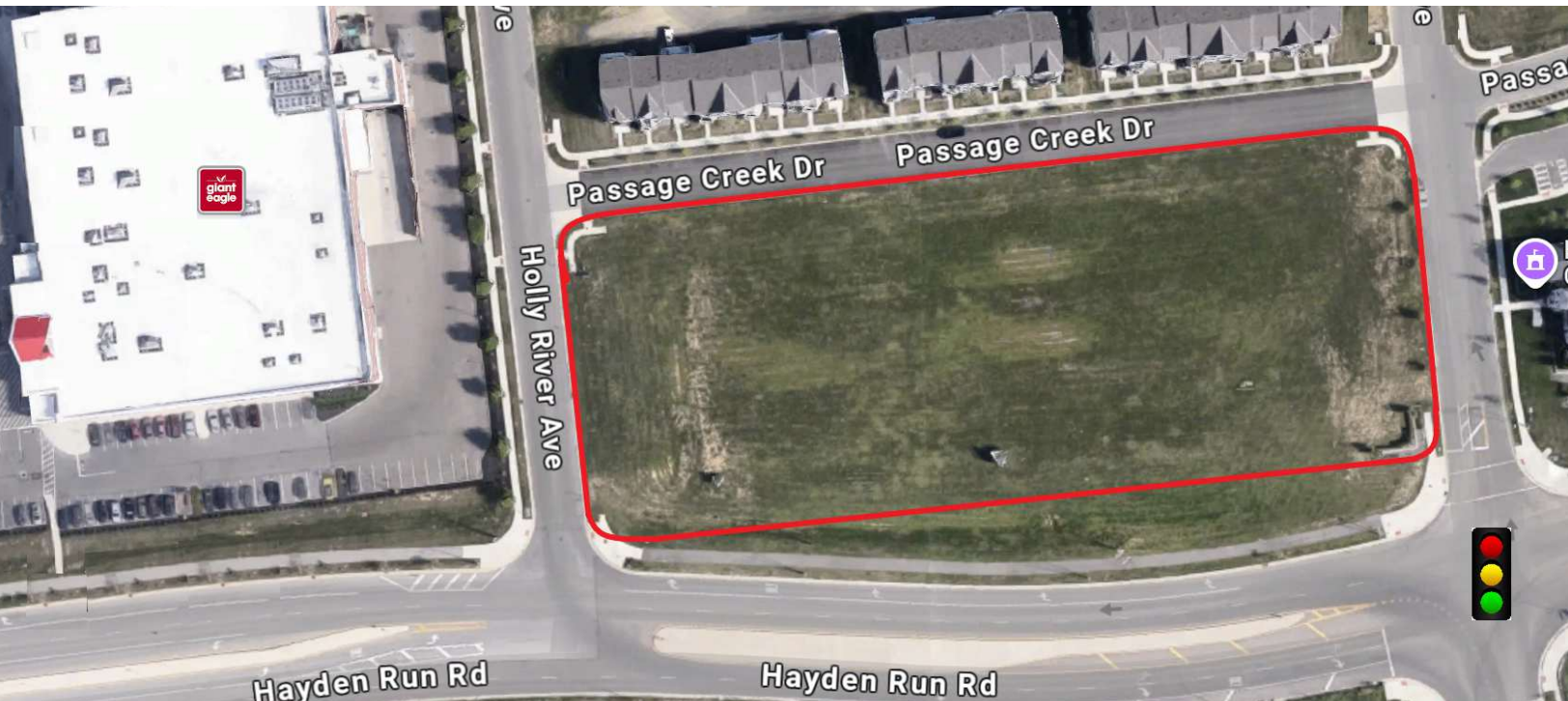
pbloomfield@krgre.com

Eric Morton

614.255.4380

emorton@krgre.com

Hayden Run Rd Columbus, OH 43026



Sale Price

\$1,900,000

OFFERING SUMMARY

Lot Size: 2.602 Acres

Zoning: Retail – Neighborhood Center District

Market: Columbus, Oh

Submarket: Hilliard, Oh

PROPERTY OVERVIEW

Incredible retail opportunity on Hayden Run Rd, strategically positioned between Spring River Ave and Holly River and adjacent to Giant Eagle. The Hayden Crossing Ground features an inviting on-street retail atmosphere, appealing to both daytime and evening traffic. This development offers excellent visibility, multiple access points, and is conveniently served by a traffic signal for easy access.

