

CRESCENT PLACE RETAIL



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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 Offering Summary

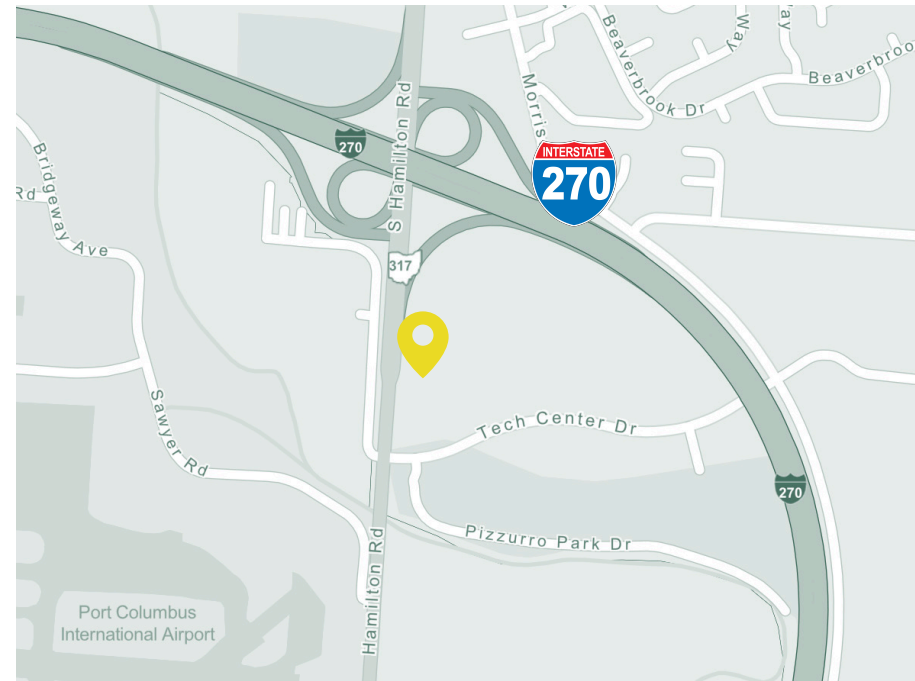
Premiere retail center coming March 2026 to Gahanna's growing Crescent development. The retail center will have 2 buildings with a central patio, 4 end caps and 2 drive-thru's perfect for restaurant users.

Direct visibility of the site is unmatched. Hamilton Rd sees over 27K vehicles per day and provides direct access to I-270 on ramps with over 123K vehicles daily. The signal at Tech Center Dr has over 10K vehicles passing per day.

Adjacent to the site will be 290 apartments, Sheetz, and new medical office buildings. In addition to OrthoOne's newly opened 60K SF medical office bringing over 215 physicians and associates to the city, the nearby Buckles Court is the home to 15+ top medical providers like Optum Health, Central Ohio Primary Care, and Central Ohio Urology Group.

- Signage visibility on Hamilton Road with over 30K VPD
- Reduced CAMs with 80% tax abatement for 10 years
- Surrounded by 15+ daytime professional offices and medical providers
- Less than 1 mile from John Glenn Columbus International Airport

