

# Luxurious Brand New Retail or Office/Medical in Vibrant Grandview

THE EDINGTON  
GRANDVIEW HEIGHTS, OHIO



**NEWMARK**

**EDINGTON**



The Edington is a brand new, three story mixed-use project located in the charming neighborhood of Grandview Heights, just one block from Grandview Avenue. The project is within walking distance to hundreds of Grandview residents, multiple schools and a variety of restaurant, entertainment and shopping options.





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RETAIL/OFFICE FOR SALE OR LEASE

# The Edington

1562-1572 W. 1ST AVENUE  
GRANDVIEW HEIGHTS, OHIO

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## \$24.00/SF

OFFICE/MEDICAL LEASE RATE (NNN)

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## \$26.00/SF

RETAIL LEASE RATE (NNN)

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## \$310.00/SF

SALE PRICE (WEST UNIT ONLY)





## Availability

# 4,038 SF

LEASE OR BUY

(Can be combined for  $\pm 4,900$  SF)

# 862 SF

LEASE ONLY

## Outdoor Patio

The building has access to a 700 SF outdoor patio overlooking W. 1st Avenue, greatly adding to it's curb appeal and ideal for restaurant use.





## THE EDINGTON | 1562-1572 W. 1ST AVENUE

### PARKING

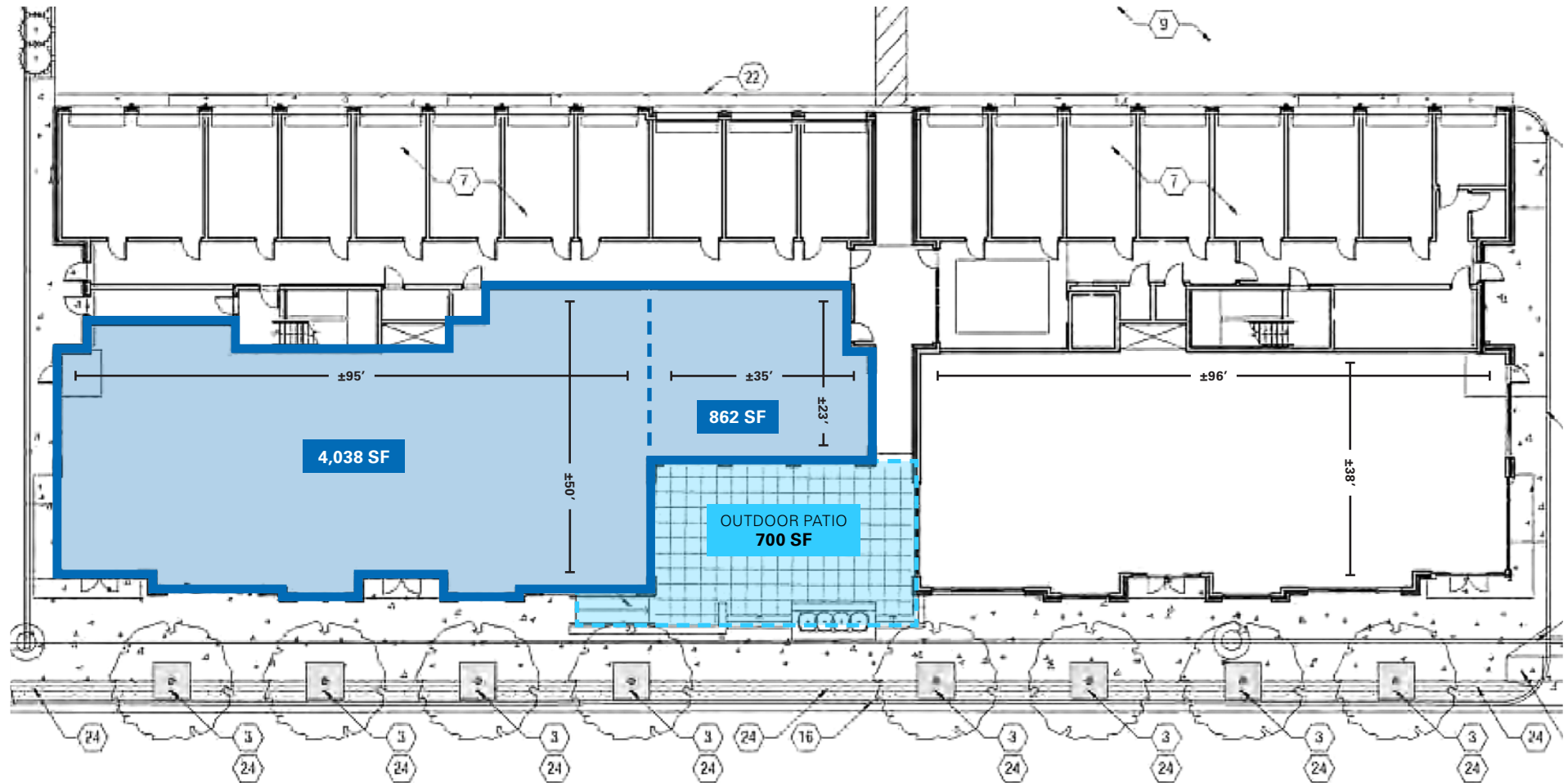
In addition to the abundant free on-street parking near the front of building, there are 45 on-site surface spaces directly behind the building available for retail and office use.

### DESIGN

The Edington maintains a traditional design with modern elements. Exterior brick materials with large, industrial style windows add to the building's interest. Ceiling heights vary from 12'3" – 13" (west building) to 14'3" (east building) to lowest part of the structural steel frame. Gas & heavy voltage electric is available.



