



161 N. Grant Ave

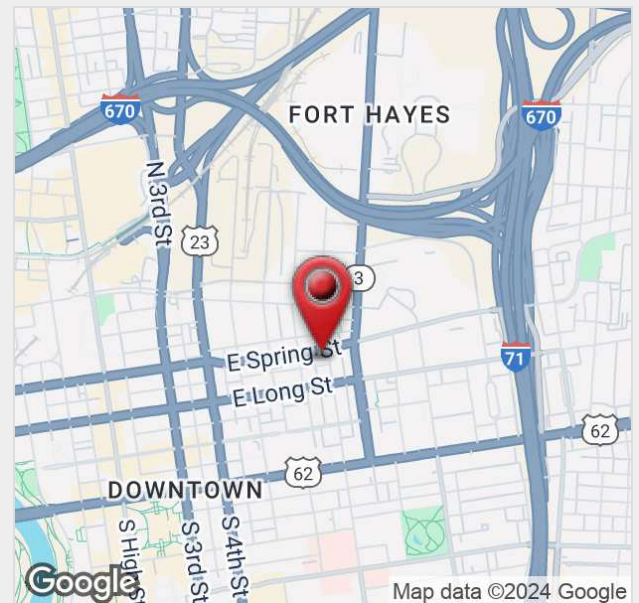
Columbus, Ohio 43215

Property Features

- Former Columbus College of Art and Design Building
- Redevelopment or Owner/Occupant Opportunity
- Located on the Corner of N Grant Ave & E Spring St
- ±0.48 Total Acres over Two Parcels
- 41,188 SF Four-Story Building
- Zoned Downtown District & Parking Zone B
- Many New Developments Nearby
- Close Proximity to Numerous Restaurants, Hotels, and the Convention Center
- Easy Access to I-670, I-71, and SR-315

Sale Price: \$3,600,000

www.GrantandSpring.Com



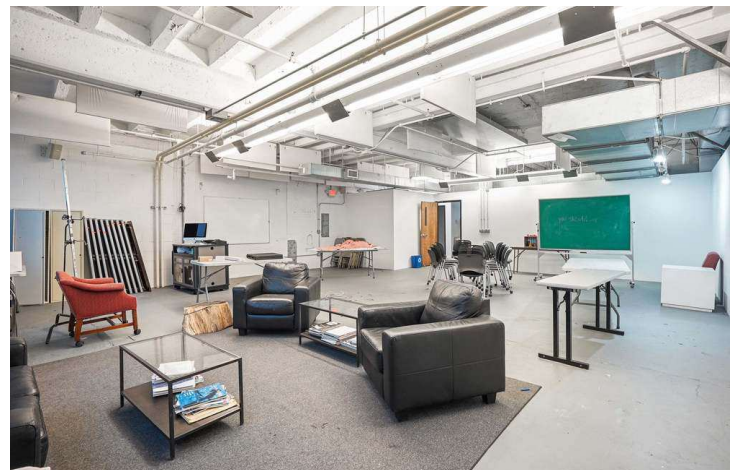
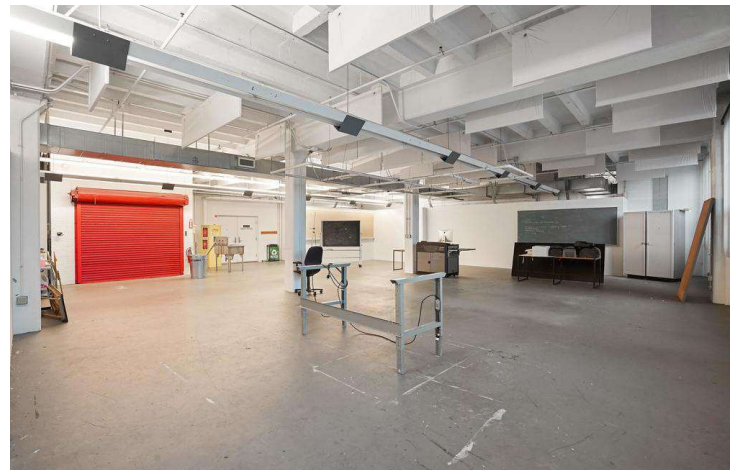
For more information:

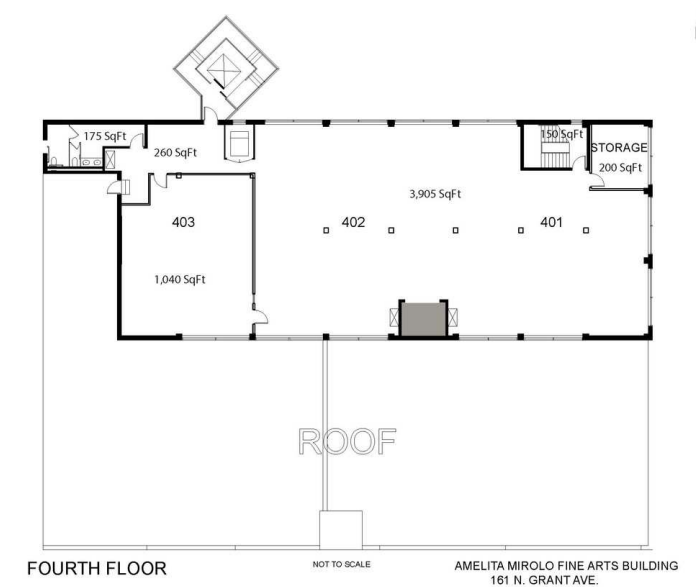
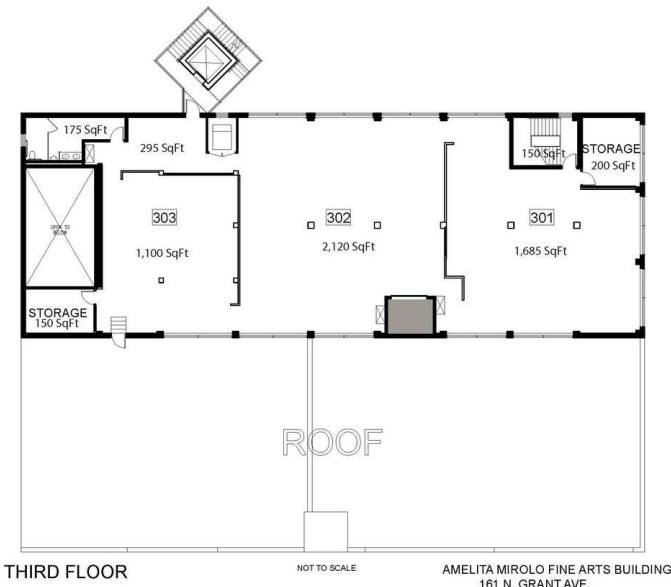
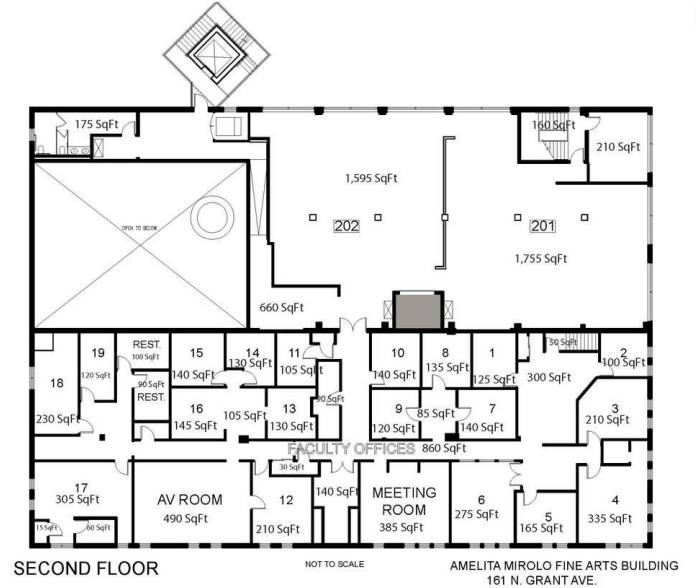
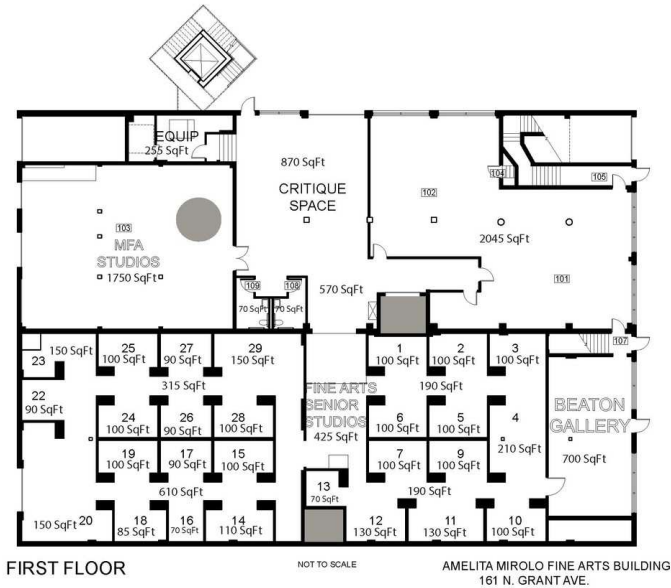
Peter Merkle