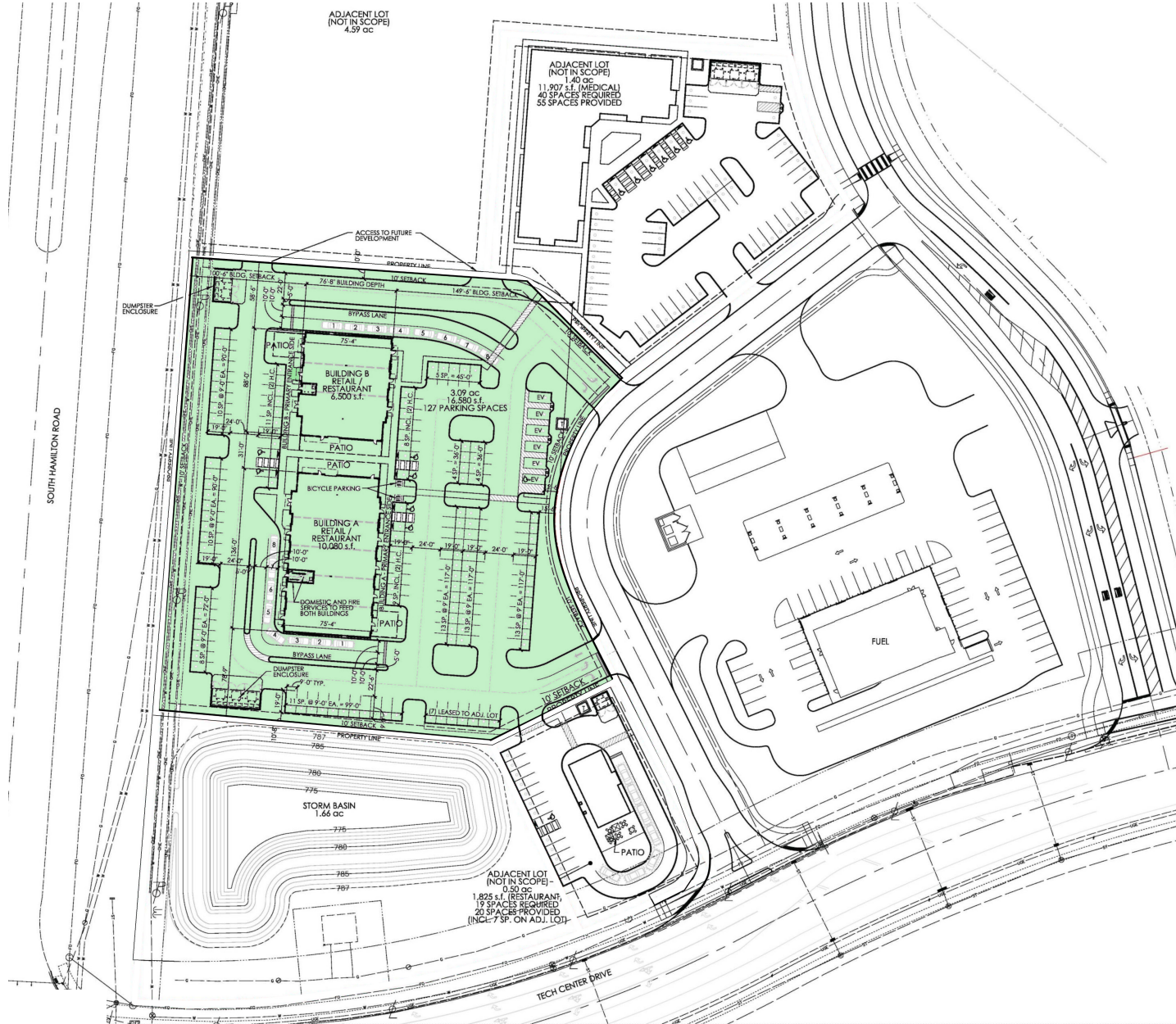
Lease Rate:	\$38.00 - \$40.00 SF/yr (NNN)
CAM Rate:	\$5-\$6.00 per SF/yr (estimated)
Available:	March 2026



