

FOR LEASE

1550 W 5th Ave Columbus OH 43212



Exceptional Visibility Along Grandview's Premier Retail Corridor

4,100

Lease SF Available

\$15-19 SF/yr

Lease Rate

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

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



Property Overview

1550 W 5th Ave Columbus, OH 43212

Elevate your presence in one of Grandview Heights' most visible commercial corridors with approximately 4,100 SF available for lease on the second floor of this well-located two-story building. Situated on just under one acre, the property offers ample parking, excellent accessibility, and prominent signage opportunities between two signalized intersections.

Surrounded by a strong mix of national and regional retailers, the location benefits from consistent daily traffic and exceptional consumer activity.

Adjacent to Dunkin' and Dairy Queen and directly across from Huntington National Bank, the property is also within close proximity to numerous restaurants, retail destinations, and service providers.

Zoned commercial, the space is ideally suited for office, medical, or professional service users seeking a highly visible location in one of Central Ohio's most desirable sub-markets.

- Prime location in the heart of Grandview Heights, with incredible frontage
- Surrounded by established and national retailers, restaurants and banks
- Walk up space only on the second floor not ADA accessible

AVAILABLE SF: ~4,100 SF

BUILDING SF: 10,450 SF

LEASE RATE: \$15 - \$19 SF/YR

CAM RATE: +/- \$7 SF/YR*

**CAM rate may change.*



Renderings - Exterior Update

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Location & Demographics

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TRAFFIC COUNTS

W 5th Ave at site

11,848

VEHICLES PASSING PER DAY

W 5th Ave at N. Star (Intersection)

12,145

VEHICLES PASSING PER DAY

DEMOGRAPHIC SNAPSHOT

WITHIN 5 MILES OF SITE

METRIC

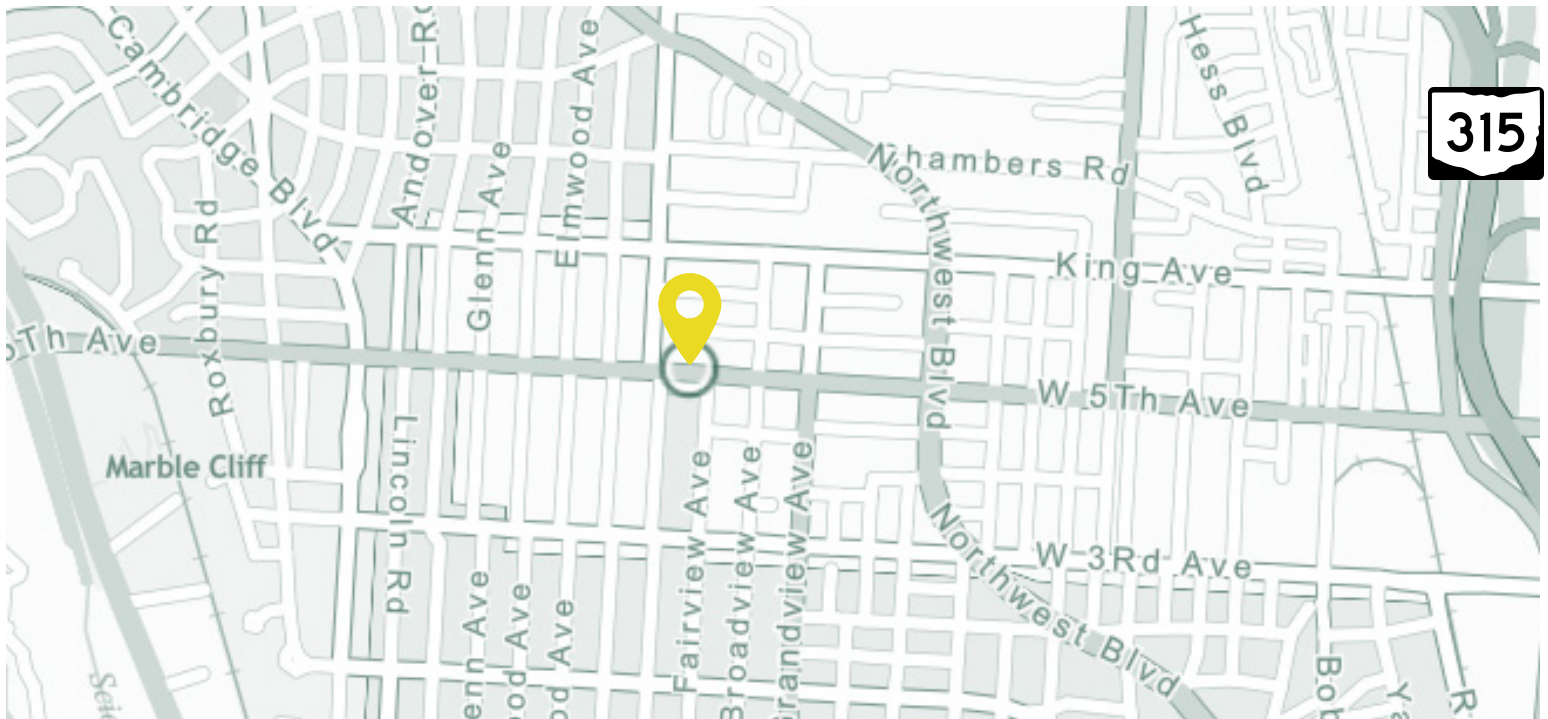
2025 Population 362,868

2025 Households 156,770

Avg HH Income \$94,667

NEARBY ANCHORS

- Valvoline
- Avis Car Rental
- FC Bank
- Telhio Credit Union
- Fifth Third Bank
- CVS
- Qdoba
- Speedway
- Huntington
- Sherwin Williams
- Walgreens
- Chase
- Dairy Queen
- Dunkin'
- Keybank



Contact Us

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Don't miss out on this great opportunity!
Contact us today with any questions:



Brent Garland

O: 614-255-4381

E: bgarland@krgre.com



John Royer, SIOR, CRE

O: 614-255-4374

E: jroyer@krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services
EXPERIENCE MATTERS

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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.

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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.