

GRANDVIEW OFFICE SPACE FOR LEASE

**1621 West First Avenue
Grandview, Ohio 43212**



1,500 +/- SF Office Space Available



Appraisal Brokerage Consulting Development

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Property Description

GRANDVIEW OFFICE SPACE FOR LEASE!

Rare, turn-key office space for rent. Owner will consider a one to three year lease. Large (free) parking lot and steps to downtown Grandview. Some office furniture can be included. Large basement with high ceilings is included for free for additional office and or storage space. Mixture of open space, offices, conference room and private bathrooms. Listed rate includes all utilities, landlord insurance, real estate taxes, maintenance and parking. Close access to the freeway, Grandview Yard and Downtown Columbus.

Address: 1621 W First Ave
Grandview, OH 43212

County: Franklin

PID: 030-000277-00

Location: SWC of W First Ave
& Fairview Ave

Building Size: 5,376 +/- SF

Year Built: 1960

Levels: 1 Story

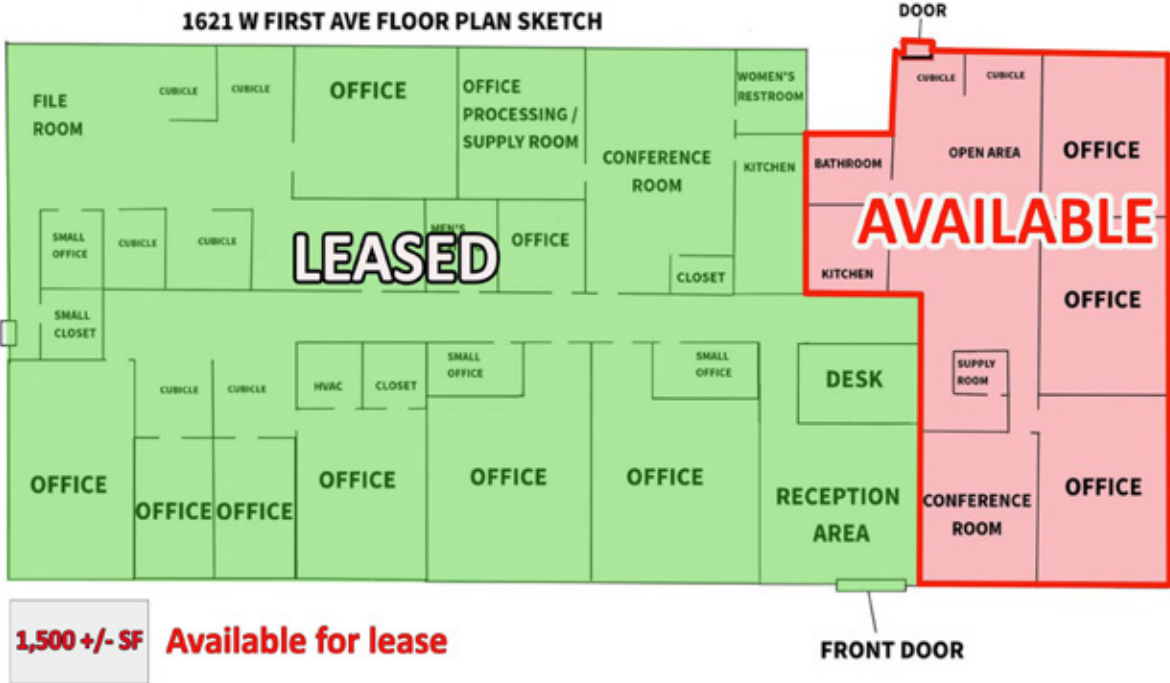
Space Available: 1,500 +/- SF

Lease Rate: \$2,950/month Gross
including utilities

Zoning: C-1 Limited Commercial
District



Floor Plan



UNIT	SF	# MD / LG OFF	# SM OFF	CUBICLES	BATHROOMS	STORAGE
A Leased	3,876 +/- SF	8	3	4-6	2	3 storage closets
B Available	1,500 +/- SF	3-4	3	2-4	1	Supply room
Both						Kitchen Conference Room