CRESCENT SITE OVERALL PLAN

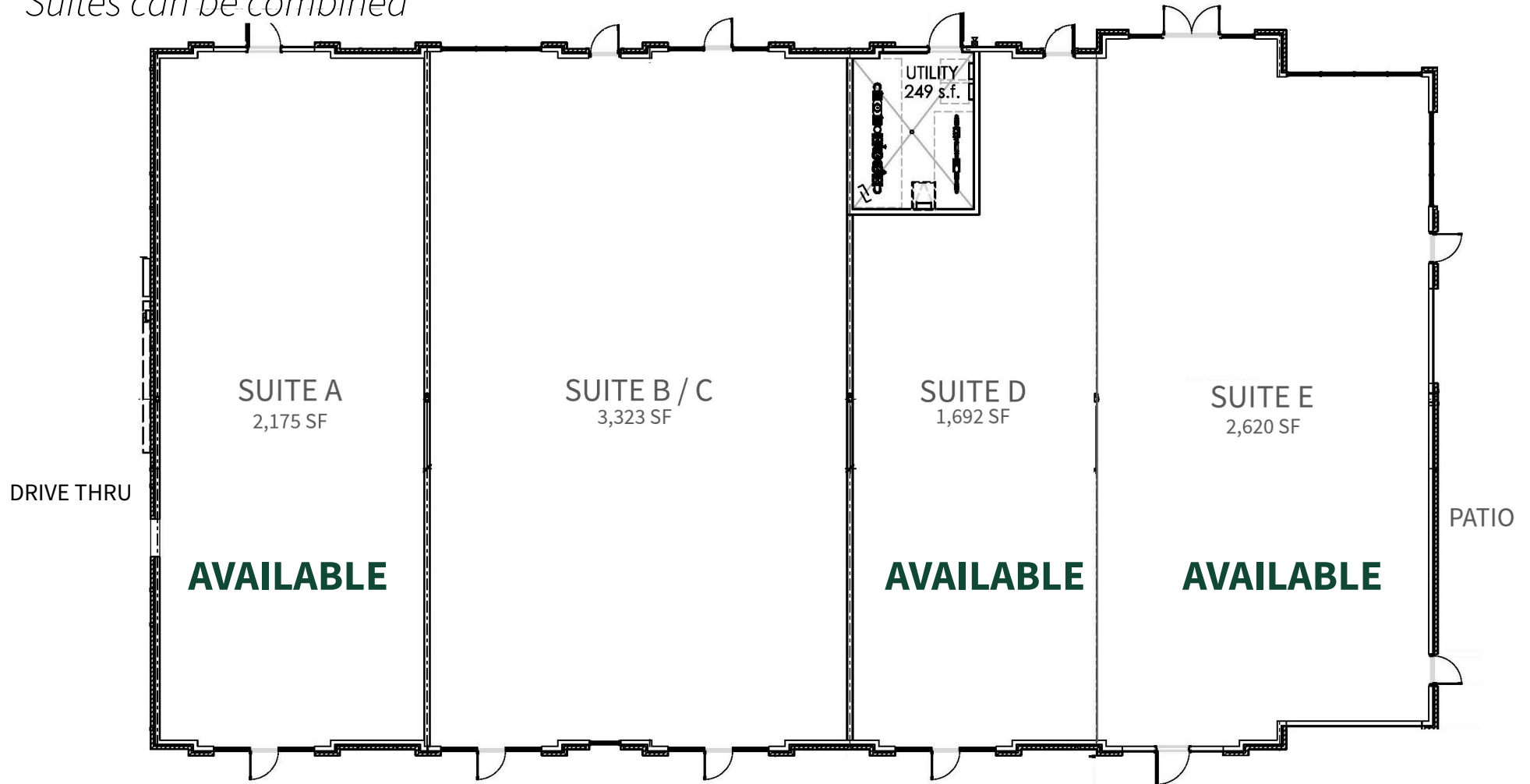


CRESCENT SITE RETAIL PLAN



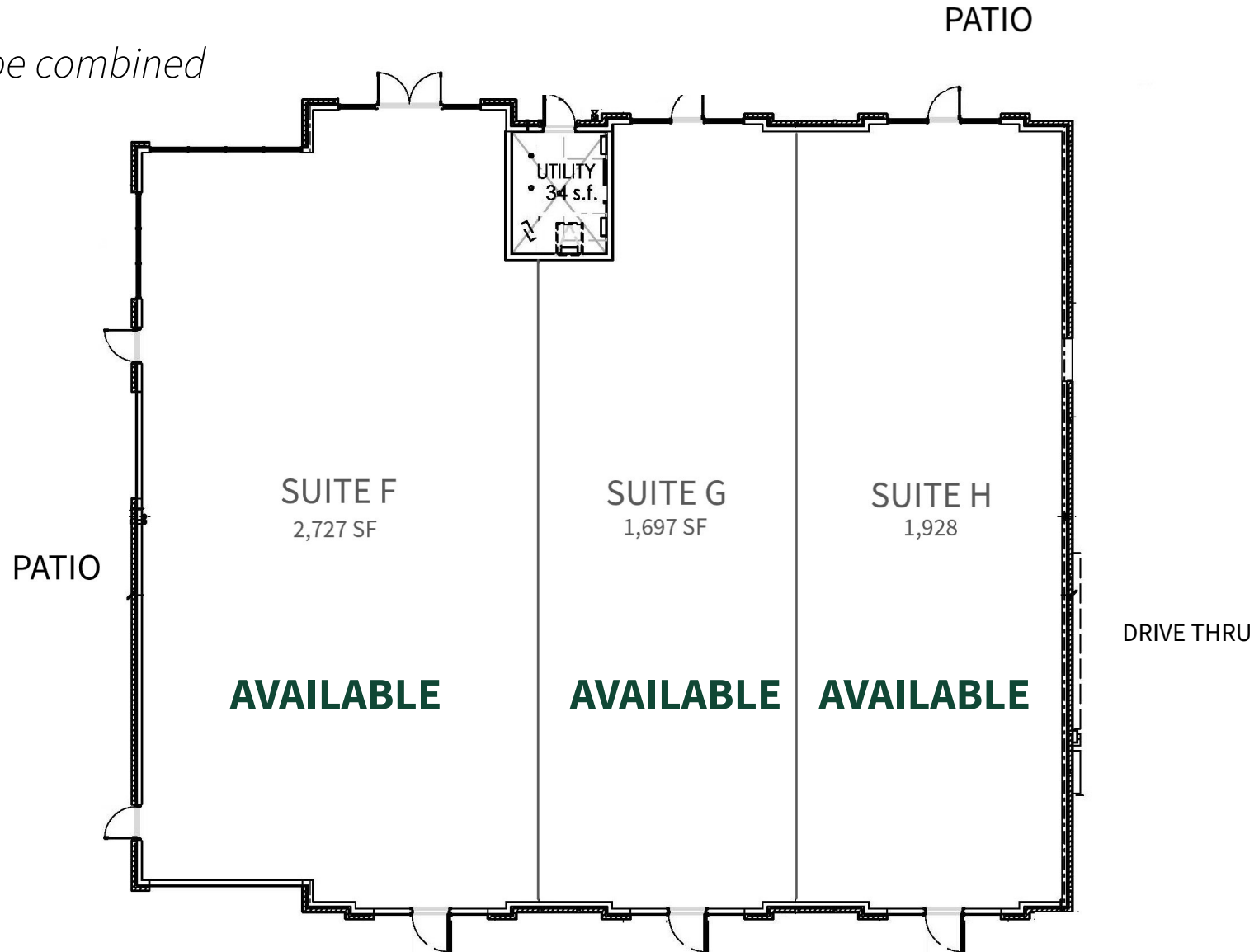
AVAILABLE - SOUTH BUILDING A

**Suites can be combined*

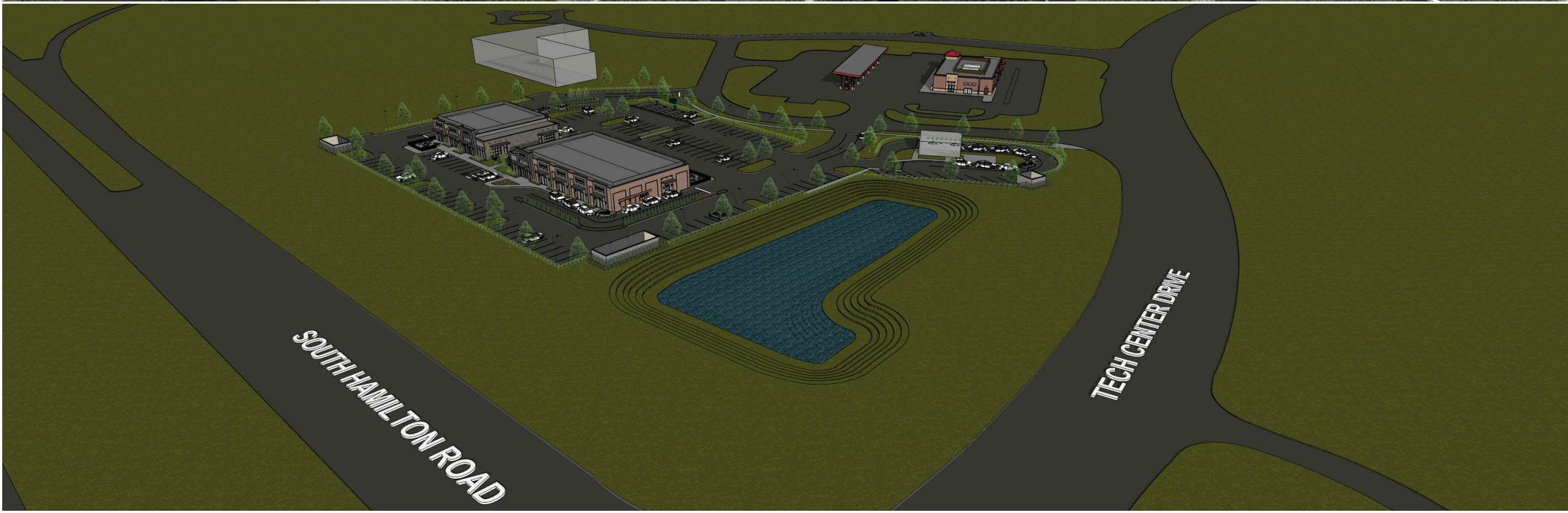


AVAILABLE - NORTH BUILDING B

**Suites can be combined*



RENDERINGS



A map of Columbus, Ohio, with concentric circles centered on Gahanna, Virginia. The map shows various neighborhoods and landmarks, including Worthington, Riverlea, Minerva Park, Huber Ridge, New Albany, and Gahanna. Major highways like I-71, I-270, and I-670 are also shown.



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Commercial Real Estate Services

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

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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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