

Scioto View Center

2800 Fishinger Rd, Upper Arlington, OH 43221



EXPERIENCE MATTERS

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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

2800 Fishinger Rd, Upper Arlington, OH 43221

Positioned at a high-visibility signalized intersection in Upper Arlington, 2800 Fishinger Rd is an end cap retail opportunity within a well-trafficked neighborhood center. This space benefits from dedicated access points from both Fishinger Rd and Riverside Dr, capturing daily traffic volumes between 16,000 and 30,000 vehicles. Expansive windows line the Fishinger Rd and east-facing sides of the building, offering excellent natural light and signage exposure. Inside, the layout features an open floor plan, ideal for flexible merchandising or customer flow. An open entry leads to a secondary open area, followed by a private restroom, storage space, and a potential employee breakroom or additional storage. Whether for a boutique retail concept, service business, or showroom, this space combines strong visibility, accessibility, and adaptability in one of Columbus' most desirable suburban markets.

PROPERTY HIGHLIGHTS

- Prime Visibility: Signalized corner with 16K–30K vehicles/day
- Expansive Storefront Windows: Natural light and signage opportunities
- Flexible Layout: Open-plan design with back-room functionality

LEASE RATE: \$19 SF/yr (nnn)

CAM RATE: ~\$7 SF/yr

AVAILABLE SF: 1,500 SF



Photos

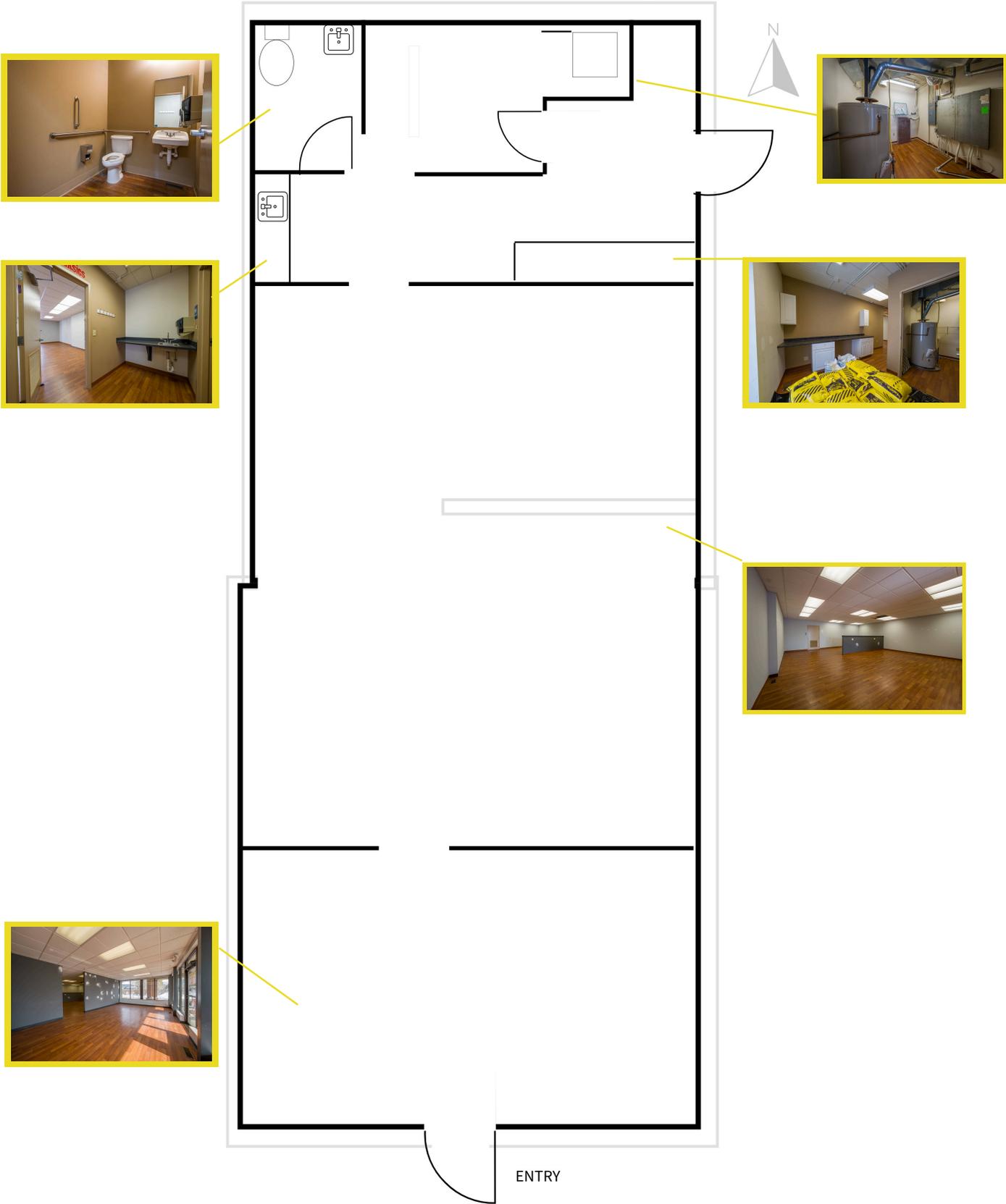
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Floor Plan