1,500 +/- SF Available



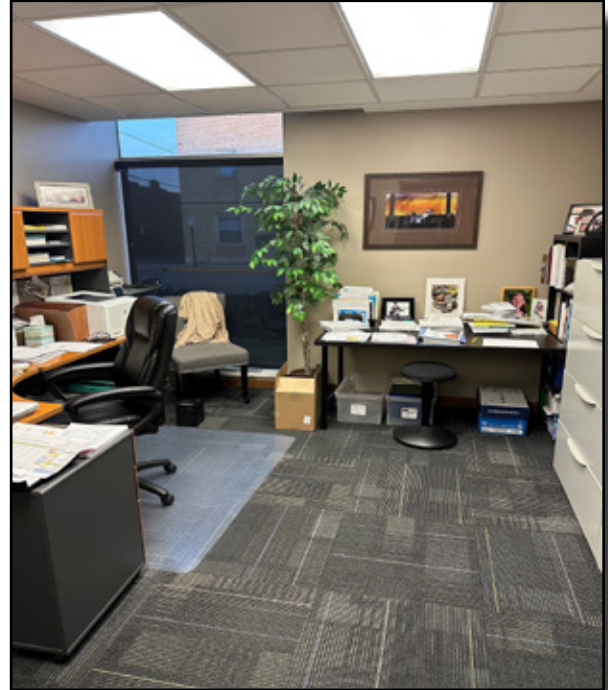
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Photos



