

CRESCENT PLACE MEDICAL OFFICE BUILDING



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EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Offering Summary

490 Crescent Circle, Gahanna, OH 43230

Be a part of Gahanna's fastest-growing medical destination. This new medical office is adjacent to a 16,000 SF retail center, 290 apartments, OrthoOne's newest 60,000 SF facility, Sheetz, and other leading healthcare providers nearby at Buckles Court.

Located in the "Gateway to the City", it offers unmatched visibility on Hamilton Road with direct access to I-270 and a busy signalized intersection at Tech Center Dr.

PROPERTY HIGHLIGHTS

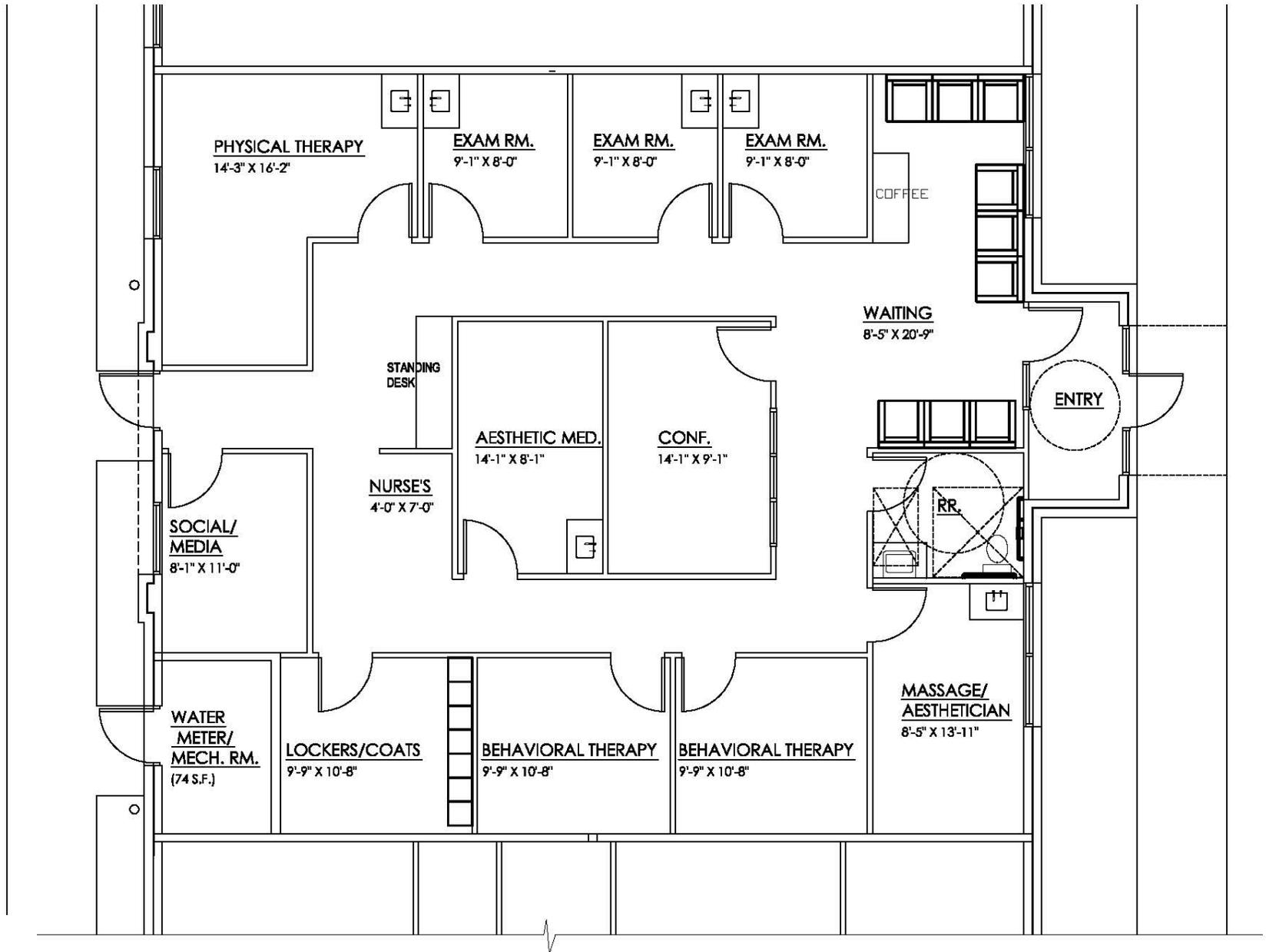
- 80% tax abatement incentive for 10 years
- 26K VPD on Tech Center Dr
- Building co-tenancy with Direct Primary Care practice and Oculoplastic Surgeon

