

# EXECUTIVE SUMMARY

1248 EAST DUBLIN GRANVILLE ROAD



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,700,000
<b>BUILDING SF:</b>	8,400
<b>AVAILABLE SF:</b>	8,400
<b>LOT SIZE:</b>	1.06 Acres
<b>SIGNAGE:</b>	Freeway Signage
<b>RENOVATED:</b>	2014
<b>YEAR BUILT:</b>	1066
<b>ZONING:</b>	Commercial Garage

## PROPERTY OVERVIEW

Real estate for sale. Exceptional location at very busy exit of I 71 and 161. 8400 sq. ft. building for car/truck repair. Includes business, equipment and vehicles at additional cost. 9 overhead doors. 4 drive thru truck bays with 16' overhead doors and 4 bays with 12' overhead doors, plus one additional bay. Property sits on just over an acre and includes freeway signage. 2 story addition was added in 2014. Surveillance equipment in place and operating at all times. All showing through listing agent. Listing agent must be present at all showings.



**KELLER WILLIAMS GREATER COLUMBUS**  
1 Easton Oval #100  
Columbus, OH 43219

**MARTHA HUNLEY**  
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450518, OH

# PROPERTY PHOTOS

1248 EAST DUBLIN GRANVILLE ROAD



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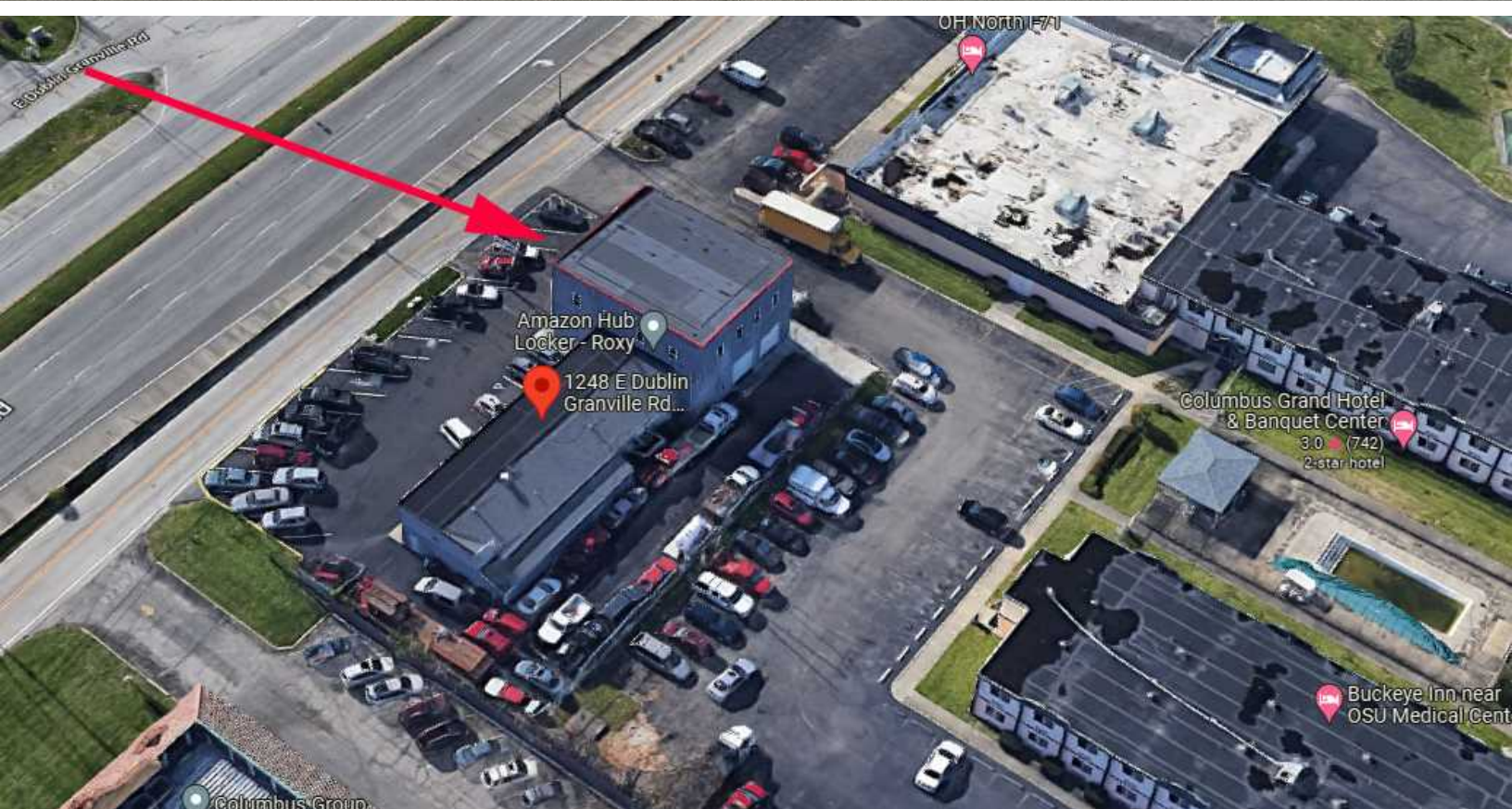
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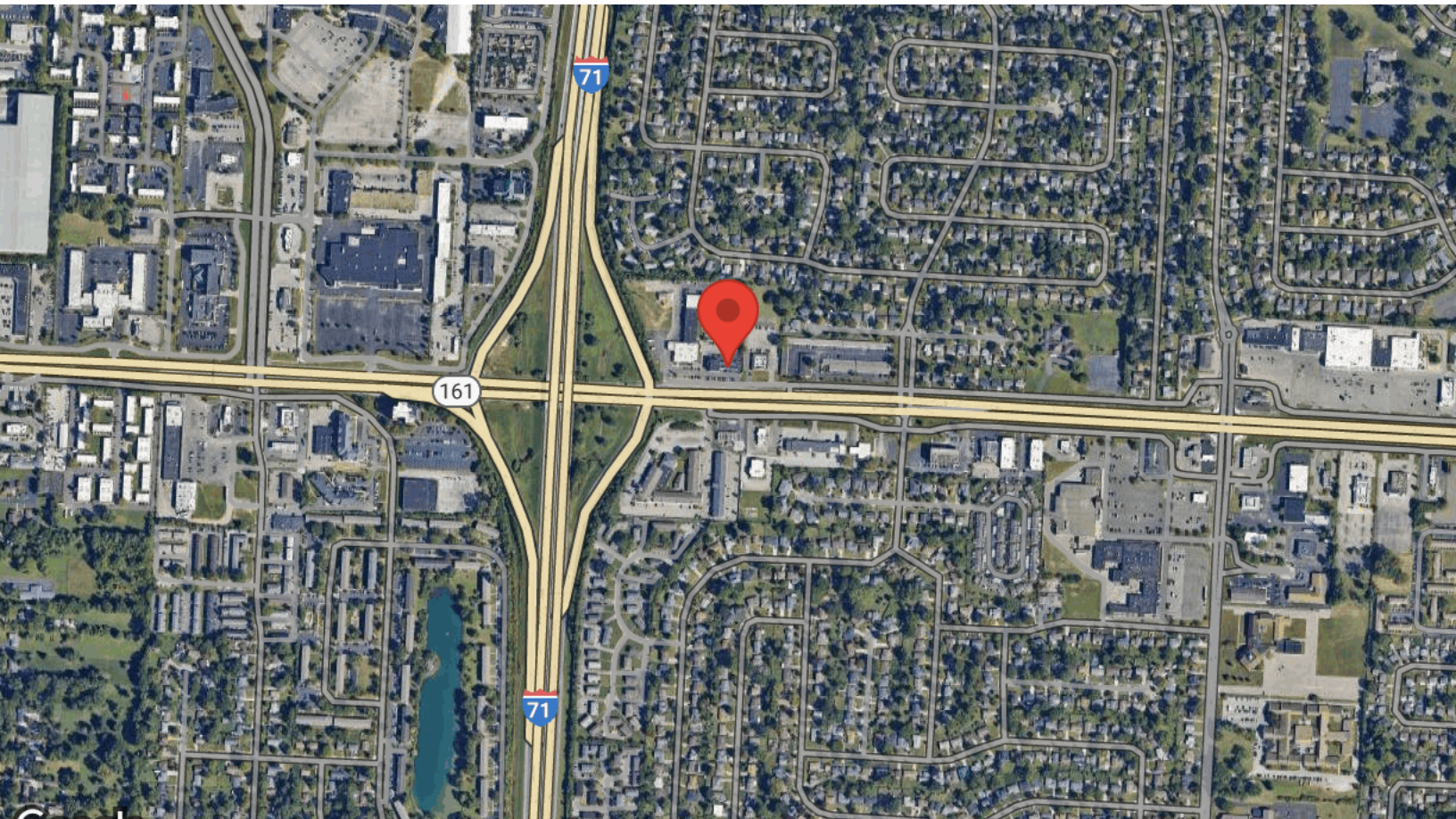
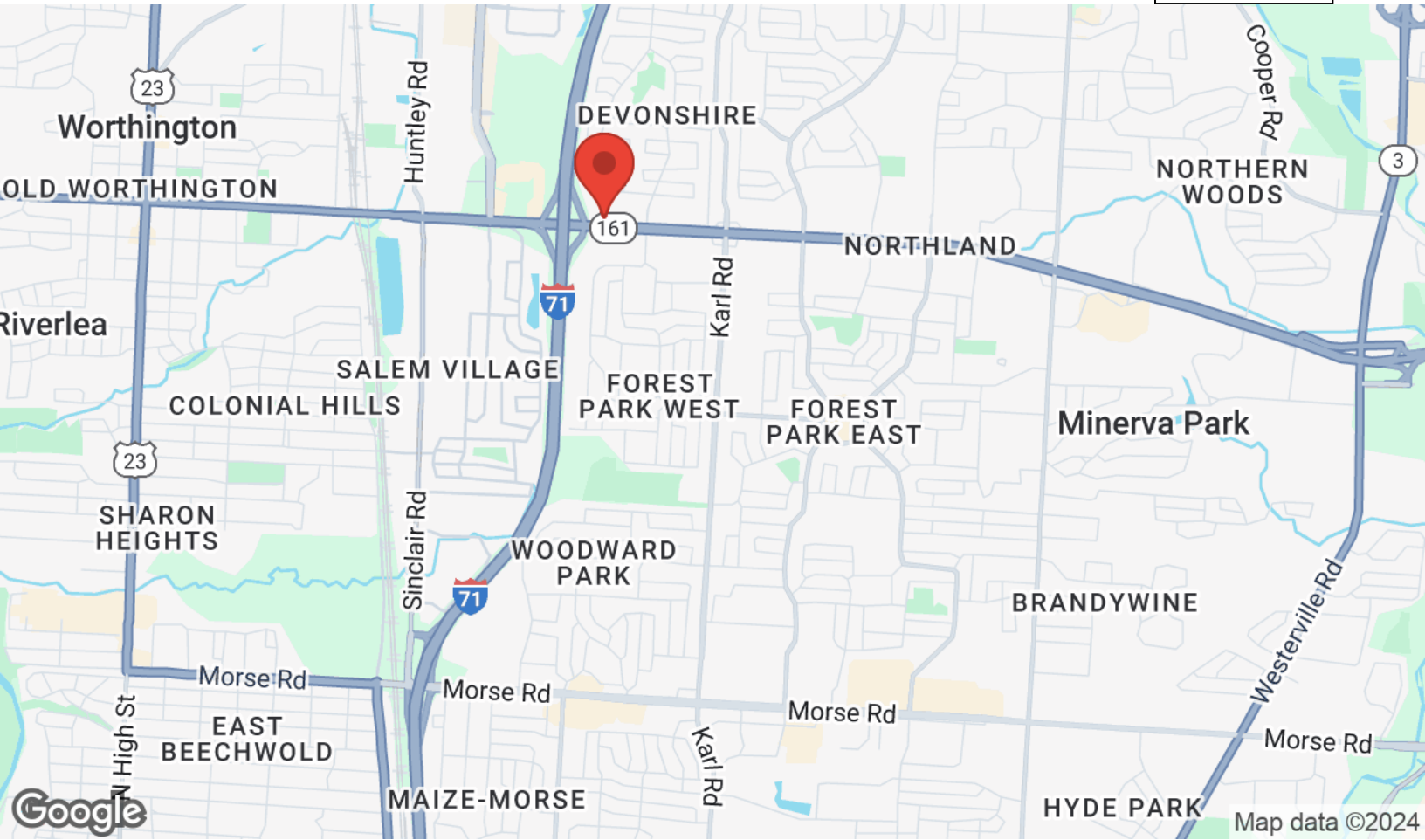
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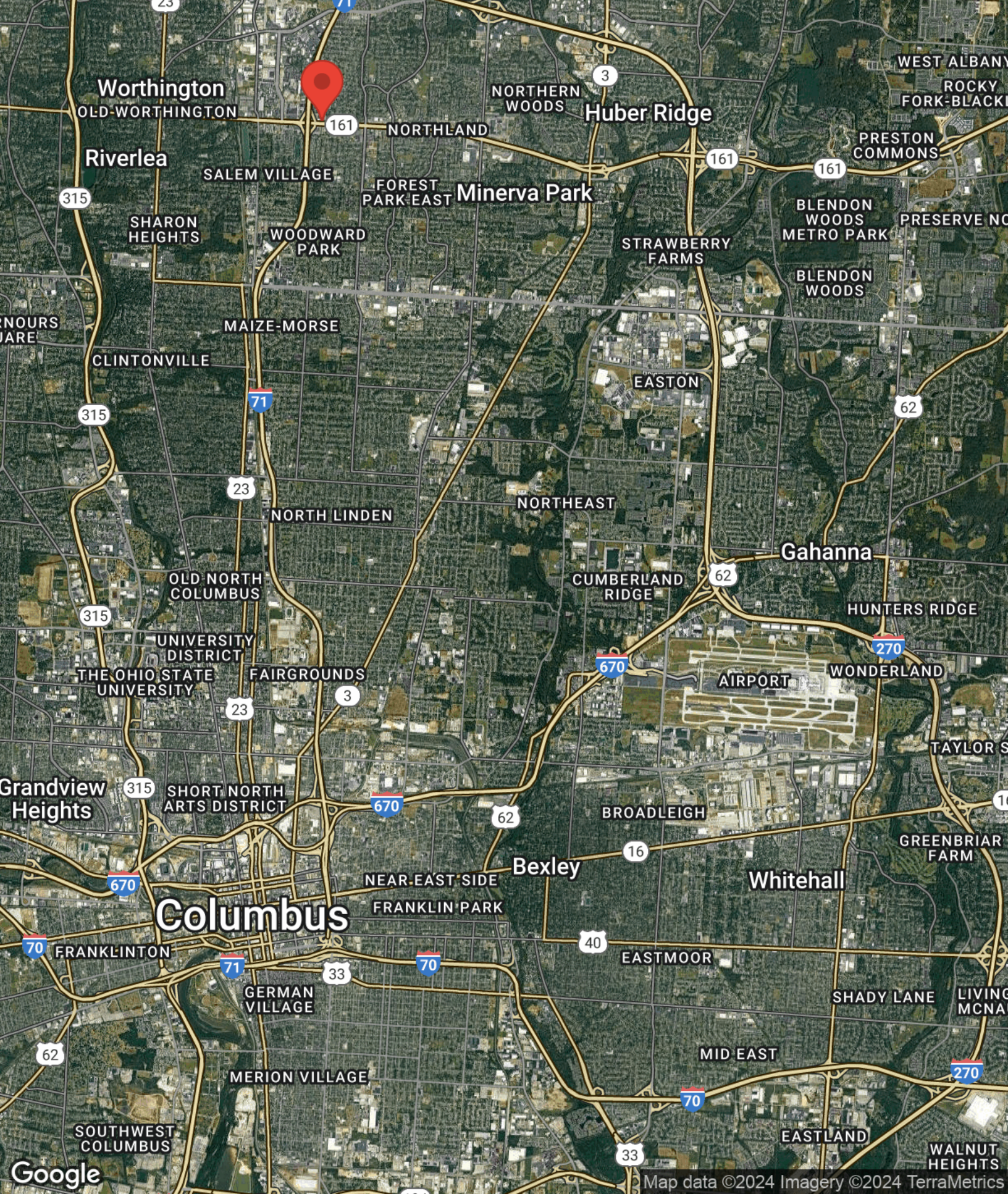
# LOCATION MAPS