Photos



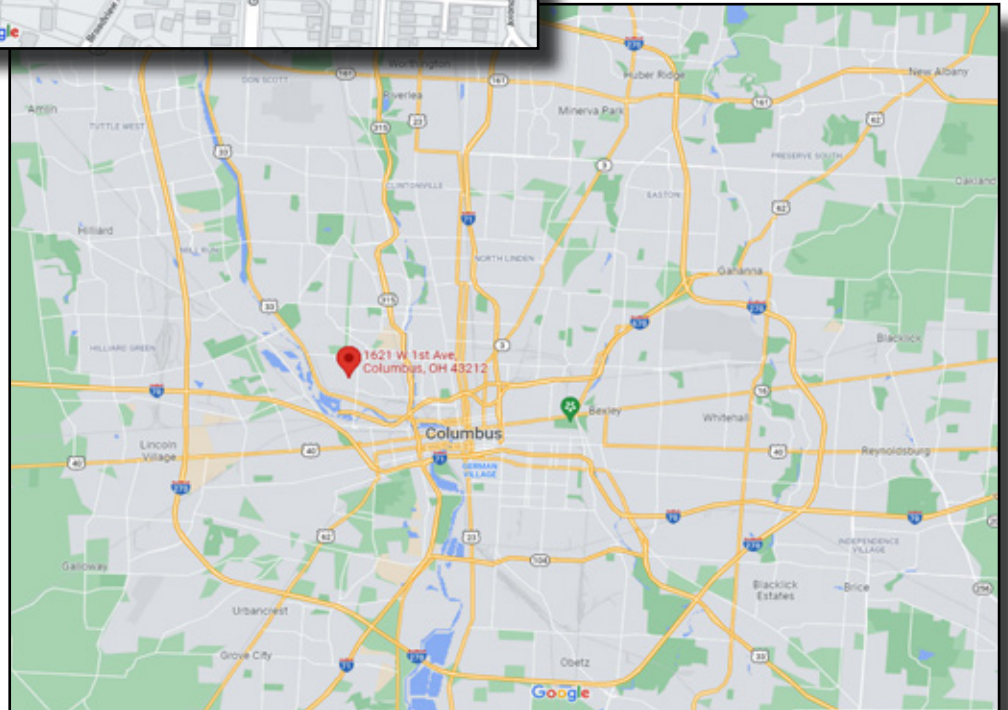
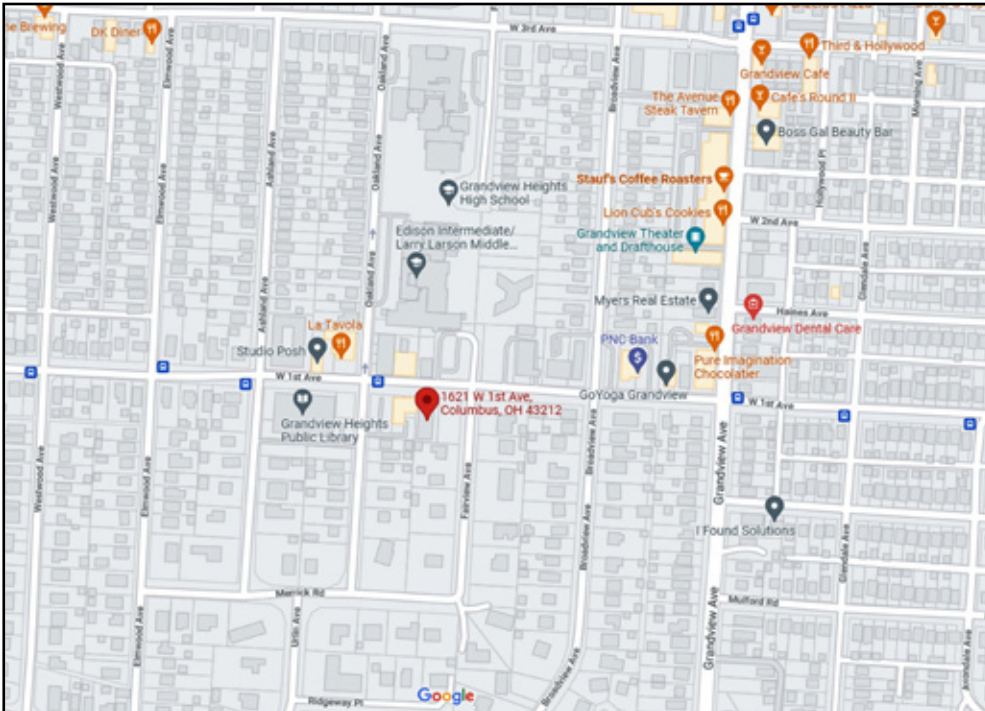
Aerial & Plat Maps



