

909 King Avenue  
Columbus, OH 43212

For Lease



## MULTI-TENANT FLEX (RETAIL/OFFICE)

Lease Rate:  
\$13.00 PSF Net

2024 Operating Expenses:  
\$4.10 PSF

Available Space:  
3,389 SF - 7,868 SF  
Unit 1: 3,781 SF  
Unit 2: 3,389 to 4,087 SF

- Central location in the Grandview/Upper Arlington area.
- Easy access to 315. Monument signage available.
- Units can be leased together for a total of +/- 7,868 SF.
- \*Unit 1: 3,781 SF of retail/office space
- \*Unit 2: 3,389 SF to 4,087 SF warehouse/retail flex space (max 18' - 21' clear height)



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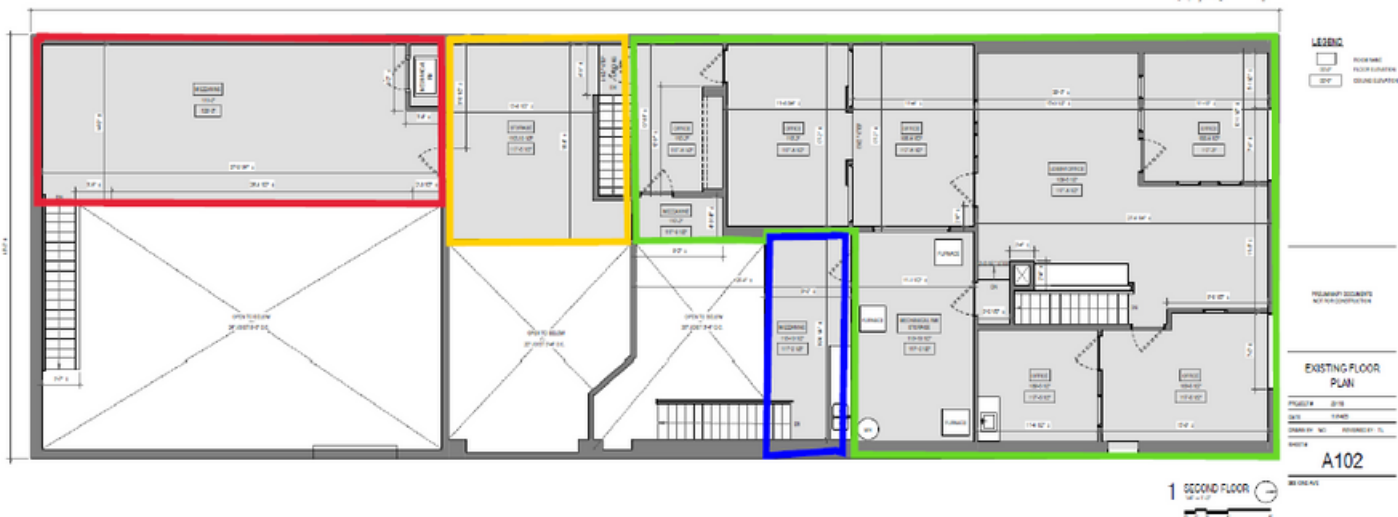
For Lease

Red Area: 2,191 SF

Yellow Area: 1,198 SF (Must be leased with Red or Green Area)

Blue Area: 698 SF (Must be leased with Red & Yellow Area or Green & Yellow Area)

Green Area: 3,781 SF



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# 909 King Avenue Columbus, OH 43212

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 909 King Ave, Columbus, OH 43212