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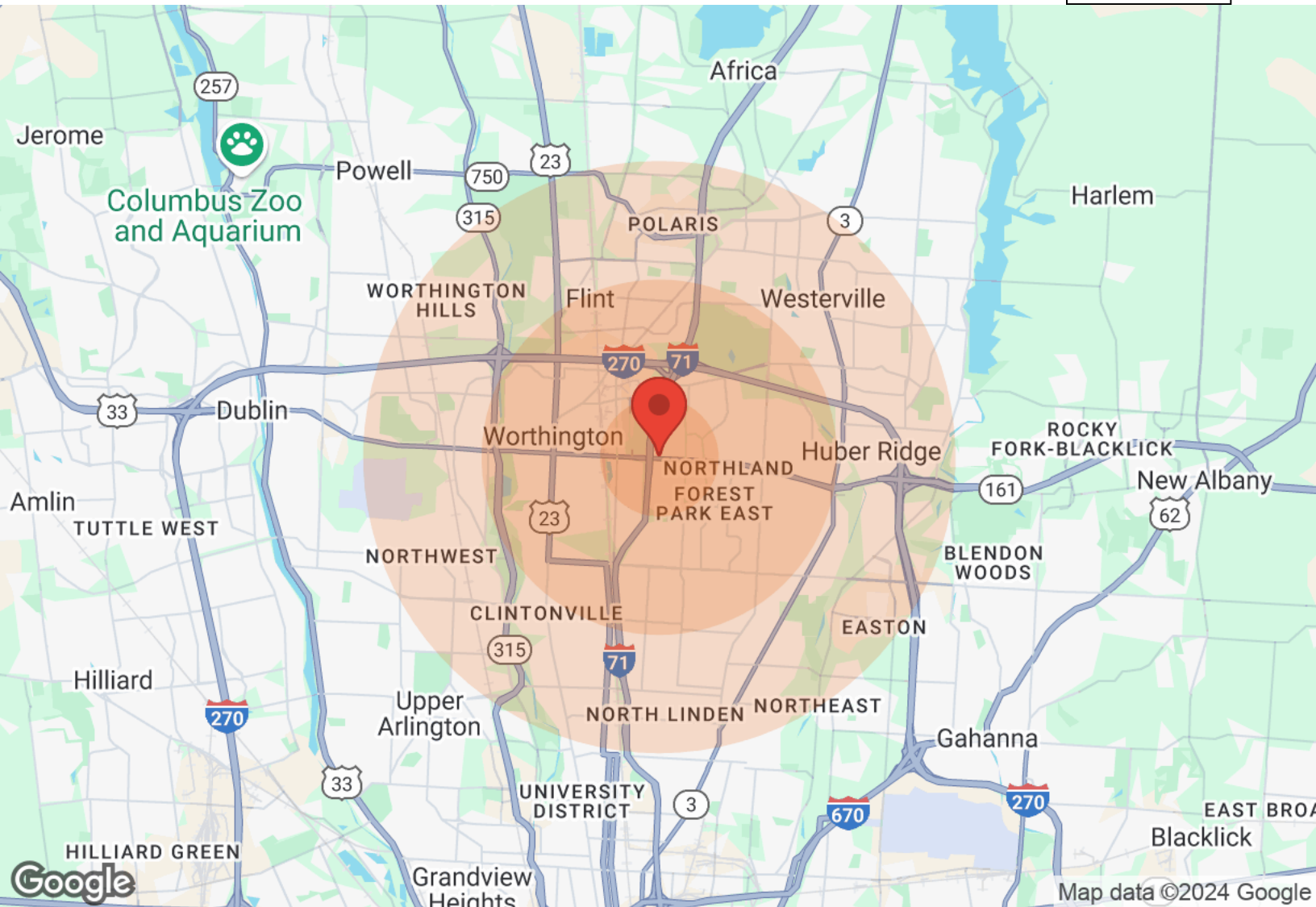
# AERIAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,076	57,069	136,658
Female	8,492	61,257	145,650
Total Population	16,568	118,326	282,308