## Ground Floor Availability

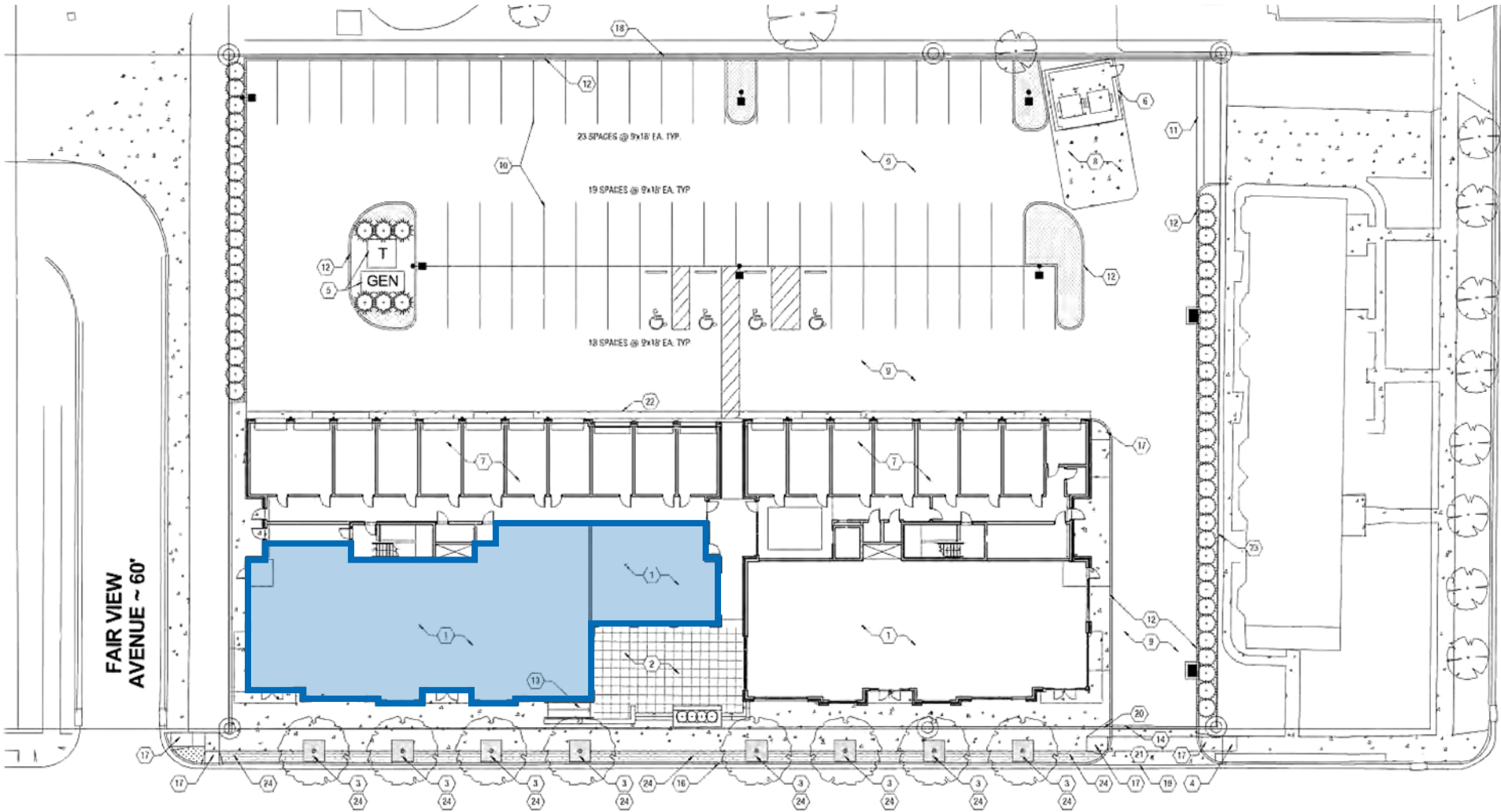




# Tenant Signage Rendering



# Site Plan





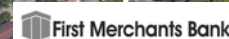
**THE EDINGTON | 1562-1572 W. 1ST AVENUE**



**GRANDVIEW HEIGHTS  
HIGH SCHOOL**

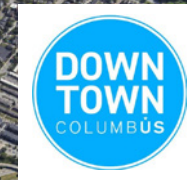
EDINGTON

**GRANDVIEW HEIGHTS  
PUBLIC LIBRARY**





THE EDINGTON | 1562-1572 W. 1ST AVENUE



EDINGTON



GRANDVIEW  
CROSSING





THE EDINGTON

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	17,591	161,340	354,211
Projected Population	17,901	164,267	358,691
Population Growth	1.6%	1.7%	1.3%
Median Age	36.2	32.9	34.4
College Educated	70%	49%	41%
Daytime Employees	14,152	183,079	308,862
Households	9,702	67,224	149,470
Average Income	\$103,845	\$82,866	\$82,546
Median Home Value	\$398,042	\$287,591	\$237,277
Median Year Built	1958	1960	1958
Total Consumer Spending	\$299.3 M	\$1.9 B	\$4.2 B
Average Household Spending	\$30,849	\$27,835	\$27,766



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**THE EDINGTON | 1562-1572 WEST 1ST AVENUE  
GRANDVIEW HEIGHTS, OHIO**

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