

1133 W GOODALE BLVD, GRANDVIEW HEIGHTS, OH 43212

Executive Summary // CREATIVE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	6,600 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Estimated Expenses:	\$4.50
Parking:	3/1000
Lot Size:	0.54 Acres
Ceilings:	12'-20' clear
Signage:	Available
Year Built:	1944
Building Size:	10,005 SF
Submarket:	Arlington/Grandview

PROPERTY OVERVIEW

Elford Realty, LLC is pleased to present this unique opportunity for creative office and/or retail users to locate in a newly renovated creative flex building in the heart of Grandview, OH. Conveniently located right off Goodale Blvd. with convenient access to I-670 and SR-15. ADA accessible. Building signage available.



For More Information:

ANDY MILLS, CCIM

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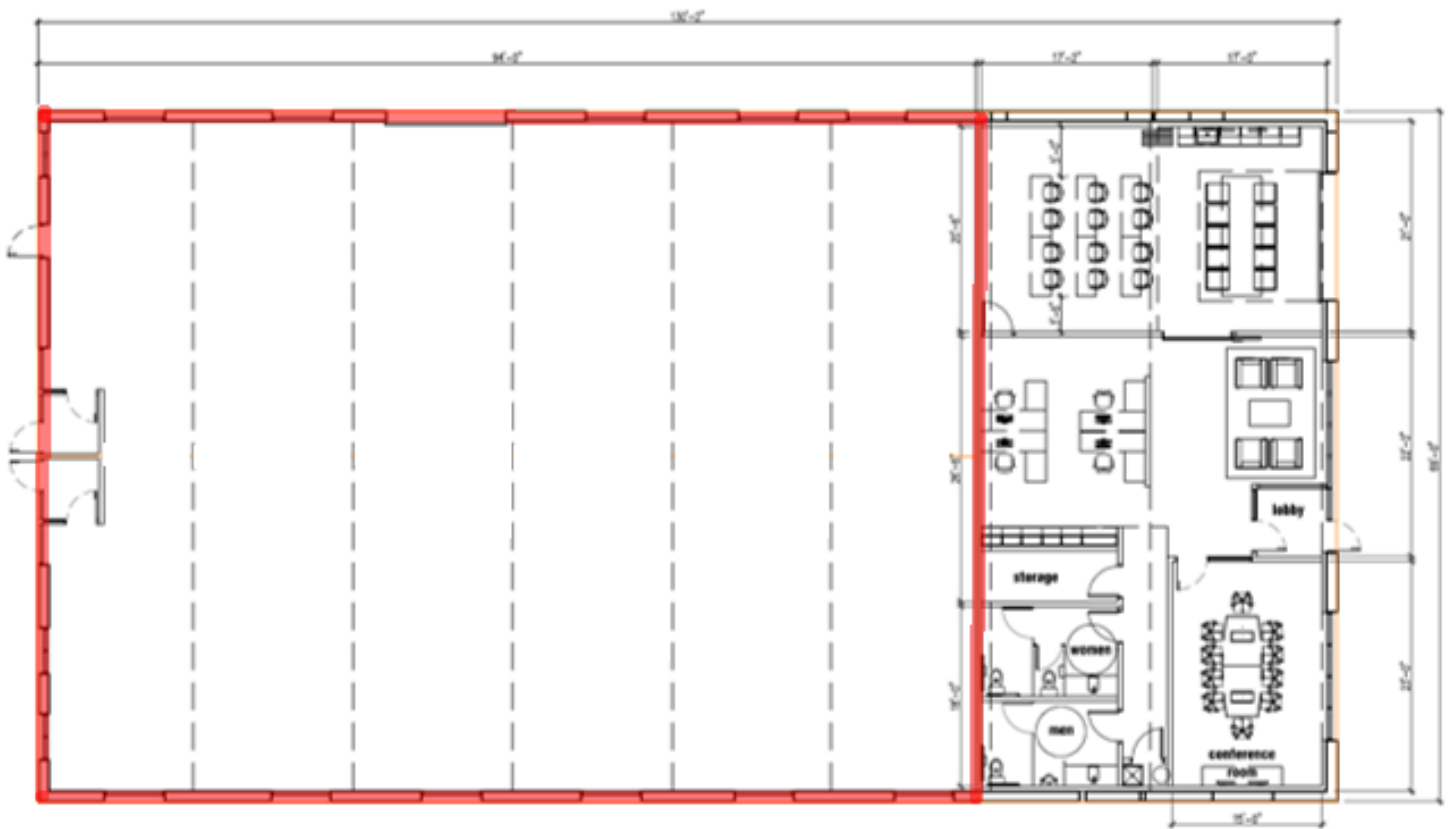
CIERRA RIDER

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Floor Plans // CREATIVE SPACE FOR LEASE



