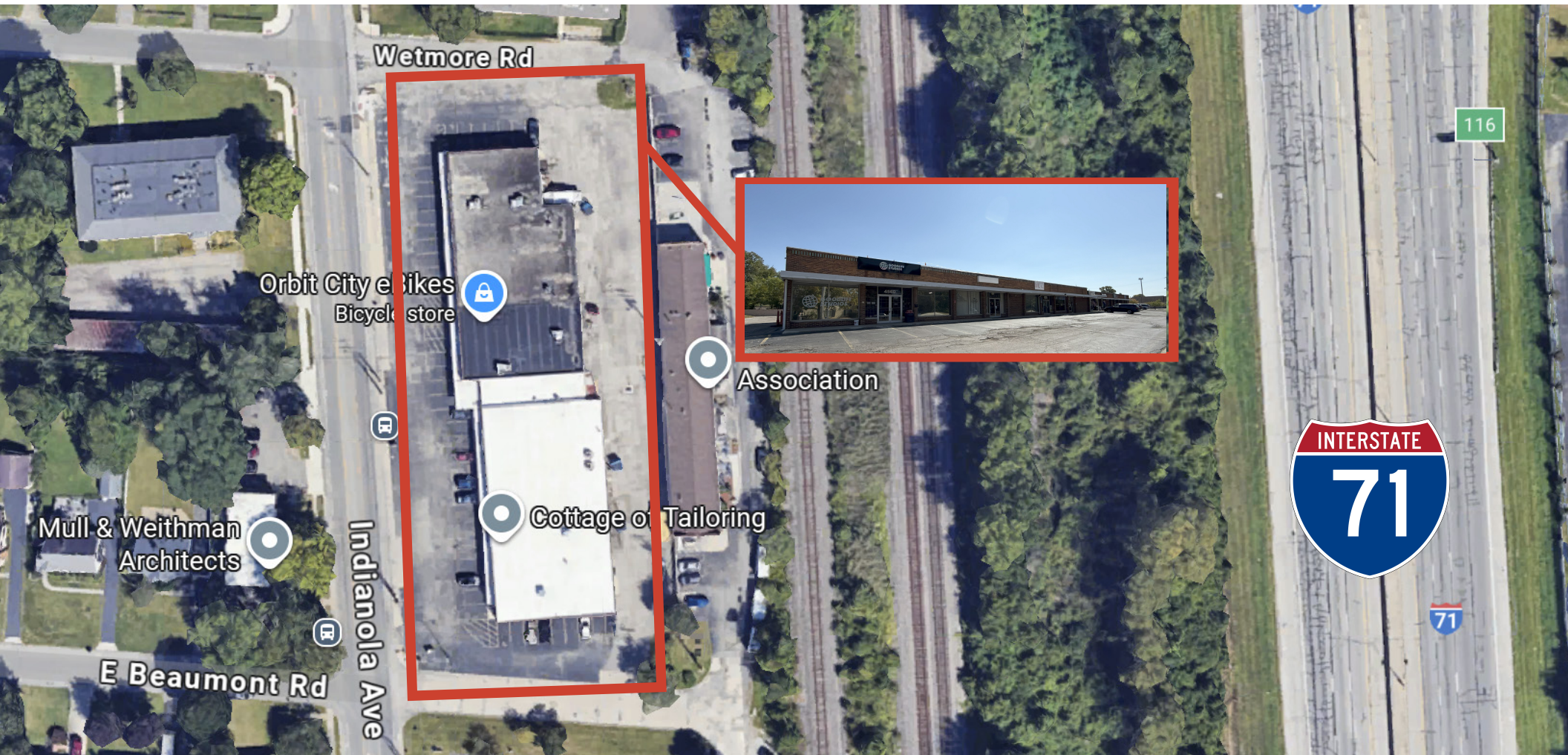


Flexible Retail Space in North Columbus

4522-4560 Indianola Ave, Columbus, OH 43214



EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

4522 - 4560 Indianola Ave, Columbus, OH 43214

This versatile retail property is situated in the heart of Columbus's North Central submarket and is now offering leasing opportunities, with units available starting at 2,500 square feet. Ideally positioned near the vibrant Clintonville neighborhood and close to key corridors like Morse Road and I-71, the property provides excellent visibility and accessibility. The site features common customer parking in front of the building and dedicated employee parking in back, ensuring convenience for both visitors and staff. With steady vehicular traffic and adaptable layouts, spaces are well-suited for retail, office, or service-oriented businesses looking to establish a strong presence in an active area. Whether you're expanding locally or launching fresh, creative ventures, secure your next spot at this buzzing location.