PROPERTY HIGHLIGHTS

- Signalized intersection
- Prime Location in Columbus, OH
- High Visibility and Accessibility
- 8K+ population within 1 mile
- Agent owned

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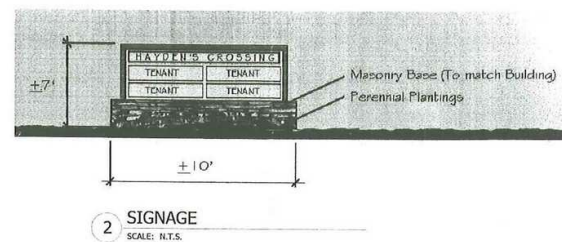
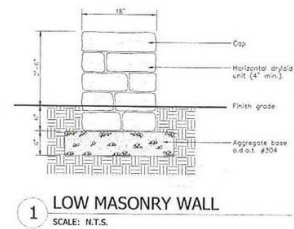
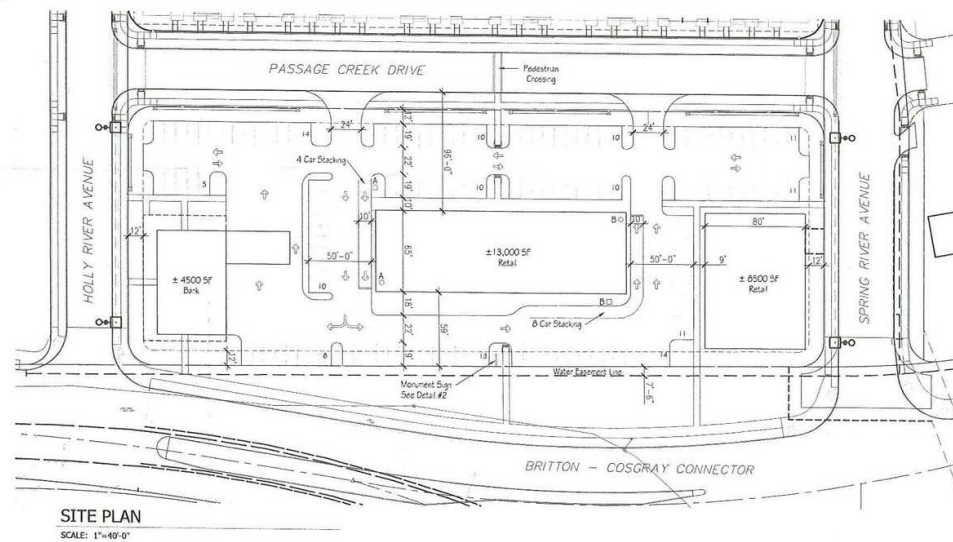
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PASSAGE CREEK DRIVE

SEASONAL COLOR (PERENNIALS)
 LOW EVER-GREEN SHRUBS
 UPLIGHT OF NAUGHTY TREES
 LOW MAGNETIC WALL
 PIER
 DECIDUOUS SHADE TREES
 PERIMETER PLANTING ENLARGEMENT

SCALE: 1"=20'-0"