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,556	25,291	57,091
Ages 15-24	2,006	14,608	34,321
Ages 25-54	6,788	49,240	118,218
Ages 55-64	1,849	13,409	33,936
Ages 65+	2,369	15,778	38,742

Race	1 Mile	3 Miles	5 Miles
White	9,908	74,218	201,900
Black	4,967	33,373	57,769
Am In/AK Nat	7	67	86
Hawaiian	8	23	24
Hispanic	1,907	10,479	16,123
Multi-Racial	2,898	16,558	27,796

Income	1 Mile	3 Miles	5 Miles
Median	\$43,667	\$47,980	\$52,014
< \$15,000	894	7,553	15,888
\$15,000-\$24,999	861	5,681	12,066
\$25,000-\$34,999	925	6,730	13,604
\$35,000-\$49,999	1,287	9,478	19,110
\$50,000-\$74,999	1,304	9,590	23,448
\$75,000-\$99,999	995	5,560	14,574
\$100,000-\$149,999	414	4,532	13,791
\$150,000-\$199,999	124	1,326	5,084
> \$200,000	56	929	3,505

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,297	58,303	136,650
Occupied	7,440	53,183	125,693
Owner Occupied	4,106	27,128	70,808
Renter Occupied	3,334	26,055	54,885
Vacant	857	5,120	10,957

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