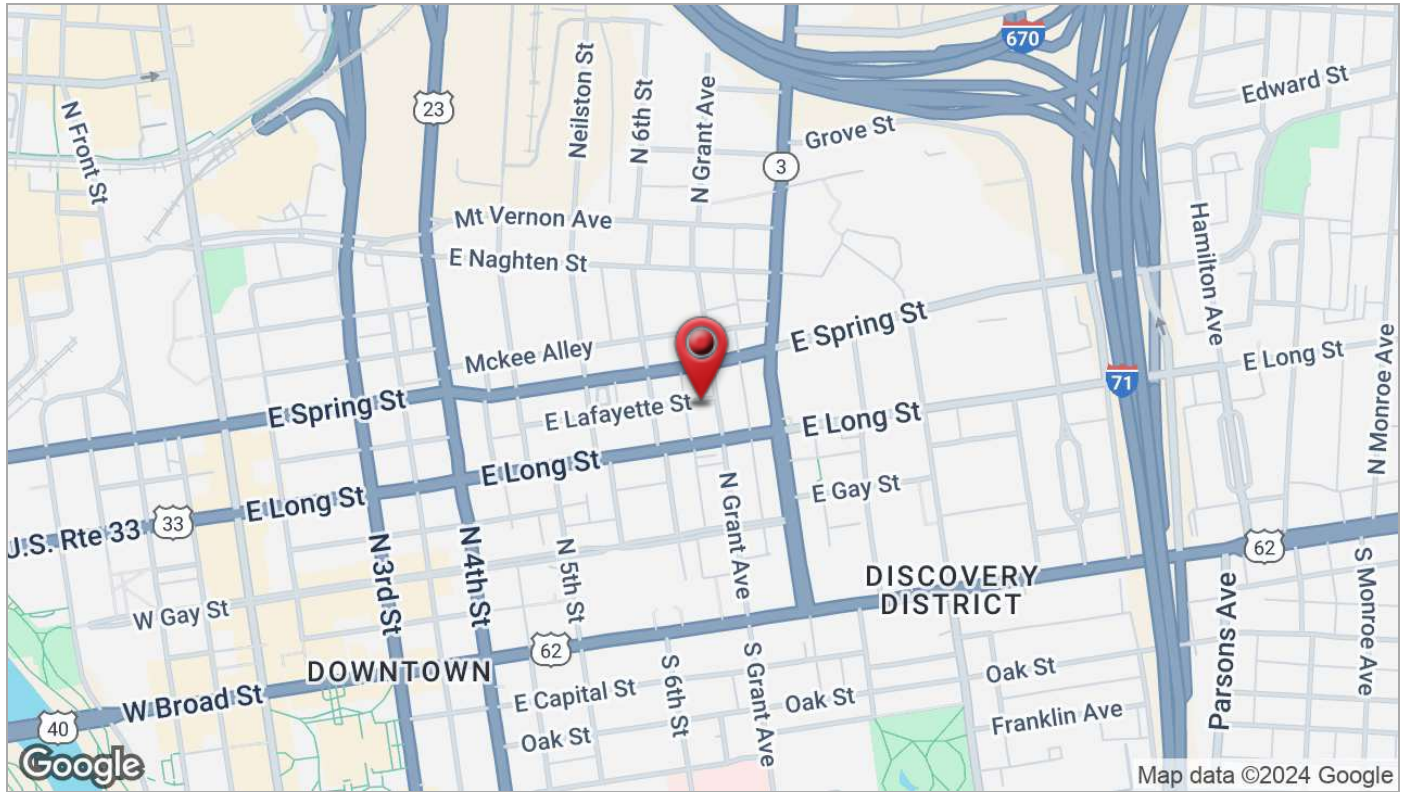
614 629 5240 • pmerkle@ohioequities.com

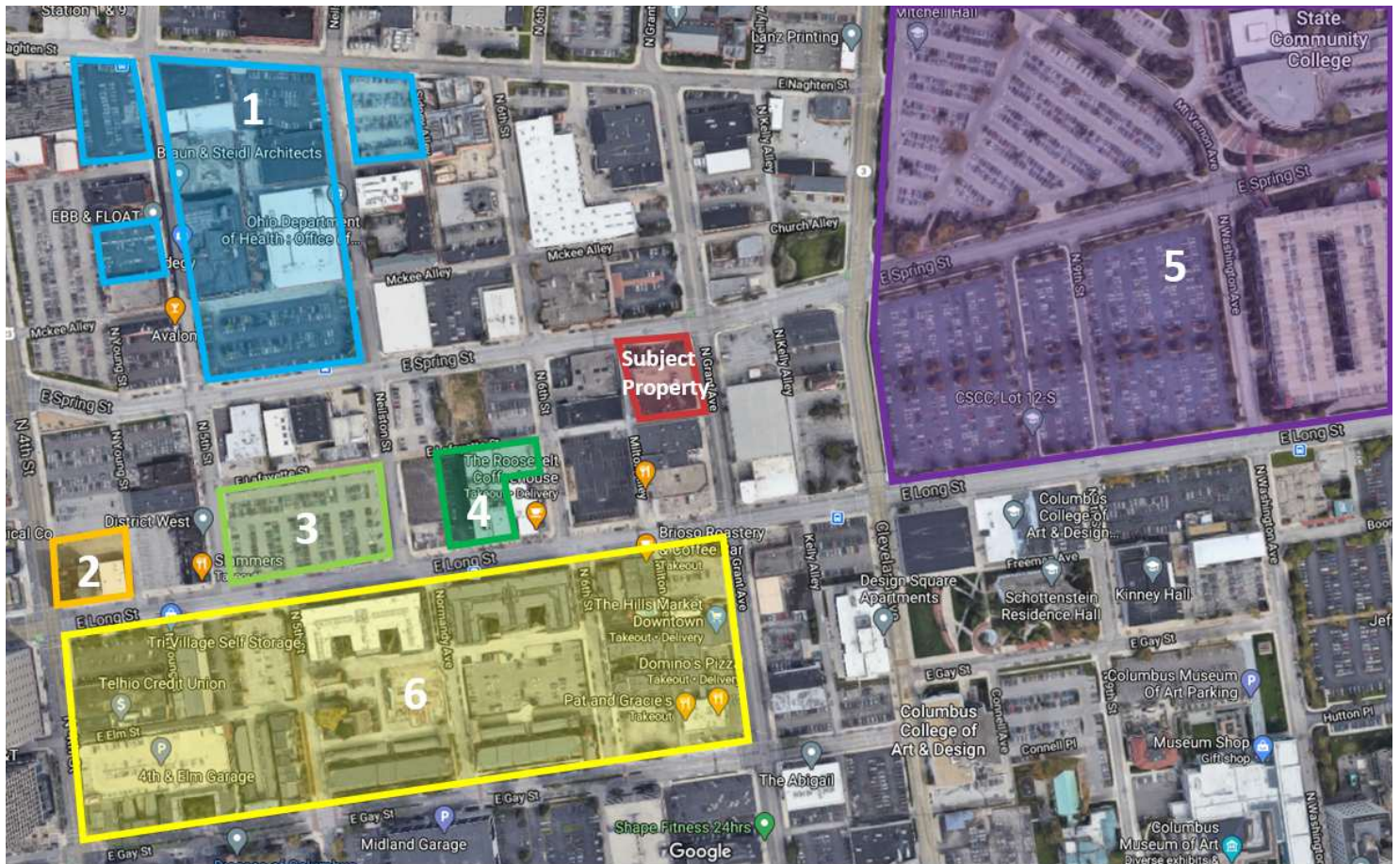
Matt Gregory, SIOR, CCIM

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1. Columbus Warehouse District | Hackman Capital
Office/Mixed-Use Redevelopment
412,901 SF Total | 11 Bldgs | 3.84 Acres
548 Existing Surface Parking Spaces