NORTH

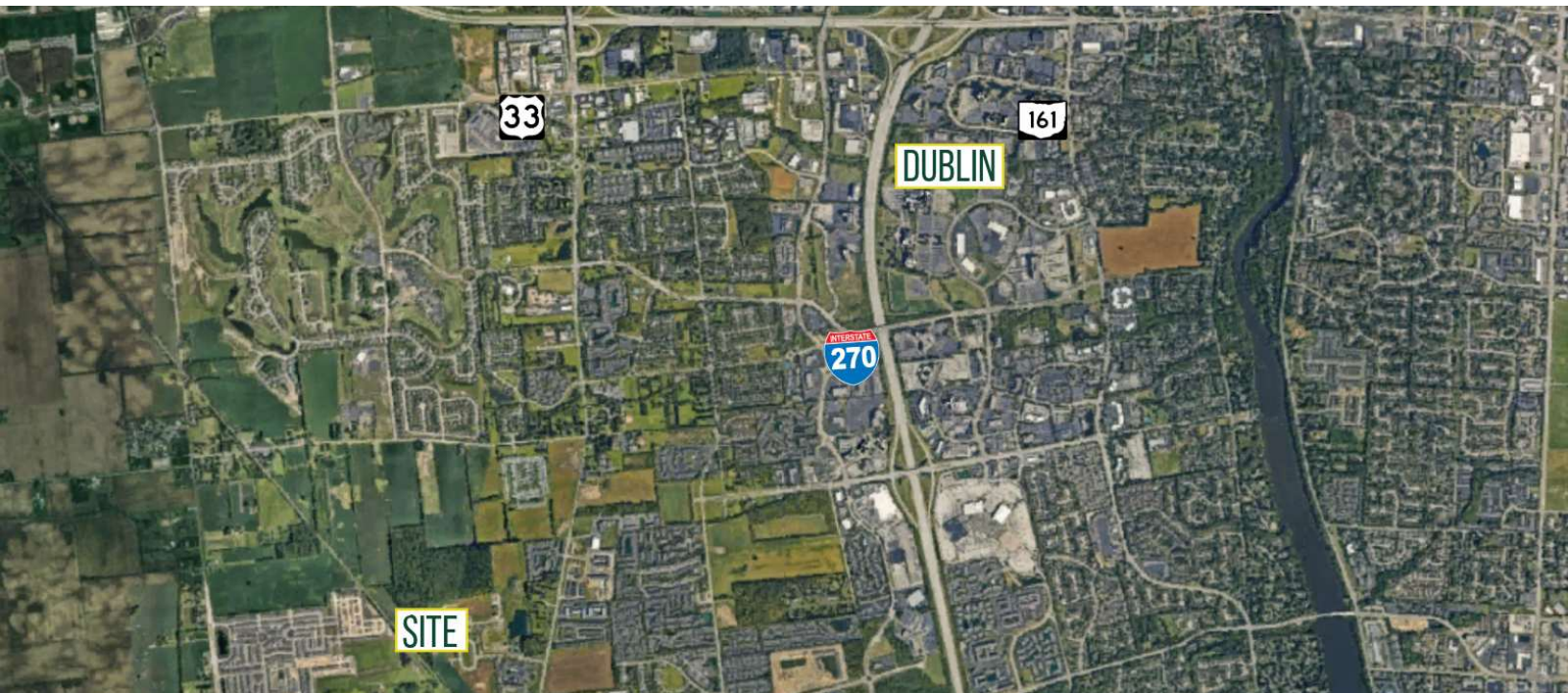


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Location Overview

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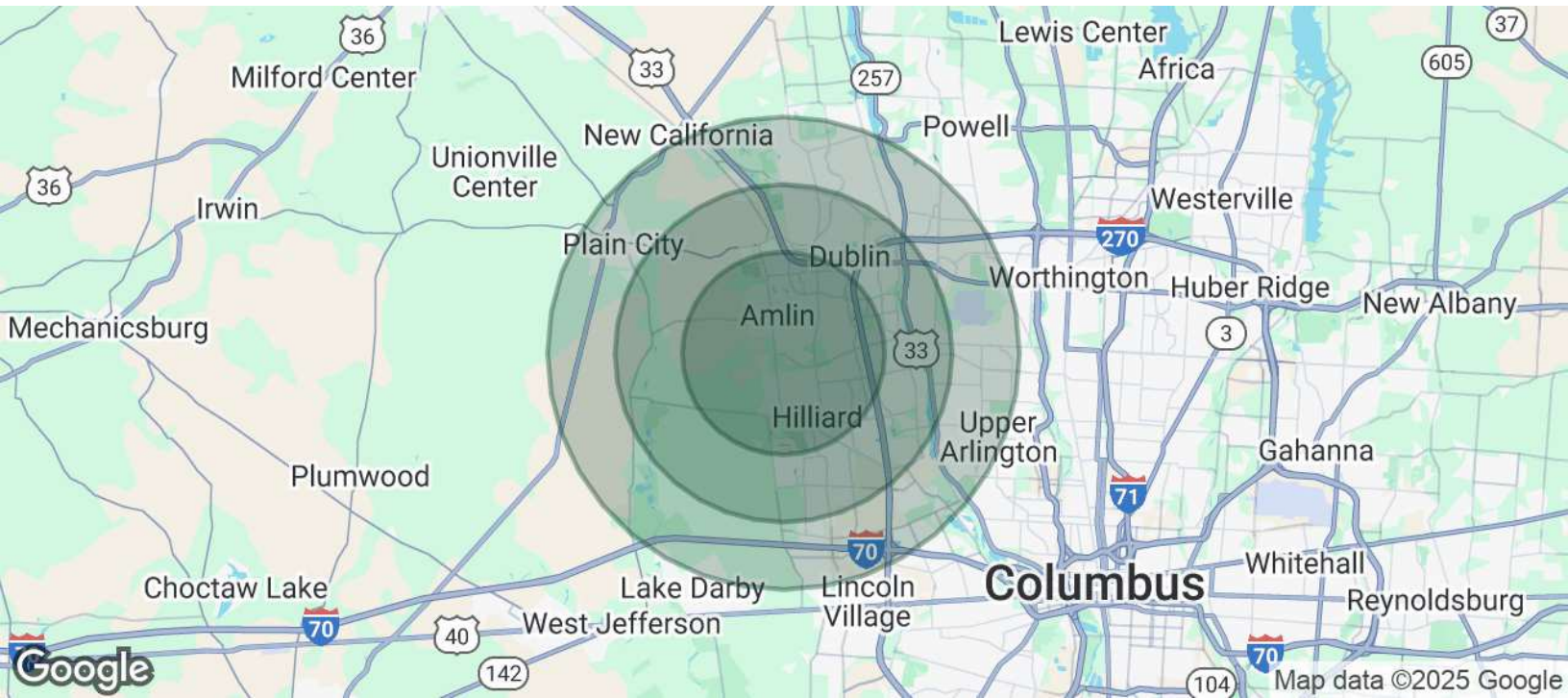
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Demographics Map & Report