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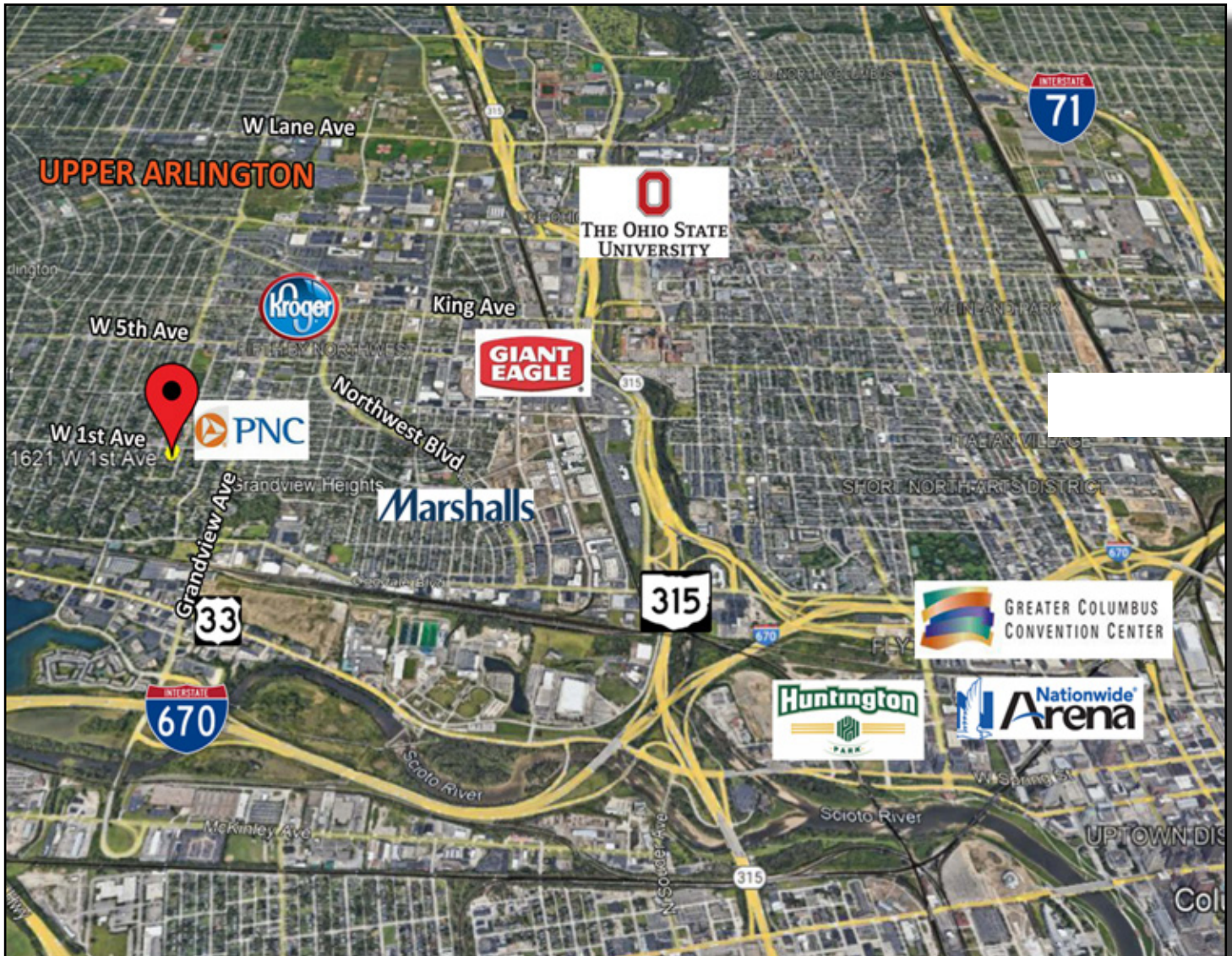
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Street Maps