**Catlyst Research**

CITY, STATE  
**Columbus, OH**

POPULATION  
**201,628**

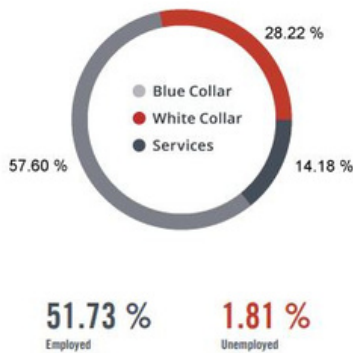
AVG. HHSIZE  
**2.21**

MEDIAN HH INCOME  
**\$48,461**

HOME OWNERSHIP

Renters: **54,156**  
Owners: **33,222**

### EMPLOYMENT

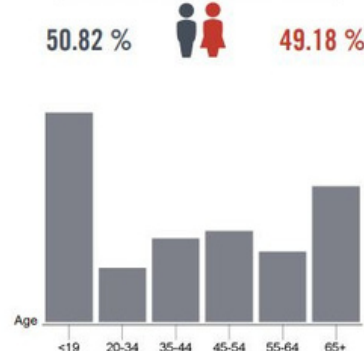


51.73 % **Employed**  
1.81 % **Unemployed**

### EDUCATION

High School Grad: **14.99 %**  
Some College: **19.22 %**  
Associates: **4.40 %**  
Bachelors: **56.34 %**

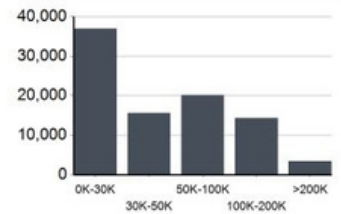
### GENDER & AGE



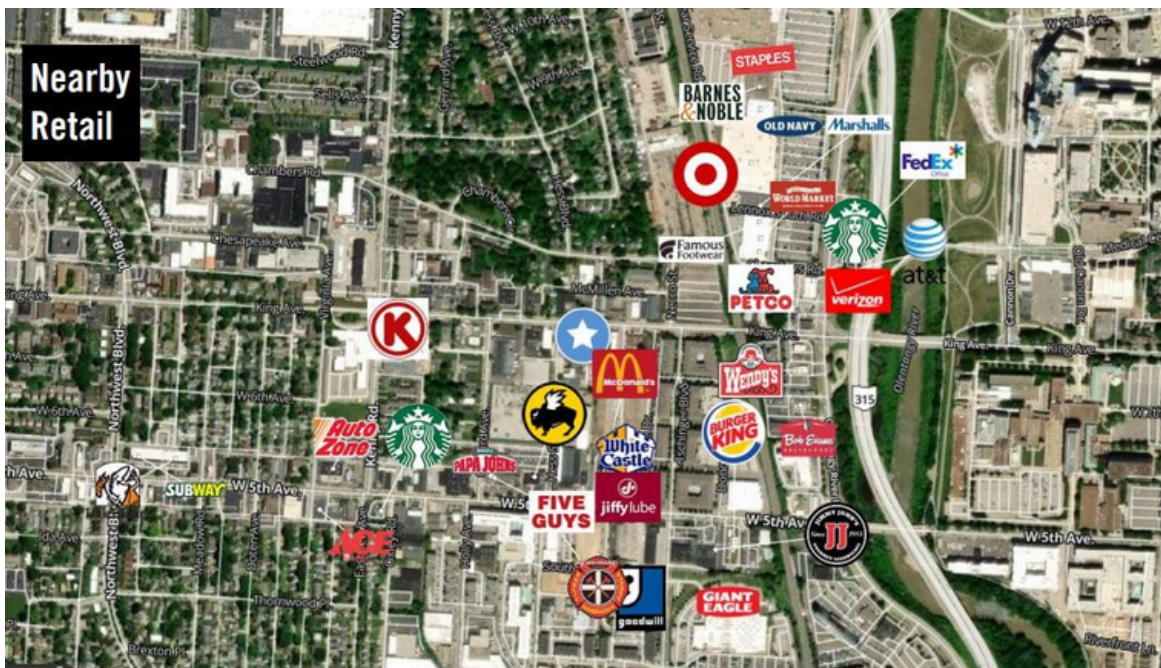
### RACE & ETHNICITY

White: **79.29 %**  
Asian: **9.47 %**  
Native American: **0.06 %**  
Pacific Islanders: **0.00 %**  
African-American: **4.84 %**  
Hispanic: **3.45 %**  
Two or More Races: **2.90 %**

### INCOME BY HOUSEHOLD



### HH SPENDING



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