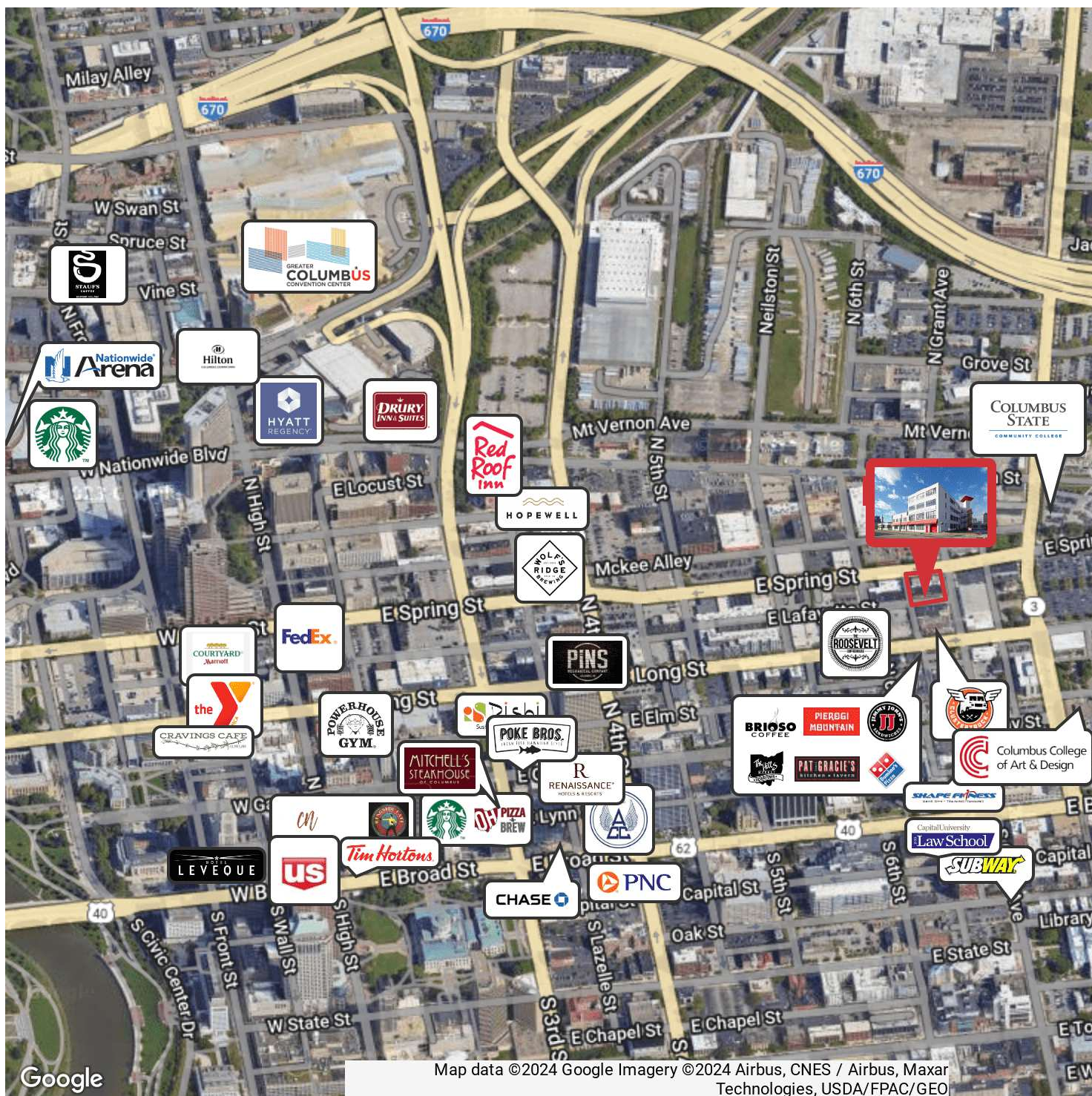
2. 174 E Long St | Connect Realty
39,909 SF Total | 6 Stories | 0.12 Acres
45-Unit Proposed Apartment Complex
35 Micro & 10 One-Bedroom Units
150 Parking Spaces