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Property Location



Great Location!

Along Grandview civic corridor

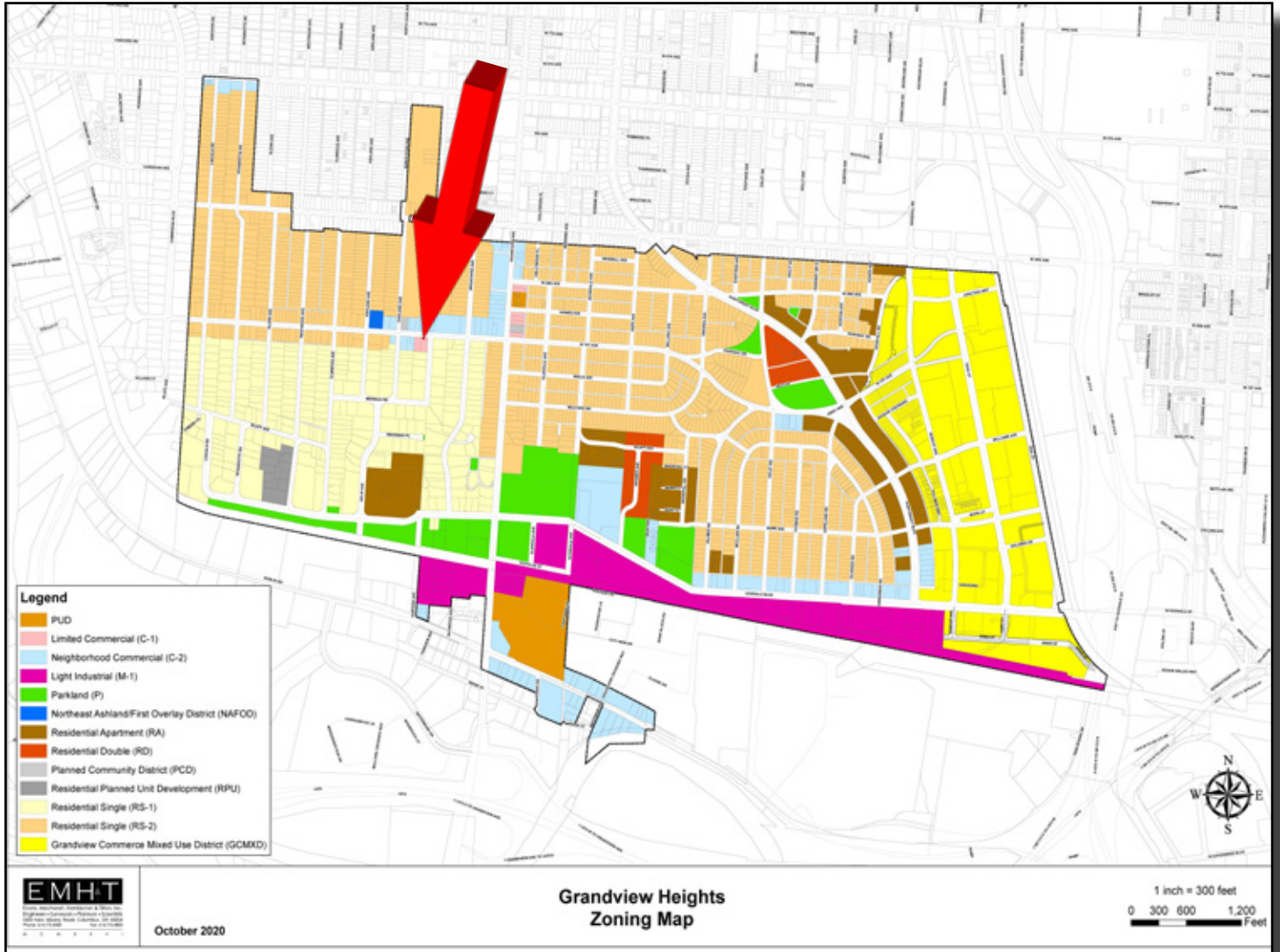
Easy access to main arteries

10 Minutes to Downtown Columbus



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Zoning Map



Click [here](#) to see zoning text



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Demographics

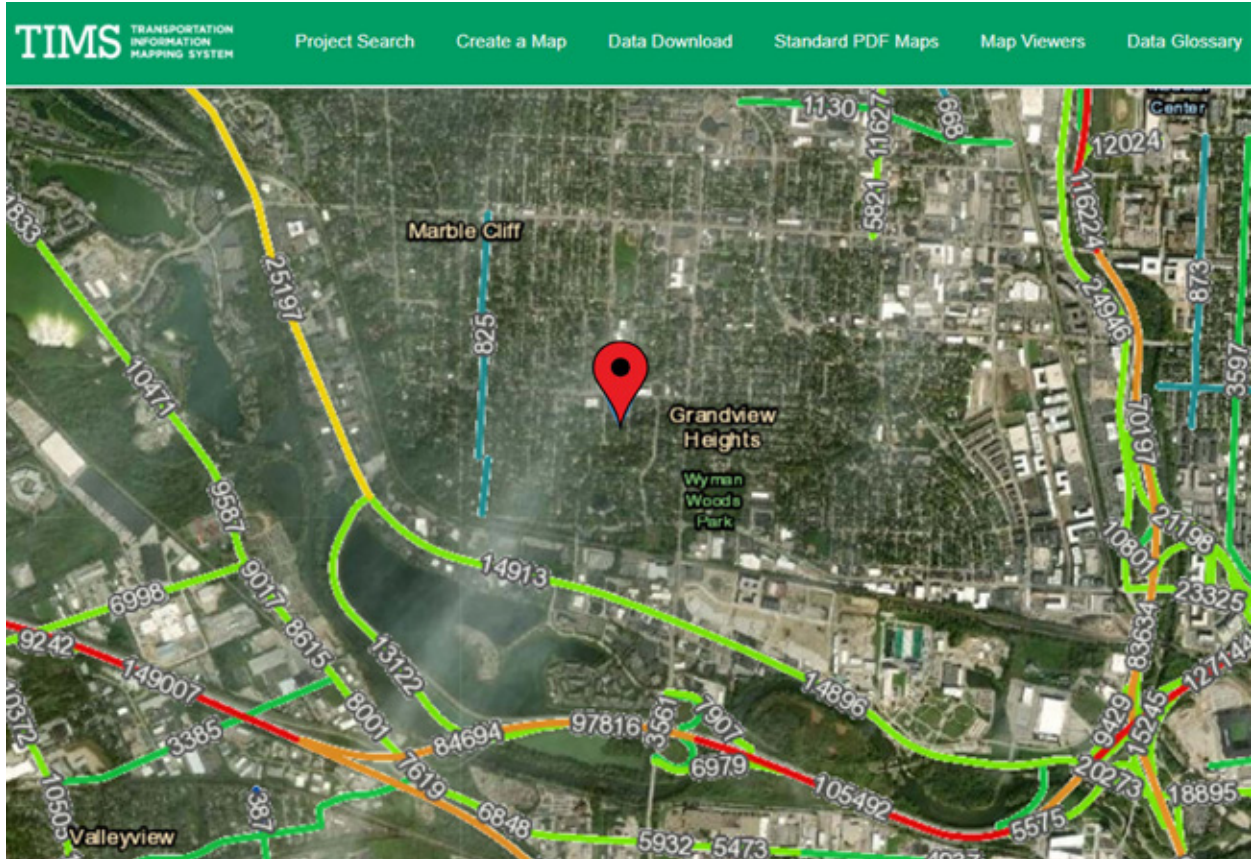
Demographic Summary Report

1621 W 1st Ave, Columbus, OH 43212



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	18,854		169,296		377,336	
2022 Estimate	17,718		160,602		358,765	
2010 Census	13,798		131,078		301,969	
Growth 2022 - 2027	6.41%		5.41%		5.18%	
Growth 2010 - 2022	28.41%		22.52%		18.81%	
2022 Population by Hispanic Origin	667		9,252		20,226	
2022 Population	17,718		160,602		358,765	
White	15,731	88.79%	122,273	76.13%	246,806	68.79%
Black	596	3.36%	20,285	12.63%	77,528	21.61%
Am. Indian & Alaskan	52	0.29%	557	0.35%	1,416	0.39%
Asian	909	5.13%	12,052	7.50%	20,142	5.61%
Hawaiian & Pacific Island	5	0.03%	69	0.04%	285	0.08%
