

# KENNY CENTER AVAILABLE FOR LEASE

1113-1222 KENNY RD | COLUMBUS, OH 43220

KUMON

SUBWAY

SalonCentric

DXL  
BIG + TALL

akai hana  
JAPANESE RESTAURANT

Staples

KENNY RD (21,399 VPD)

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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE OPPORTUNITY

1113-1222 KENNY RD | COLUMBUS, OH 43220

## PROPERTY HIGHLIGHTS

- Multiple units available for lease
- Core asset in highly mature Upper Arlington retail corridor
- Strong historical occupancy at center
- Approximately 25k combined VPD on Kenny and Old Henderson
- \$1.5B consumer spending within 3 miles of site
- Captive residential directly adjacent to property

AVAILABILITY	SIZE	PRICING
SUITE 110-111	3,000 SF (can be demised)	\$25.00/SF/YR
OUTLOT	0.36 AC (up to 10,000 SF building)	Upon Request

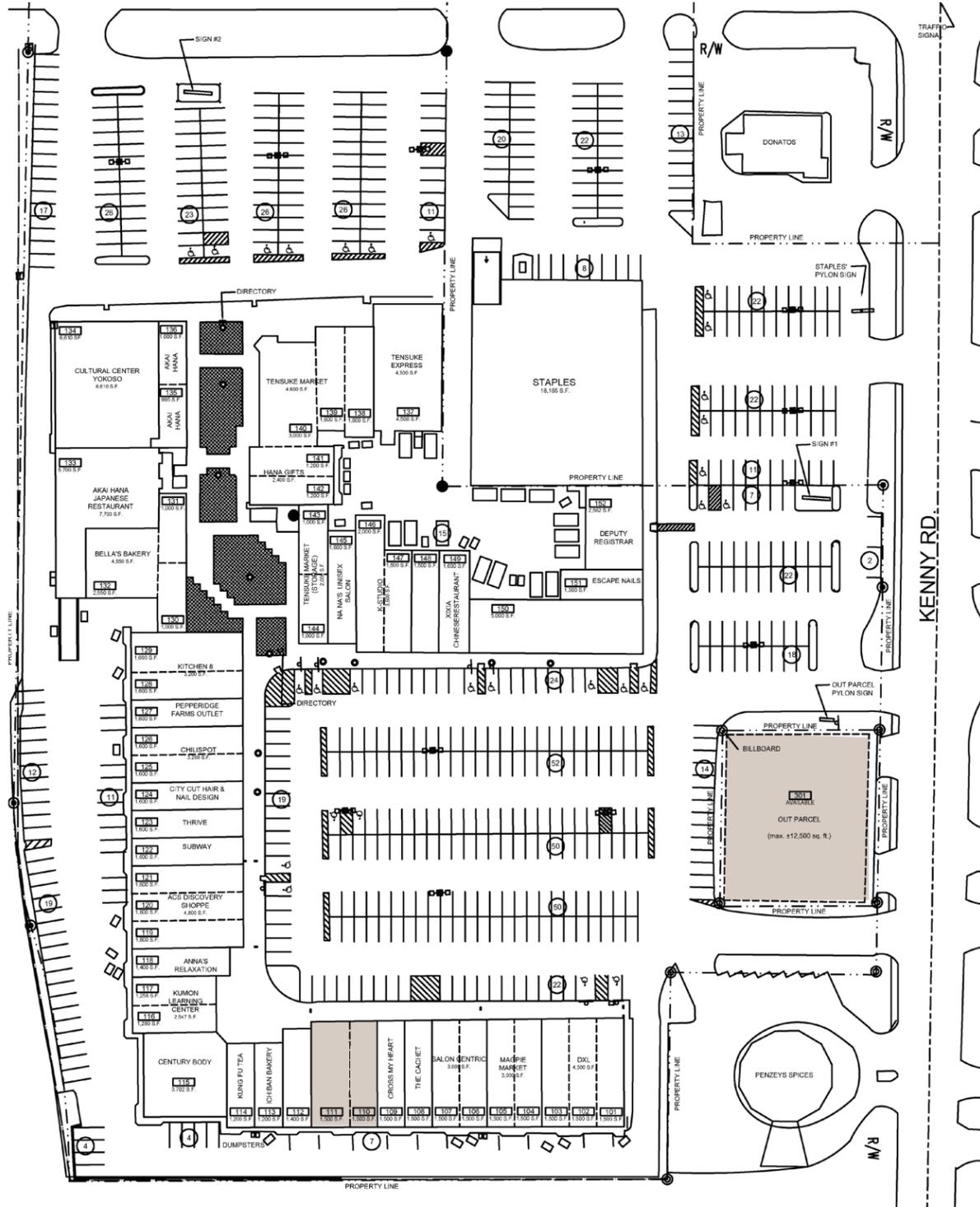


## PROPERTY INFORMATION

Property Name	Kenny Center
Address	1113-1222 Kenny Rd. Columbus, OH 43220
GLA	96,566 SF
Acreage	9.11 AC
Parking Spaces	481
Availability (Existing)	3,000 SF
Availability (Pads)	0.36 AC
Primary St	Kenny Rd
Secondary St	Old Henderson
Primary Frontage	502 ft
Secondary Frontage	622 ft
Ingress/Egress	6 points
Primary Traffic	21,399 VPD
Secondary Traffic	3,855 VPD
Year Built	1974
PPN	010-132215

