

**SALE / LEASE** 1550 W 5th Ave Columbus OH 43212



## Exceptional Visibility Along Grandview's Premier Retail Corridor

**4,100 SF**

Lease SF Available

**\$15-19 SF/yr**

Lease Rate

**10,450 SF**

Sale SF available

**\$2.5M**

Sales Rate

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# Property Overview

1550 W 5th Ave Columbus, OH 43212

This exceptional investment and leasing opportunity sits on just under one acre in the heart of Grandview Heights along a highly visible commercial corridor. The property features a two-story building with ample parking, prominent signage opportunities, and strong accessibility between two signalized intersections.

The second floor, totaling approximately 4,100 SF, is currently available for lease, while the entire property is also being offered for sale.

Surrounded by national and regional retailers, the site benefits from exceptional daily traffic and consumer activity. Dunkin' and Dairy Queen are positioned directly adjacent to the property, with Huntington National Bank located across the street. Numerous restaurants, retailers, and financial institutions further strengthen this prime commercial location.

Zoned commercial, the property is well suited for office, medical, or professional service users seeking a prominent location in one of Central Ohio's most desirable submarkets.

- Prime location in the heart of Grandview Heights, with incredible frontage
- Surrounded by established and national retailers, restaurants and banks

**AVAILABLE SF:** 4,100 SF

**BUILDING SF:** 10,450 SF

**SALES PRICE:** \$2,500,000

**LEASE RATE:** \$15 SF/YR

**CAM RATE:** +/- \$7 SF/YR\*

*\*CAM rate may change.*



# Photos

1550 W 5th Ave Columbus, OH 43212



# Location & Demographics

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## TRAFFIC COUNTS

W 5th Ave at site

**11,848**

VEHICLES PASSING PER DAY

W 5th Ave at N. Star (Intersection)

**12,145**

VEHICLES PASSING PER DAY

## DEMOGRAPHIC SNAPSHOT

WITHIN 5 MILES OF SITE

### METRIC

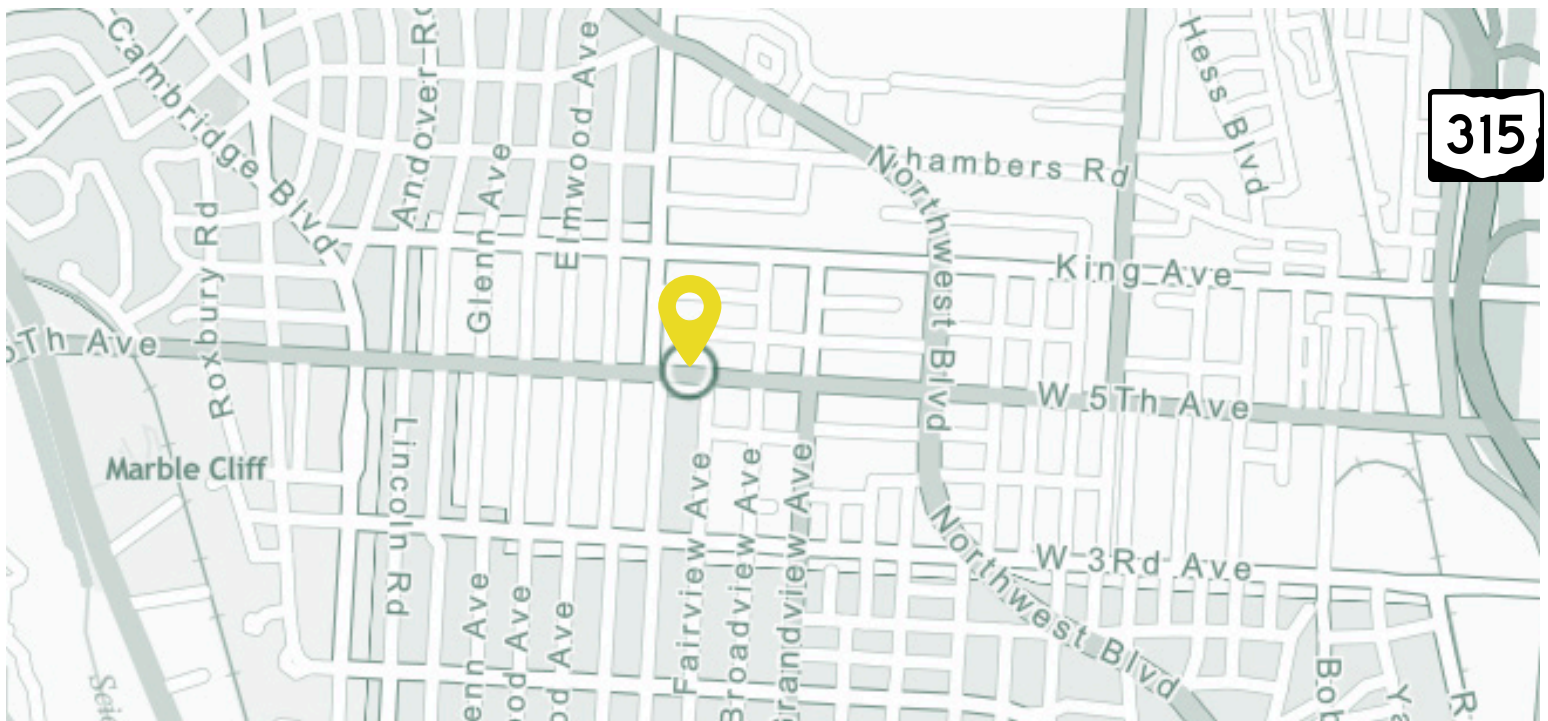
2025 Population 362,868

2025 Households 156,770

Avg HH Income \$94,667

## NEARBY ANCHORS

- Valvoline
- Avis Car Rental
- FC Bank
- Telhio Credit Union
- Fifth Third Bank
- CVS
- Qdoba
- Speedway
- Huntington
- Sherwin Williams
- Walgreens
- Chase
- Dairy Queen
- Dunkin'
- Keybank



# Contact Us

1550 W 5th Ave Columbus, OH 43212

**Don't miss out on this great opportunity!**  
Contact us today with any questions:



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Commercial Real Estate Services  
**EXPERIENCE MATTERS**

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.