Other	426	2.40%	5,367	3.34%	12,588	3.51%
U.S. Armed Forces	0		55		130	
Households						
2027 Projection	10,091		69,864		158,378	
2022 Estimate	9,500		66,030		150,402	
2010 Census	7,519		53,820		127,023	
Growth 2022 - 2027	6.22%		5.81%		5.30%	
Growth 2010 - 2022	26.35%		22.69%		18.41%	
Owner Occupied	3,461	36.43%	22,937	34.74%	64,767	43.06%
Renter Occupied	6,039	63.57%	43,092	65.26%	85,635	56.94%
2022 Households by HH Income						
Income: <\$25,000	1,077	11.34%	16,732	25.34%	36,181	24.06%
Income: \$25,000 - \$50,000	1,560	16.43%	12,148	18.40%	29,489	19.61%
Income: \$50,000 - \$75,000	1,936	20.39%	11,117	16.84%	27,180	18.07%
Income: \$75,000 - \$100,000	1,141	12.01%	7,013	10.62%	16,610	11.04%
Income: \$100,000 - \$125,000	1,030	10.85%	5,692	8.62%	12,537	8.34%
Income: \$125,000 - \$150,000	573	6.03%	3,242	4.91%	7,978	5.30%
Income: \$150,000 - \$200,000	1,110	11.69%	4,317	6.54%	9,471	6.30%
Income: \$200,000+	1,070	11.27%	5,767	8.73%	10,956	7.28%
2022 Avg Household Income	\$106,524		\$84,703		\$81,575	
2022 Med Household Income	\$78,845		\$58,336		\$57,855	