# LEASE PLAN

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SPACE #	UNIT	SIZE
101-103	DXL	4,500 SF
104-105	Magpie Market	3,000 SF
106-107	Salon Centric	3,000 SF
108	Cachet Salon	1,500 SF
109	Cross My Heart	1,500 SF
110-111	<b>AVAILABLE</b>	3,000 SF
112	Plush Beauty	1,400 SF
113	Ichiban Bakery	1,200 SF
114	Kung Fu Tea	1,200 SF
115	Century Body	3,702 SF
116-117	Kumon Learning Center	2,547 SF
118	Anna's Relaxation	1,400 SF
119-121	ACS Discovery Shoppe	4,800 SF
122	Subway	1,600 SF
123	Thrive	1,600 SF
124	City Cut Hair & Nail Design	1,600 SF
125-126	Chilispot	3,200 SF
127	Pepperidge Farms Outlet	1,600 SF
128-129	Kitchen 8	3,200 SF
130-132	Bella's Bakery	4,708 SF
134	Yokoso Center	6,610 SF
133, 135-136	Akai Hana Japanese Restaurant	5,700 SF
137	Tensuke Express	4,180 SF
138-140	Tensuke Market	6,200 SF
141-142	Hana Gifts	2,400 SF
143-144	Tensuke Market (storage)	2,118 SF
145	Osten's Salon	1,600 SF
146-147	K-Studio	3,500 SF
148		1,500 SF
149	XIXIA	1,600 SF
150		5,094 SF
151	Escape Nails	1,300 SF
152	Deputy Registrar	2,562 SF
<b>OUTLOT</b>	<b>AVAILABLE</b>	<b>0.36 AC</b>

# AVAILABILITIES

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SUITE 110-111  
3,000 SF



# AVAILABILITIES

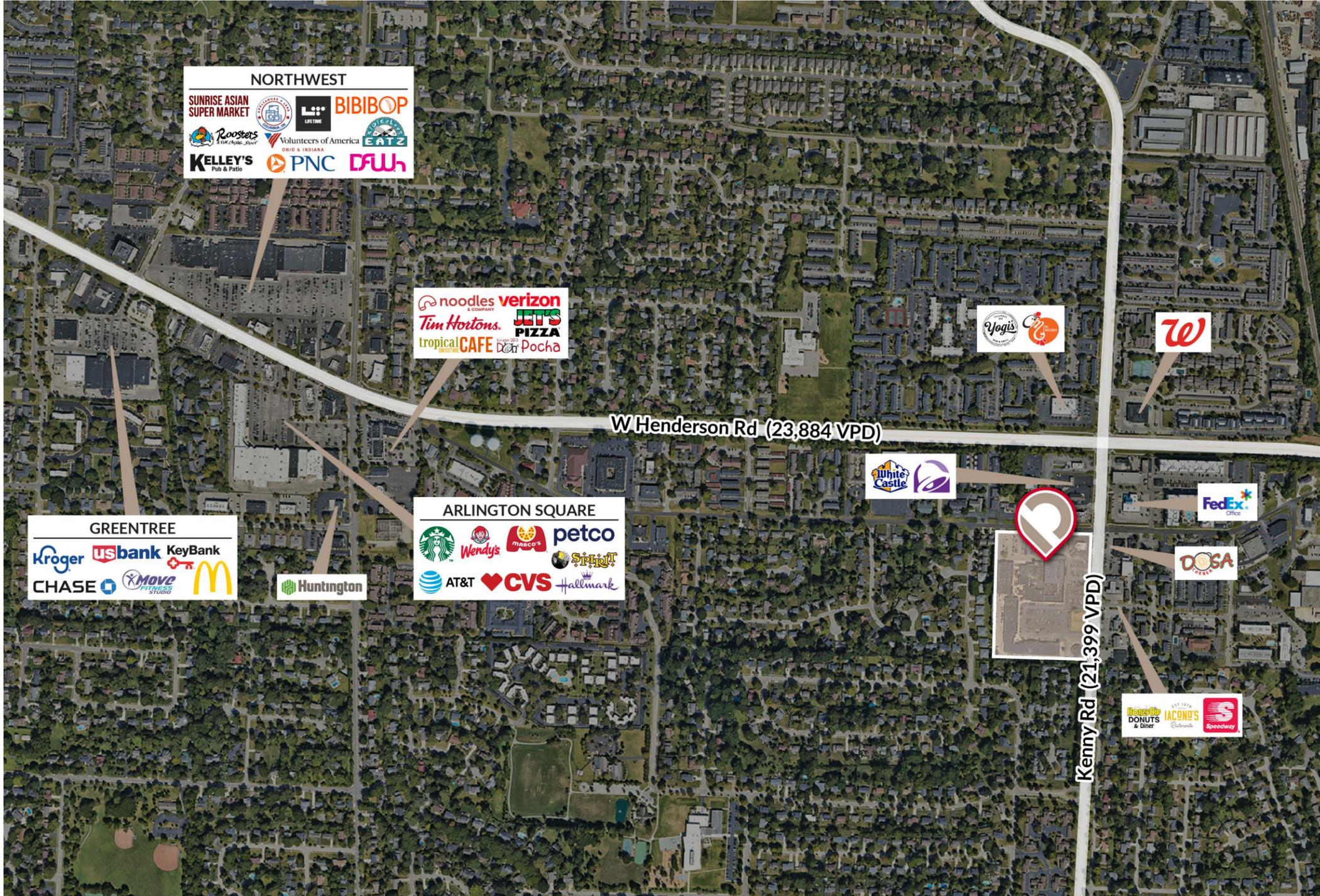
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OUTLOT  
0.36 AC