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*not to scale



Market Overview

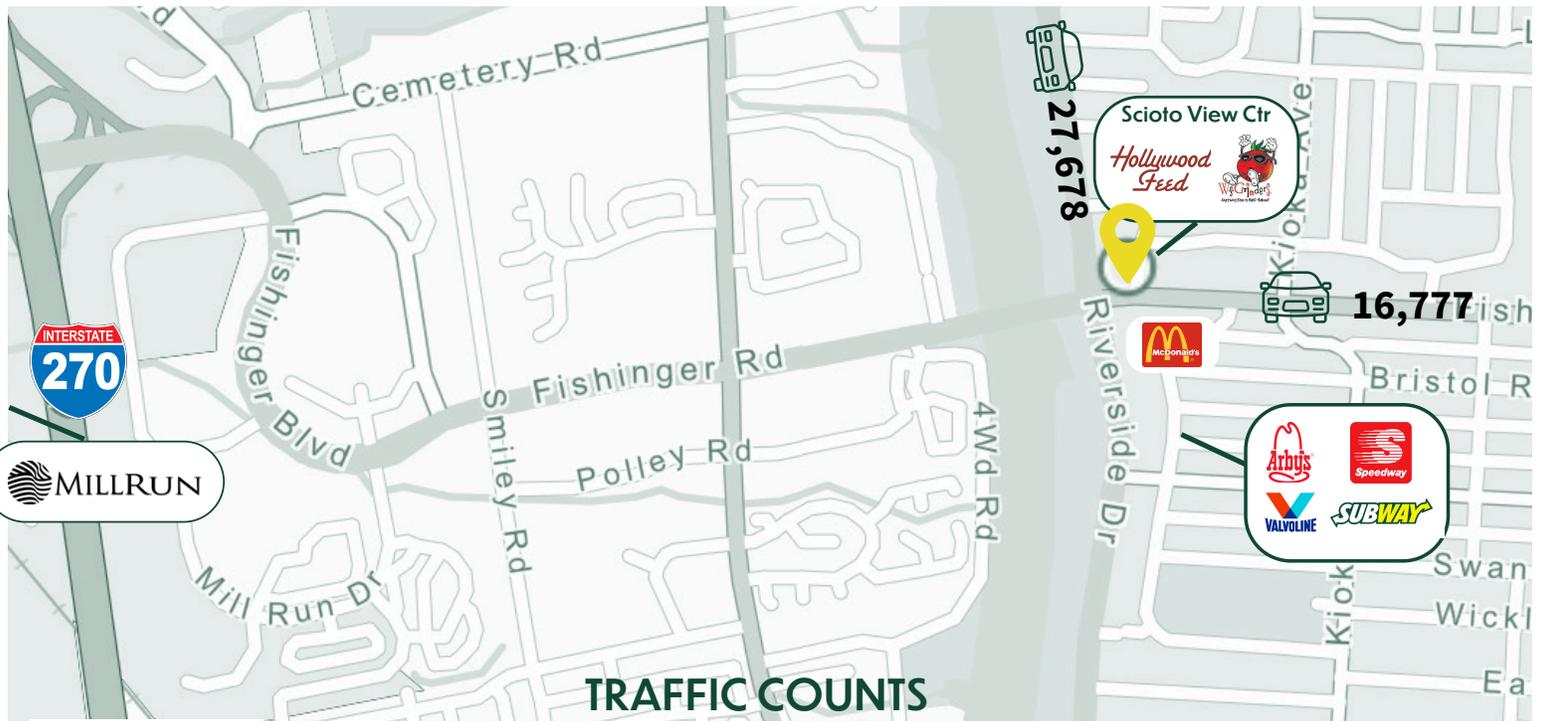
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Demographic Snapshot & Consumer Spending

w/in 5 miles of site

Population	279,735
Households	120,871
Avg HHI	\$103,265
Businesses	21,679
Employees	233,811

Apparel	\$195,273,223
Entertainment	\$568,381,775
Food & Alcohol	\$1,060,750,969
Total consumer spending	\$3,858,876,168



Contact Us



Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

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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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.