Traffic Map



Traffic Count Report

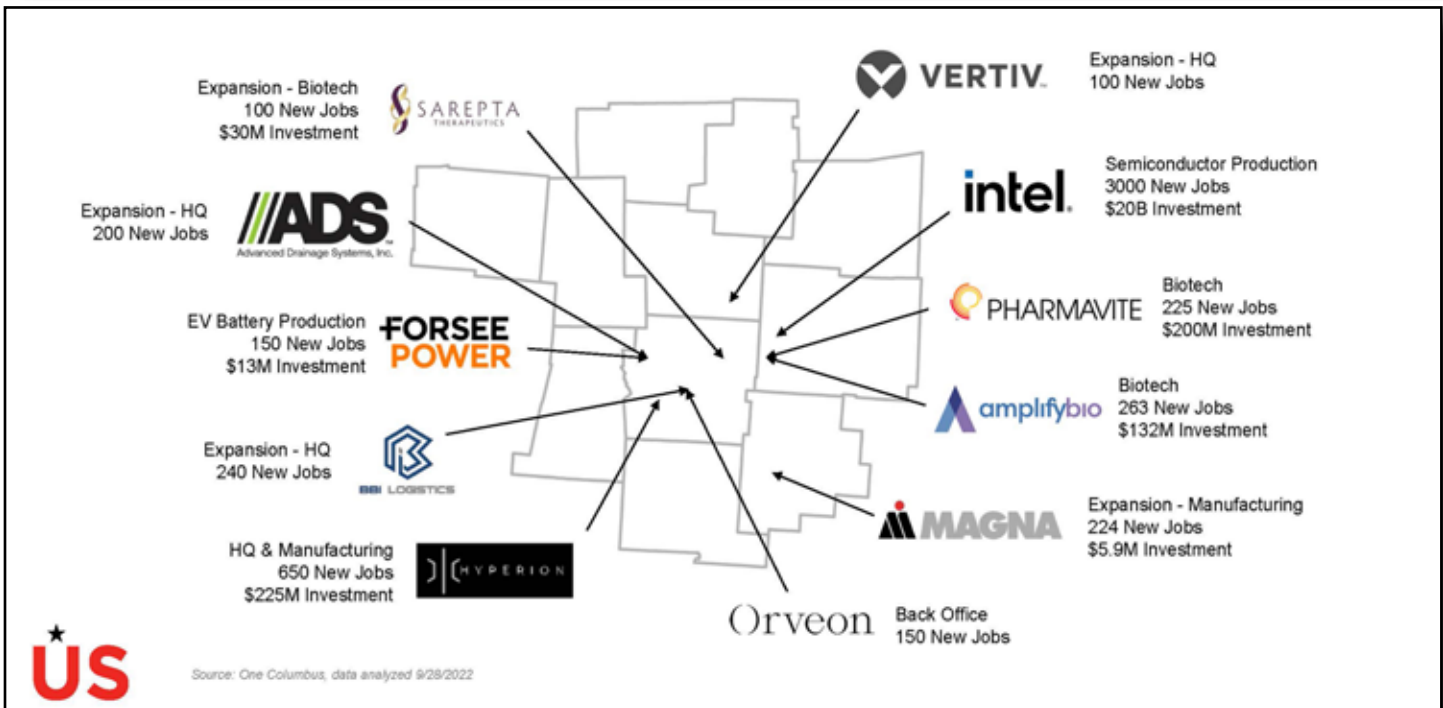


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Region Highlights

What's Driving Investment?



Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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