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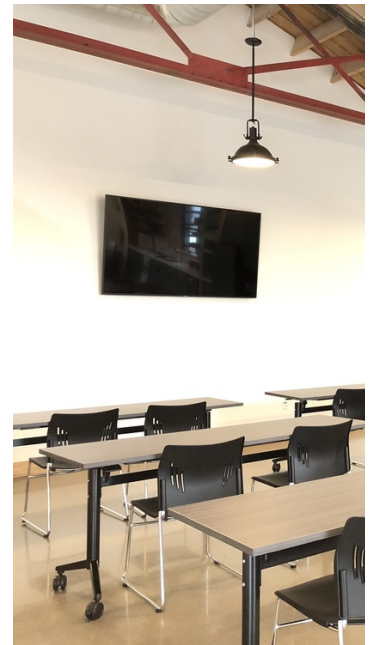
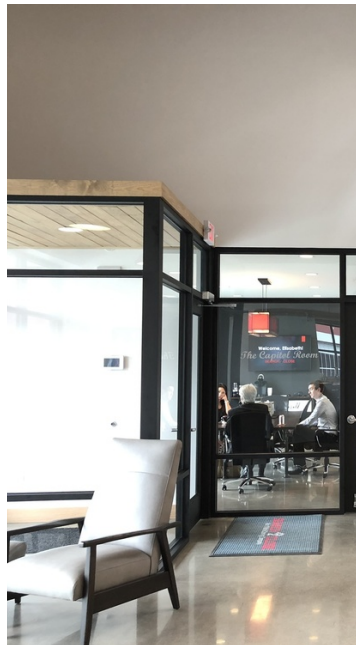
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Additional Photos // CREATIVE SPACE FOR LEASE



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Retailer Map // CREATIVE SPACE FOR LEASE



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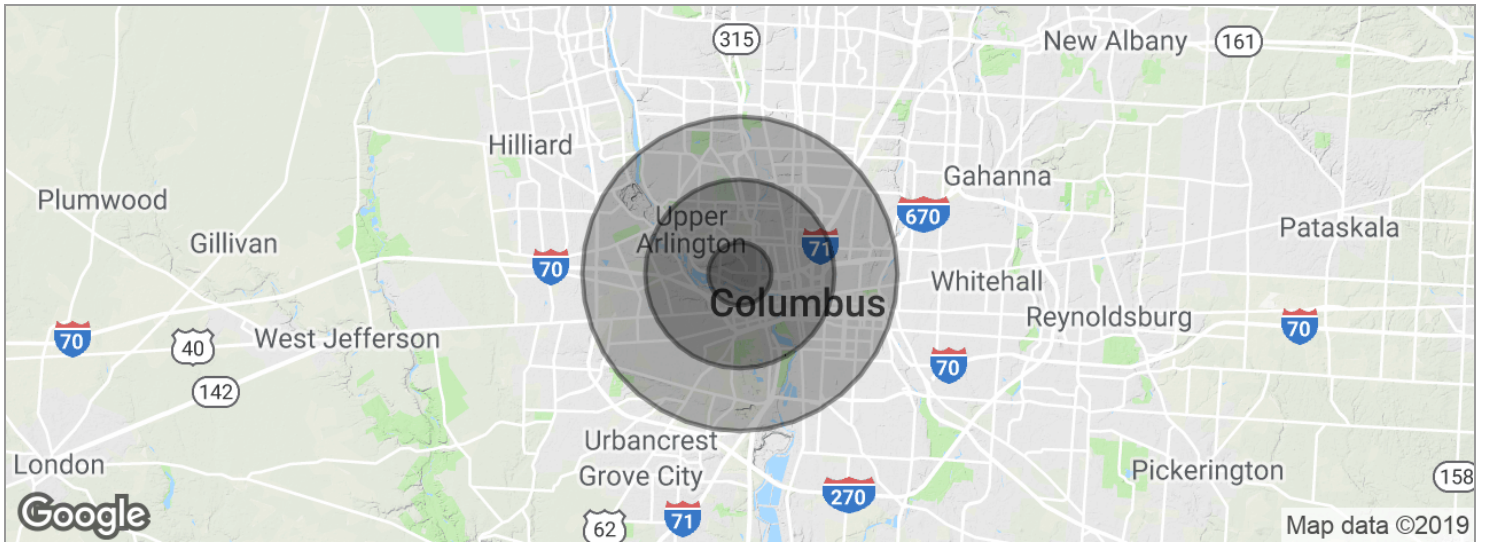
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Demographics Map // CREATIVE SPACE FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,032	130,246	328,931
Median age	30.0	29.4	32.1
Median age (Male)	29.2	29.5	31.4
Median age (Female)	30.7	29.3	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,593	51,523	133,452
# of persons per HH	2.2	2.5	2.5
Average HH income	\$62,798	\$52,459	\$55,279
Average house value	\$237,531	\$277,509	\$202,767

* Demographic data derived from 2010 US Census

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