

Location Overview:

Square Feet:

Unit 290 2,105 Square Feet Unit 288 1,603 Square Feet Unit B 1,318 Square Feet

Desired Term: 5 year lease

Rental Rate: Negotiable

NNN Expenses: Gross

Day-time Population:

 Located directly adjacent to Grant Medical Center Main Entrance. Below Major Hospital Parking

Tenant Improvement Options Available

Traffic Counts: Town Street - 18,200

Grant Avenue - 20,600

1-mile: 3-mile: 103,536 238,563

For more information, contact:

Matthew Goodlin

C: 614-598-6544 O: 614-547-0870 matt@cardinal-commercial.com

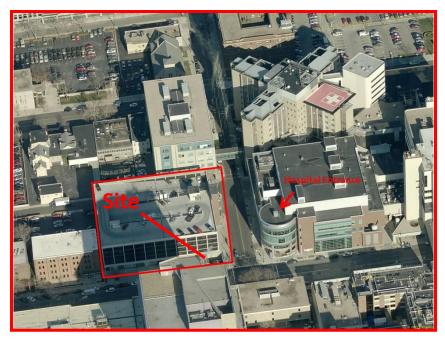
7870 Olentangy River Rd.

Suite 300

Columbus, OH 43235

www.cardinal-commercial-com





Highlights:

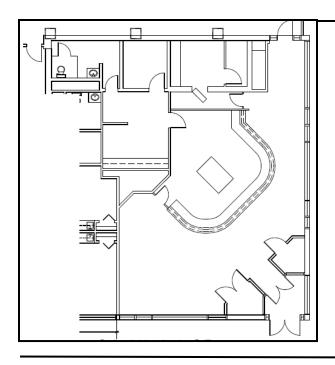
- On Site Parking.
- Close proximity to Hospital, Franklin University and dense office population.
- Food & Retail uses will enjoy built in customer base and foot traffic.



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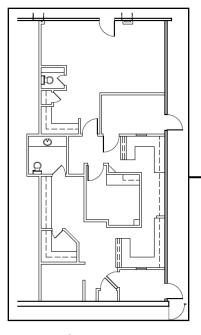


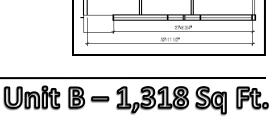
Unit 290 - 2,105 Sq Ft.

- Former Bank Branch
- Directly adjacent to Grant entrance
- Great Visibility
- Windows front both E. State & 6th St.

Unit 288 - 1,603 Sq Ft.

- 32 feet of Frontage
- Very Busy Business/Office District
- Great Visibility
- Windows front E. Town St.





- Perfect for Convenient Store,
 Specialty retail or Shipping/Copy.
- Great Visibility
- Windows front both E. Town & 6th St.

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