Property Summary

Lease Rate:	\$12.50 SF/yr (NNN - as is)
Building SF:	23,440 SF
Available SF:	2,520 - 2,730

Property Highlights

- Easy access to major highway
- Accessible by public transportation
- Surrounded by neighborhoods & homes
- Impeccable visibility with nearly 10K VPD
- Common parking area for customers and employees

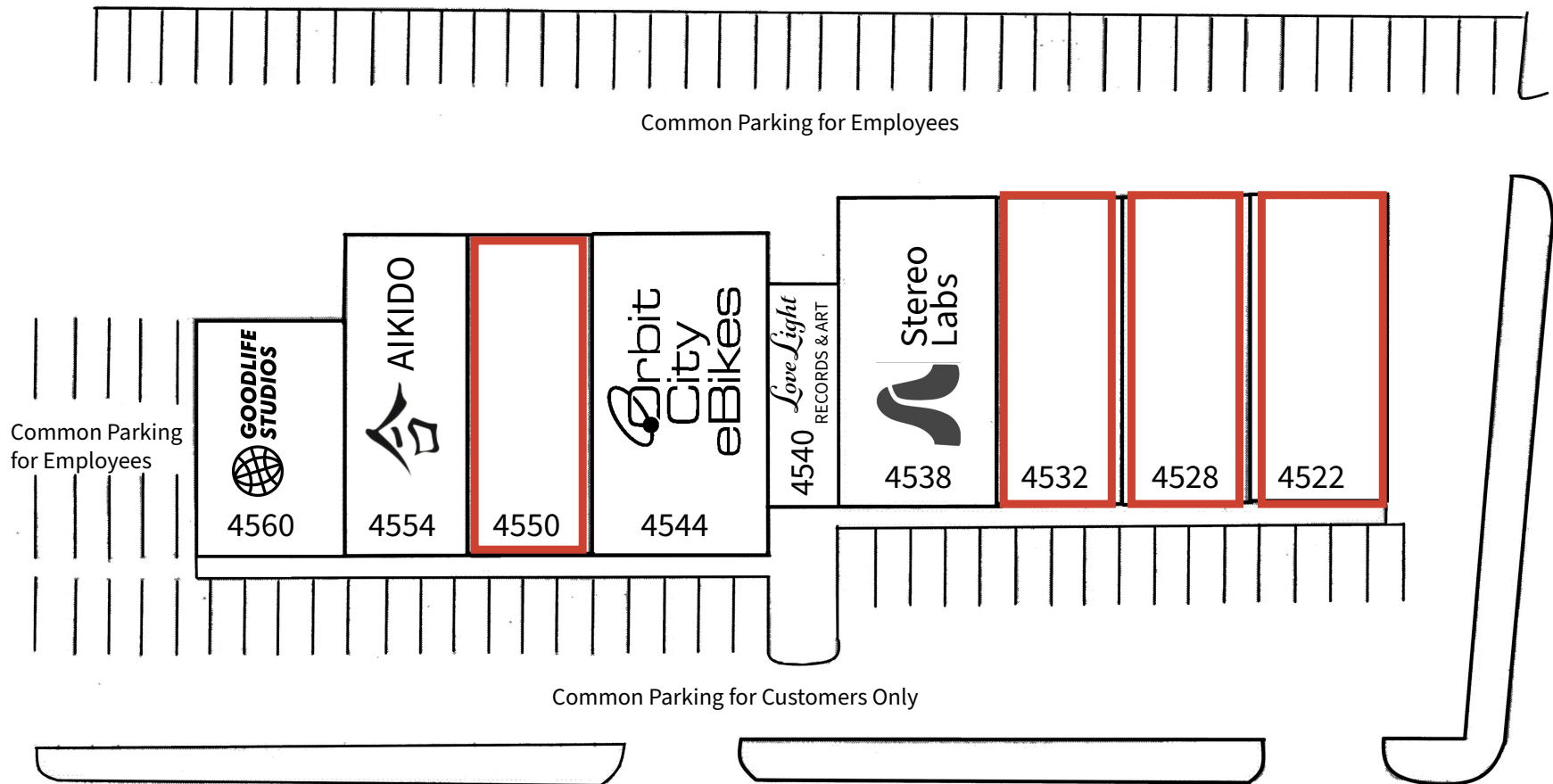
EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Available Spaces