# TRADE AERIAL & DEMOGRAPHICS

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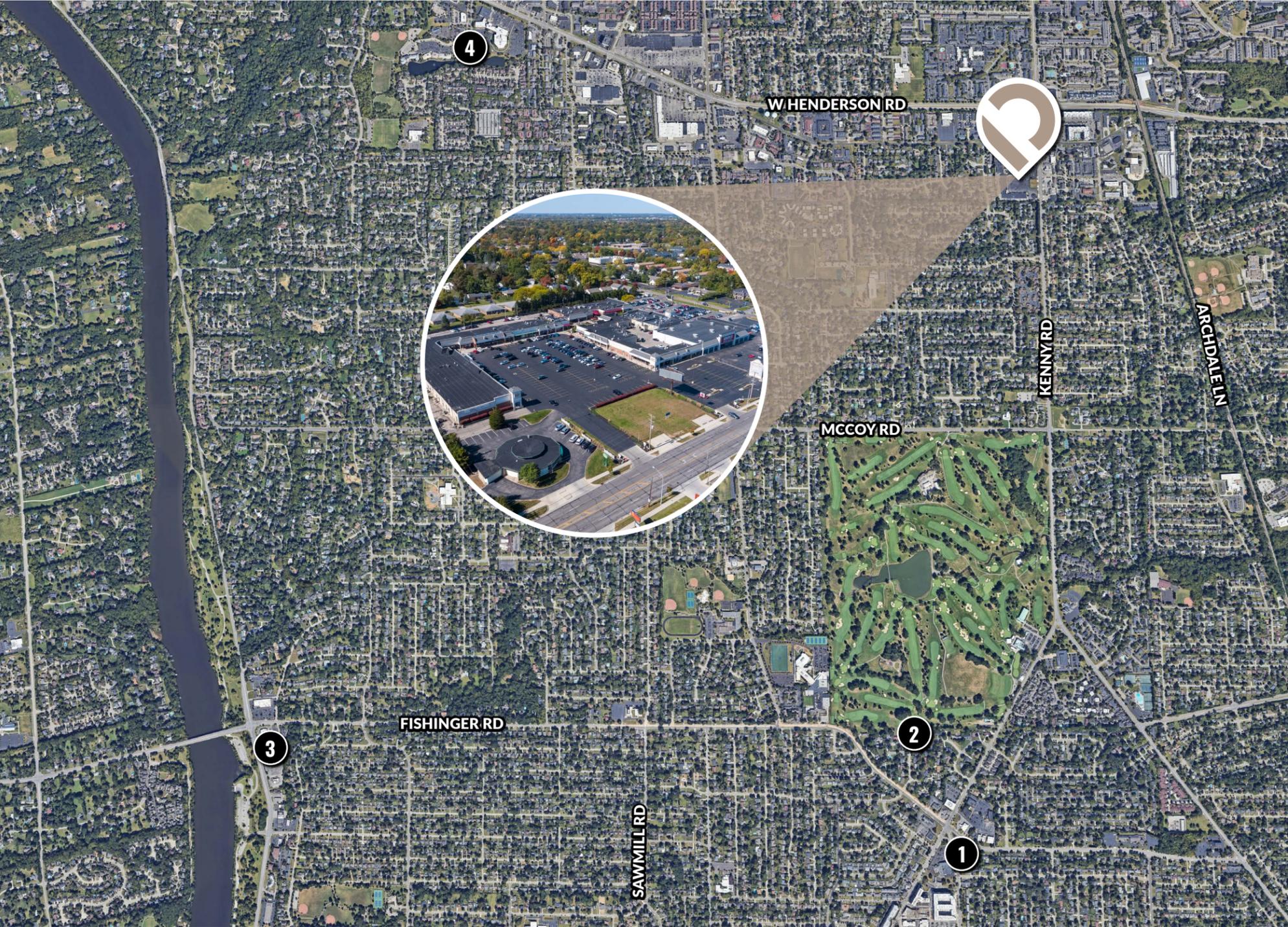