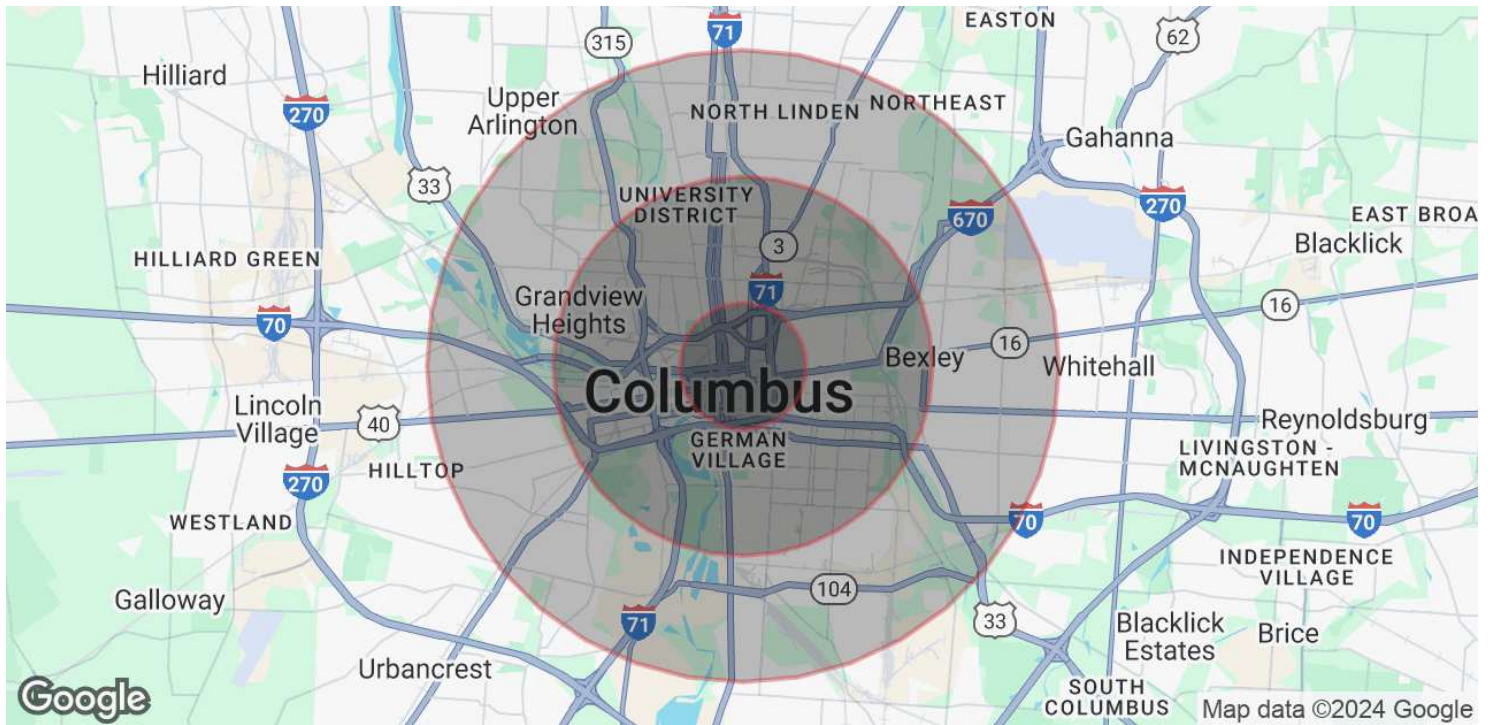
3. Industry Columbus | 230 Long St Cp LLC
234,000 SF Total | 8 Stories | 1.42 Acres
236 Studio, One & Two-Bedroom Units

4. Lear Block Lofts | DeVere LLC
49,335 SF Total | 3 Stories | 1.25 Acres
26 One & Two-Bedroom Units

**5. Columbus State Community College
Columbus Campus**

6. Neighborhood Launch | Edwards Co.
Nine Block Neighborhood (7.54 acres)
Total of 200+ Condos and 260 Apartments





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,474	141,727	324,527
Average Age	38.2	29.8	32.0
Average Age (Male)	39.5	29.5	31.3
Average Age (Female)	35.6	30.1	32.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,618	57,814	131,787
# of Persons per HH	1.6	2.5	2.5
Average HH Income	\$54,426	\$44,677	\$49,105
Average House Value	\$248,278	\$182,801	\$166,775

* Demographic data derived from 2020 ACS - US Census