

For Lease

700 Grandview Ave.
Grandview, OH 43215

COLUMBUS
RETAIL TEAM

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GRANDVIEW CROSSING:

60 AC
3 AC SIP-N-STROLL PARK
1,500+ FOR-RENT UNITS
+100,000 SF RETAIL SPACE
122,000 SF OFFICE SPACE
HOTEL: 140 KEYS
1,350 STRUCTURED PARKING
2,000 SURFACE PARKING

Property Summary



Property Highlights

- City-approved development plans for two-tenant building w/ pick-up window (available upon request)
- Rare development-ready site in Grandview Heights' thriving retail and mixed-use corridor
- Prime Grandview Ave frontage with two curb cuts + drive-thru capability
- Immediate access to I-670, I-70 and Downtown Columbus
- Steps from Grandview Crossing and expanding retail density
- Very limited land available in Grandview area for pick-up window, ideal for food & beverage or bank

Traffic Counts

Grandview Ave	16,730 VPD
Dublin Rd	18,898 VPD
I-670	90,523 VPD

Location Description

Positioned in the heart of one of Central Ohio's most sought-after submarkets, 700 Grandview Ave offers a premier opportunity within Grandview Heights, an affluent, high-density community known for its strong demographics and vibrant local character. The site sits just south of the transformative Grandview Crossing development, a rapidly growing mixed-use destination bringing new residential units, office users, and retail traffic to the immediate area.

With immediate access to Interstates 670 & 70 and just minutes from Downtown Columbus, the location provides exceptional regional connectivity while maintaining the charm and stability of a premier suburban enclave. Coupled with top-rated schools and a highly engaged community, this corridor continues to attract both national and local retailers seeking long-term growth in a proven, high-performing trade area.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,285	60,819	147,329
Total Population	9,350	132,827	324,927
Average HH Income	\$102,068	\$73,220	\$68,885