Lease Rate:	\$24.00 SF/yr (NNN)
CAM Rate:	\$5-\$6.00 per SF/yr <i>(estimated)</i>
Available SF:	5,578 SF <i>(can be subdivided)</i>
Shell Available:	Jul 2026

Aerial Map



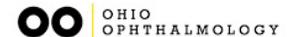
Suite 2 Sample Floor Plan



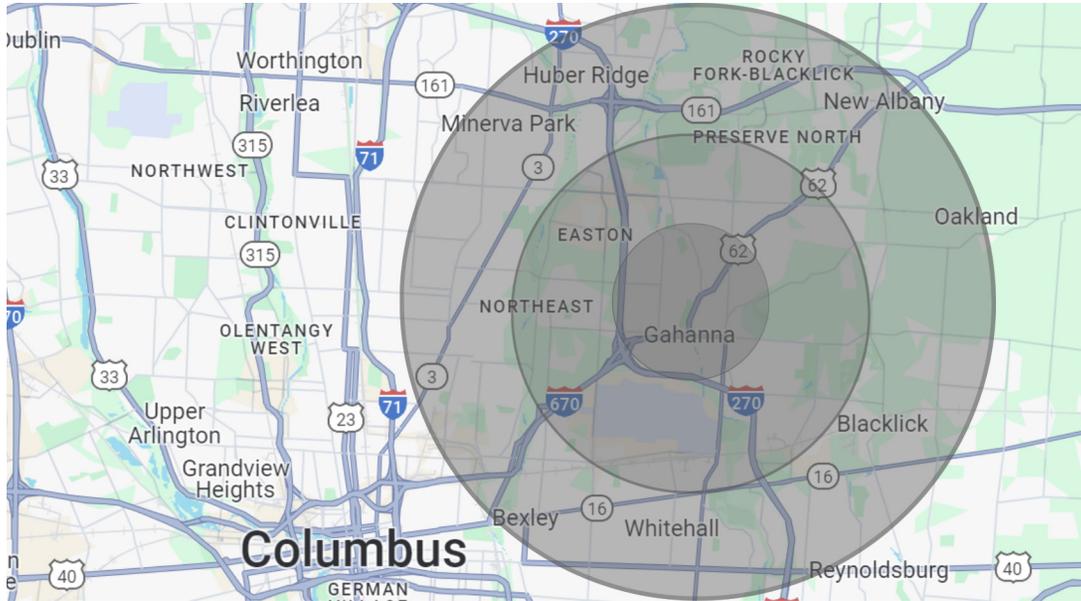
Site Plan



Surrounding Medical Practices



Demographics



FRANKLIN COUNTY HIGHLIGHTS



POPULATION
1,321,414



MEDIAN AGE
34.2



AVG INCOME
\$105,947

TOP EMPLOYERS / RETAILERS

ABERCROMBIE & FITCH



GAP, INC

Abercrombie
& Fitch

NATIONWIDE INSURANCE

AEP

CARDINAL HEALTH



SAFELITE AUTOGLASS

HUNTER RIDGE MALL SHOPPING CENTER

KEMBA FINANCIAL CREDIT UNION



KROGER

POPULATION	1 MILE	5 MILES	7 MILES
Total population	5,324	140,264	500,496
Average age	36.8	36.7	32.7
Average age M	35.1	35.0	31.9
Average age F	38.3	38.2	33.5
HOUSEHOLDS / INCOME			
Total household	2,093	54,610	198,504
# of person/household	2.5	2.5	2.4
Average household income	\$106,752	\$91,595	\$86,310
Average net worth	\$170,372	\$100,056	\$63,349
Average home value	\$279,318	\$246,851	\$227,022

About KRG



EXPERIENCE MATTERS

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.

For more information, please contact:



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Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.



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