Unit #	SF Available	Rate	Center Location
4522	2,730	\$12.50 SF/yr (NNN - as is)	East corner of the building
4528	2,520	\$12.50 SF/yr (NNN - as is)	East side of the building
4532	2,520	\$12.50 SF/yr (NNN - as is)	East side of the building
4550	2,520	\$12.50 SF/yr (NNN - as is)	Closer to west side of the building



EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com

Exterior Photos



EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Market Overview - Columbus

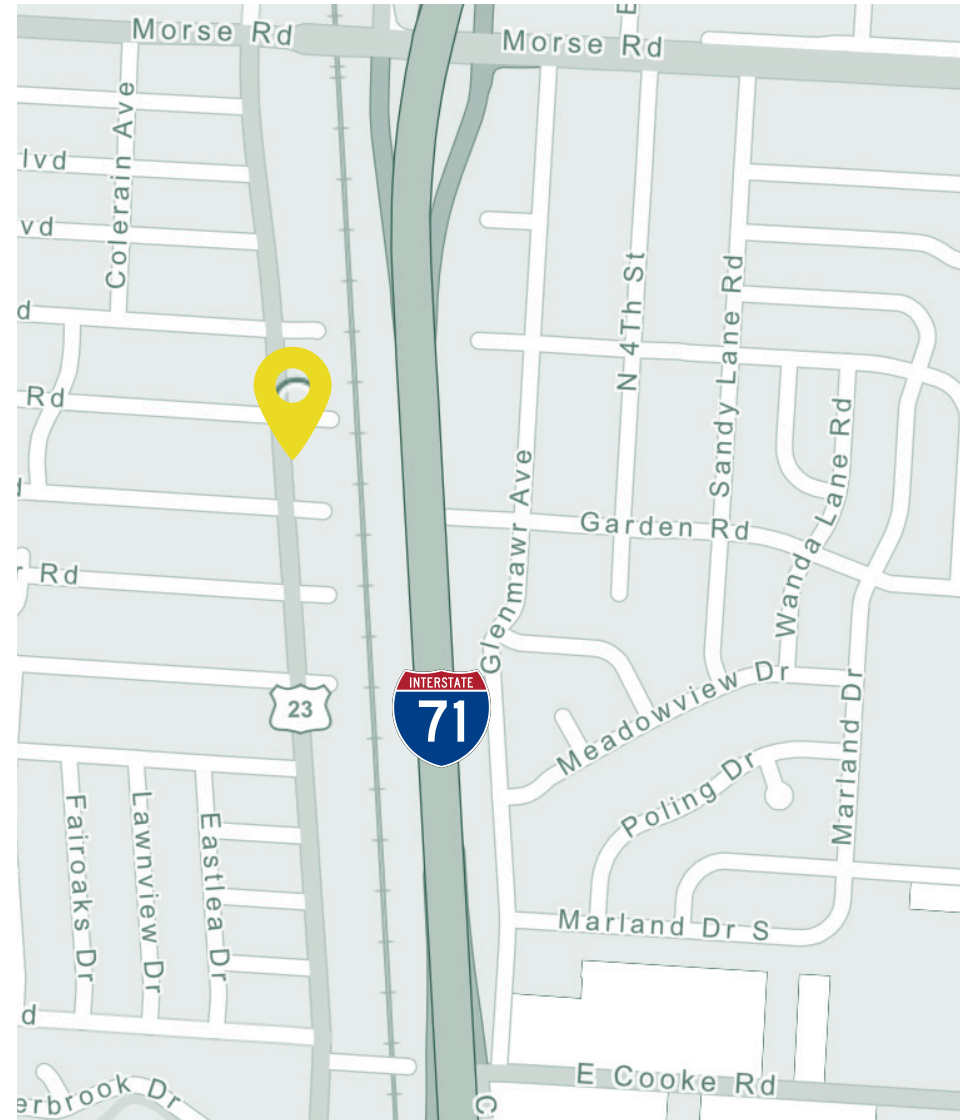
Demographic Snapshot

	2 miles	5 miles
Population	73,579	352,963
Households	38,034	151,213
Avg HHI	\$82,549	\$73,608

Nearby Traffic Counts



Indianola Ave	9,361
Indianola Ave & Morse Rd	25,515



EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



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:



BRENT GARLAND

O: 614-255-4381

E: bgarland@krgre.com



MATT DEGRAW

O: 614-255-4384

E: matt@krgre.com

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.