	<b>TOTAL POPULATION</b>	
	1 MILE	8,942
	3 MILES	125,540
	5 MILES	348,597
	<b>DAYTIME POPULATION</b>	
	1 MILE	16,554
	3 MILES	126,290
	5 MILES	404,205
	<b>AVERAGE HH INCOME</b>	
	1 MILE	\$171,957
	3 MILES	\$129,783
	5 MILES	\$113,738
	<b>MEDIAN HH INCOME</b>	
	1 MILE	\$134,204
	3 MILES	\$86,441
	5 MILES	\$76,647
	<b>CONSUMER SPENDING</b>	
	1 MILE	\$368M
	3 MILES	\$4.1B
	5 MILES	\$10.2B

# NOTABLE TRADE AREA DEVELOPMENTS

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- 1 BARRINGTON SCHOOL OF KINGSDALE**  
In July of 2023, representatives from the Barrington School (a private daycare not affiliated with Upper Arlington Schools), introduced a concept to demolish the existing two-story vacant office building at 3230 Northwest Boulevard in order to construct a two-story daycare facility.
- 2 COLUMBIA GAS INFRASTRUCTURE UPGRADES**  
Columbia Gas is launching a multi-phase infrastructure upgrade in Upper Arlington beginning in Spring 2025, replacing aging gas lines with new, federally mandated steel pipelines to enhance safety and reliability.
- 3 GOLDEN BEAR REDEVELOPMENT**  
The Golden Bear Redevelopment project would replace the existing shopping center and FC Bank building on the site, with a six-story, mixed-use project.
- 4 NATIONAL CHURCH RESIDENCES CORPORATE CAMPUS REDEVELOPMENT**  
National Church Residences is proposing a mixed-use redevelopment of its corporate campus on North Bank Drive, with plans to include corporate offices, housing for older adults, and potential public improvements.



# LOCATION OVERVIEW

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Kenny Center is strategically located along Kenny Road in close proximity to The Ohio State University, within one of Columbus’s most dynamic and densely populated infill retail corridors. The property benefits from excellent regional access via State Route 315 and nearby connections to I-71 and I-270, providing strong connectivity to Downtown Columbus, Upper Arlington, Grandview Heights, Clintonville, and Dublin. The surrounding trade area is anchored by a diverse mix of national retailers, grocery stores, restaurants, and service-oriented tenants that generate consistent daily traffic.

Nearby retail destinations include Lennox Town Center, featuring Target, Best Buy, AMC Theatres, and multiple dining options, as well as Kingsdale Shopping Center and Giant Eagle Market District. The area is supported by dense residential neighborhoods, a substantial student population from The Ohio State University, and strong daytime employment driven by the OSU Wexner Medical Center, Riverside Methodist Hospital, and nearby corporate and medical users.

**+10.6%**

### POPULATION GROWTH

Columbus MSA has grown over 10.6% in the last 10 years, outpacing most Midwest metros and signaling strong long-term regional demand.

**\$78,500**

### MEDIAN HOUSEHOLD INCOME

The Columbus metro exceeds the national average, with suburban nodes like Dublin seeing household incomes well over \$120,000.

**2.2M+**

### METRO AREA POPULATION

As Ohio’s largest and fastest-growing metro, Columbus anchors a dynamic 2.2M+ population base with strong workforce and retail demand.

**TOP 10**

### U.S. CITIES FOR JOB GROWTH

Columbus ranks among the top cities for tech and innovation hiring, supported by Intel’s \$20B investment and strong university talent pipeline.

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