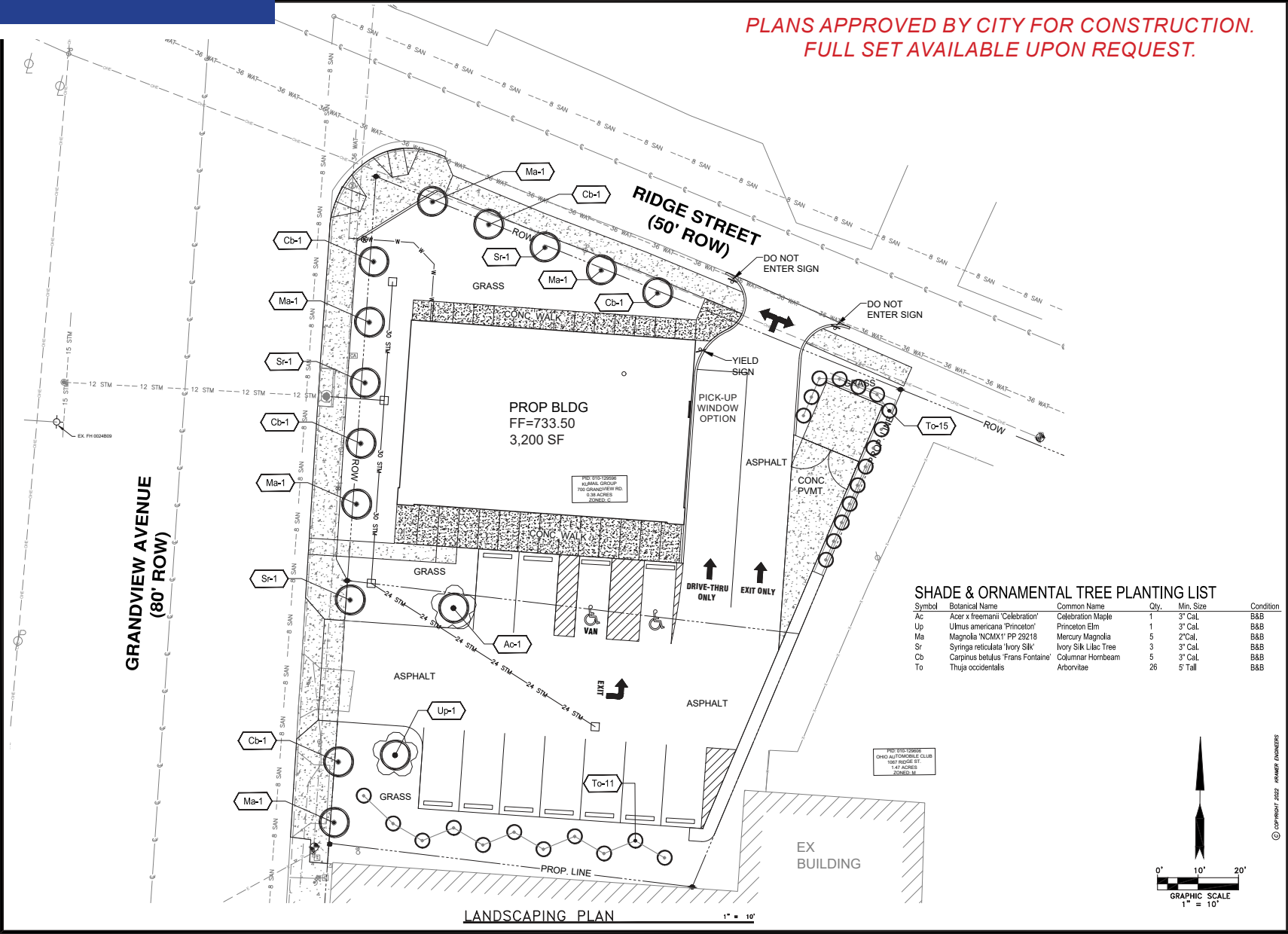
Offering Summary

Lease Rate	Negotiable
Acreage	0.436 Acres
County	Franklin

Retailer Map



Proposed Site Plan



KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
3934 OAK STREET
COLUMBUS, OHIO 43221-5
WWW.KRAMERENGINEERS.COM
TEL: 614.233.0911

700 GRANDVIEW AVE. SITE IMPROVEMENTS
700 GRANDVIEW AVE.
COLUMBUS, OH 43215

PROJECT: 2201
DATE: 08-16-2023
SCALE:
DRAWN BY:
REV. A BY: DATE:

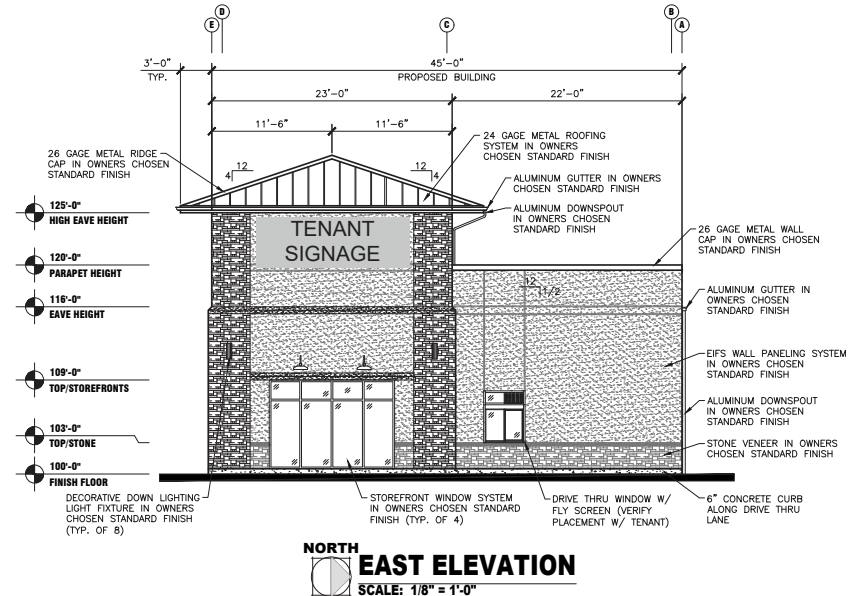
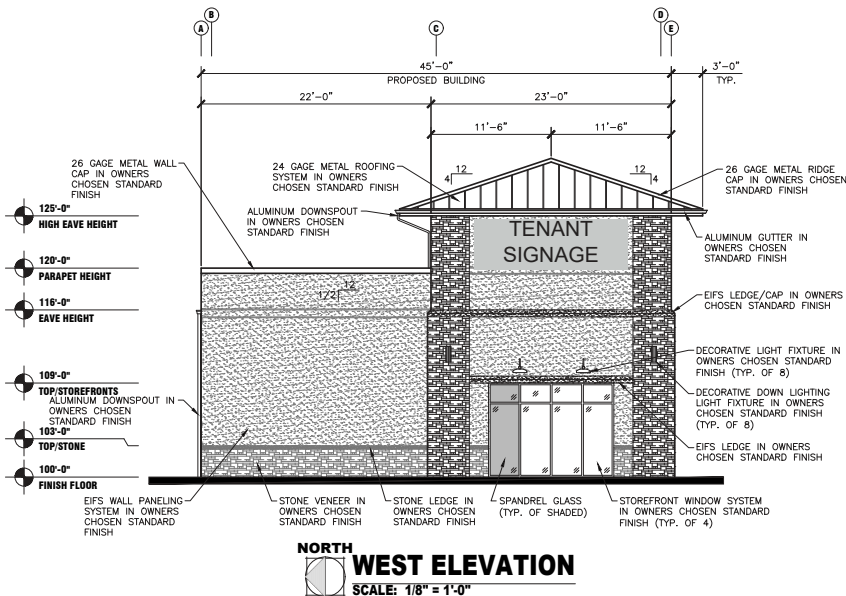
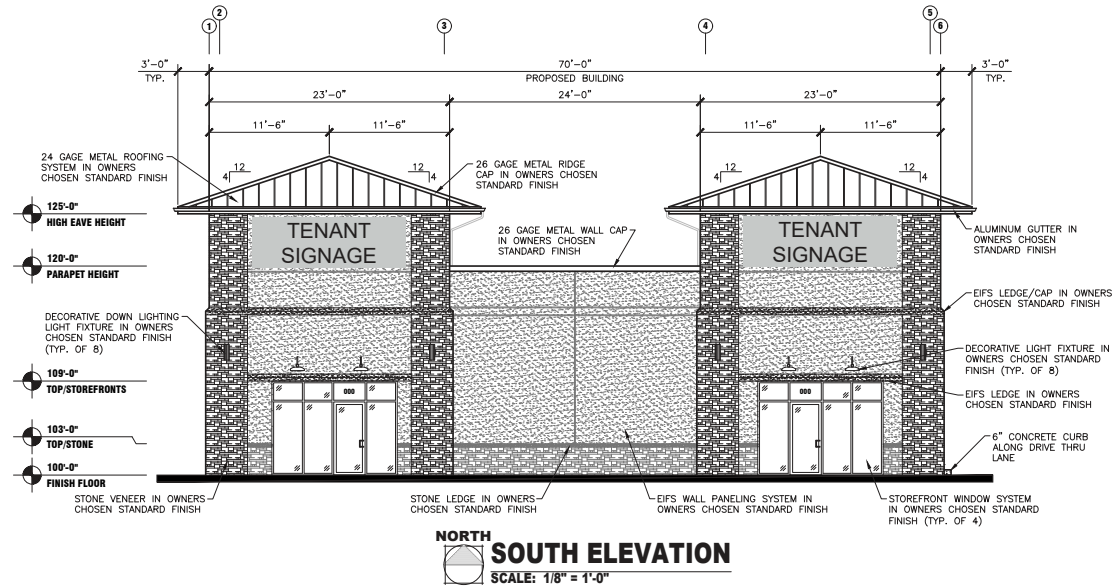
FINAL SITE COMPLIANCE
22345-01057

PROJECT: 2201 2201-2201

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Proposed Elevations

PLANS APPROVED BY CITY FOR CONSTRUCTION.
FULL SET AVAILABLE UPON REQUEST.





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