

FOR SALE: .482 ACRE COMMERCIAL LAND

TWO PARCELS: 1029/1033 DUBLIN RD.
COLUMBUS, OHIO 43215
DUBLIN ROAD CORRIDOR

SITE DIMENSIONS: 150 FT FRONTING DUBLIN RD. X 140' SIDE

ZONING: C-4 (CITY OF COLUMBUS JURISDICTION)

IDEAL USES: BANKING, HEALTHCARE, PROFESSIONAL OFFICES, RETAIL

CURB CUTS: 1) CURB CUT OFF OF DUBLIN ROAD; 2) A SECOND CURB CUT OFF OF WATERMAN AVE.

SITE CHARACTERISTICS:

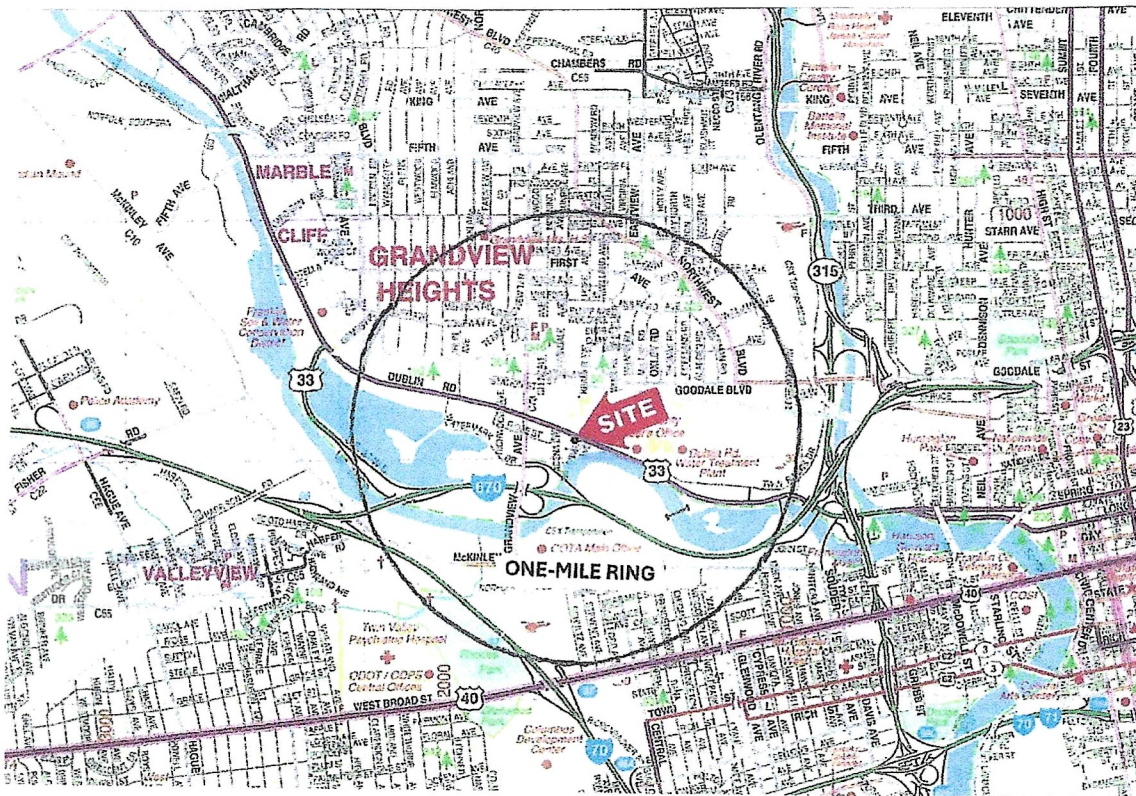
- UNIQUE FULLY-LIGHTED SITE IN THE DUBLIN ROAD CORRIDOR
- EASY INGRESS/EGRESS
- HIGH VISIBILITY TO IN/OUTBOUND DOWNTOWN COLUMBUS TRAFFIC
- SHORT DISTANCE TO MAJOR FREEWAY ARTERIES

SITE DESCRIPTION. THE SITE IS LOCATED DIRECTLY ACROSS FROM THE MAIN ENTRANCE OF THE 55+ ACRE GRANDVIEW CROSSING MIXED-USED DEVELOPMENT. THE SITE IS LOCATED 2 1/2 MILES FROM THE HEART OF DOWNTOWN COLUMBUS, AND WITHIN 1/2 MILE OF THE GRANDVIEW AVENUE I270/I670 INTERCHANGE. IN ADDITION TO GRANDVIEW CROSSING, SIGNIFICANT COMMERCIAL AND RESIDENTIAL DEVELOPMENT IS CONTINUING IN THE GRANDVIEW YARD, NATIONWIDE, AND ARENA DISTRICTS ALL WITHIN 5+/- MINUTES BY CAR.

PRICE: \$1,400,000

CONTACT:

EQUITY BUILDERS REALTY
JOHN HEGLER, OWNER-BROKER
(614) 487-8873



55 ACRE
GRANDVIEW
CROSSING DEVELOPMENT

↑
MAIN ENTRANCE
GRANDVIEW
CROSSING

DUBLIN RD
5 LANES INCLUDING
TURNING LANE

DOWNTOWN COLUMBUS →

RENDERING OF
SITE: .482 AC



GRANDVIEW CROSSING
OVERVIEW

60 TOTAL ACRES
1,900+ FOR RENT UNITS
100,000 SQ FT RETAIL
122,000 CLASS A OFFICES BUILDING
HOTEL: 140 KEYS
1,350+ STRUCTURED PARKING SPACES
2,000+ SURFACE PARKING SPACES
3 ACRES SIP-N-STROLL PARK
SOURCE: THRIVE COMPANIES WEBSITE

55 ACRE
GRANDVIEW
CROSSING DEVELOPMENT

VIEW OF
TRAFFIC LIGHT
AT ENTRANCE TO
GRANDVIEW
CROSSING