Land For Sale

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	54,348	140,248	256,763
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	23,123	56,317	103,880
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$119,275	\$133,836	\$140,582
Average House Value	\$363,940	\$395,542	\$432,029

Demographics data derived from AlphaMap

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PAUL BLOOMFIELD CCIM, SIOR

Executive Vice President/Partner

pbloomfield@krgre.com

Direct: **614.255.4375**

PROFESSIONAL BACKGROUND

Paul Bloomfield is a recognized leader in the Ohio commercial real estate business. With Kohr Royer Griffith, Inc. since 1997, Paul offers in-depth knowledge of the office, investment, retail and industrial and land marketplace. His careful attention to detail and keen ability to capitalize on opportunity has made him the broker of choice for many of Central Ohio's top companies.

During his twenty plus years at Kohr Royer Griffith, Inc. Paul has been involved in all aspects of real estate acquisition, development, consulting, and disposition as well as leasing. His wide range of experience includes site acquisitions, disposals, tenant representation, development, consulting, management, financing, acting as a receiver and investment assignment capacities. Clients from governmental entities, Fortune 500 companies and non-profits have turned to Paul to meet their real estate needs. Paul has acquired, disposed, developed and/or leased more than \$500 million dollars in real property for his clients. His experience also includes work as a developer and development consultant.

EDUCATION

Franklin & Marshall College BA

MEMBERSHIPS

- Commercial Investment Real Estate Institute (CCIM)
- International Council of Shopping Centers (ICSC)
- Society of Industrial and Office Realtors (SIOR)

Current Board Positions: Board of Directors & Treasurer The Mirolo Charitable Foundation 2007 – 2023

- Board of Directors Community Housing Network 2023-Present

Previous Board Positions: Chair of the COSI New Leadership Committee 2004-2005, Board of Directors Columbus Commercial, Industrial, and Investment Realtors (CCIIR) 2004-2006

Board of Directors Central Ohio Commercial Information Exchange 2006-2007, Board of Directors First City Bank 2009-Present, Board of Directors Pilot Dogs Inc 2009-2011, Co-Chair of the Heritage Development Council 2009- 2011, Board of Directors Columbus Housing Partnership 2010-2012, Board of Directors Heritage Day Health Centers 2007- 2019 (became board member upon completion of Real Estate Assignments), Board of Directors National Church Residences 2008-2019

Chairman of the subsidiaries committee 2013-2019, Executive Committee Member 2009-2019

Awards & Recognition:

- 2007 Winner of 1031 Exchange Award for Shoppes on Fifth Avenue Transaction from the Columbus Board of Relators
- 2009 Winner of CI Volunteer Service Award from the Columbus Board of Realtors
- 2009 Winner of the Heritage Award for Caring form Heritage Day Health Centers

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ERIC MORTON

Vice President

emorton@krgre.com

Direct: **614.255.4380**

PROFESSIONAL BACKGROUND

Eric has been part of the KRG team since 2005 and now oversees sales, leasing, tenant representation and construction management for a diverse group of clients.

He spent eight of his more than 20 years in commercial real estate as development manager for Mount Carmel, where he was involved with real estate acquisition, disposition, leasing, property management, strategic development, and construction management for the Columbus health system.

An Ohio University graduate and a Licensed General Contractor, Eric is a member of the National Association of Realtors and a former member of the Columbus Building Owners and Managers Association. He's served in a number of leadership roles in the industry, including as vice chair of the CORPAC Fundraising Committee and a member of the Commercial and Industrial Steering Committee for the Columbus Board of Realtors, and as a member of the Central Ohio Commercial Information Exchange Governing Board.

Eric and his family live in Dublin, where he's devoted his time to being a youth basketball and softball coach, among other pursuits.

EDUCATION

1997 Ohio University BA Health Service Administration

MEMBERSHIPS

Licensed General Contractor

National Association of Realtors Member

CORPAC Fundraising Committee Vice Chair

Commercial and Industrial Steering Committee for Columbus Board of Realtors

Columbus Building Owners and Managers Association (former member)

Central Ohio Commercial Information Exchange Governing Board

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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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