

FOR LEASE  
1 remaining  
Retail Space Available



**2200 E. Dublin Granville Rd., Columbus, 43229**



Lease Rate: \$10.00/SF NNN  
ONE Retail Spaces Available  
**Rear Retail Space: 1,665 SF**  
Other tenants:  
-Head Start Day Care & Lev's Pawn  
Pylon Sign: Available for tenants  
Lot Size: 3.693 Acres  
Ideal for users with heavy parking requirements  
**Parking Spaces: over 300 spaces**

Total Retail Spaces: 3

- Former Chi Chi's Restaurant newly renovated into 3 retail spaces
- Brand New 1st Generation Retail Space
- Access from Maplewood & 161
- Completely open Retail Space

Excellent visibility  
Daily Traffic Count: 30,600 (2003)  
Sprinkler System

**For Additional Information: Doug Tenenbaum**

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, or other conditions, prior to sale or lease or withdrawal from market without notice.

**1380-1384 S. Ohio Avenue, Columbus, OH 43206**



Rear Retail  
Available

LEV'S Pawn  
Shop

FUTURE HEAD  
START DAY  
CARE CENTER

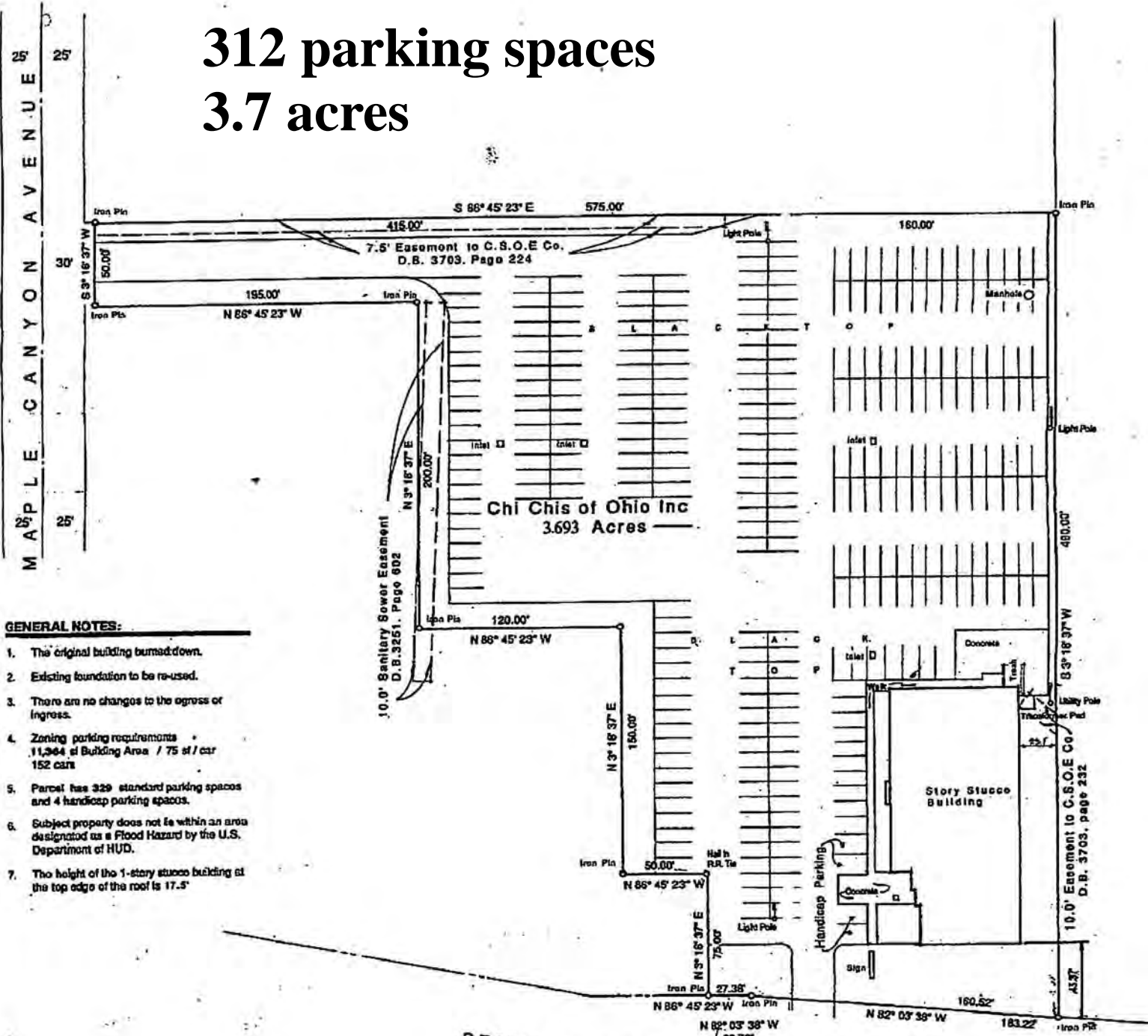


Rear Retail  
Available

LEV'S Pawn  
Shop

26 2:42PM

# 312 parking spaces 3.7 acres



**GENERAL NOTES:**

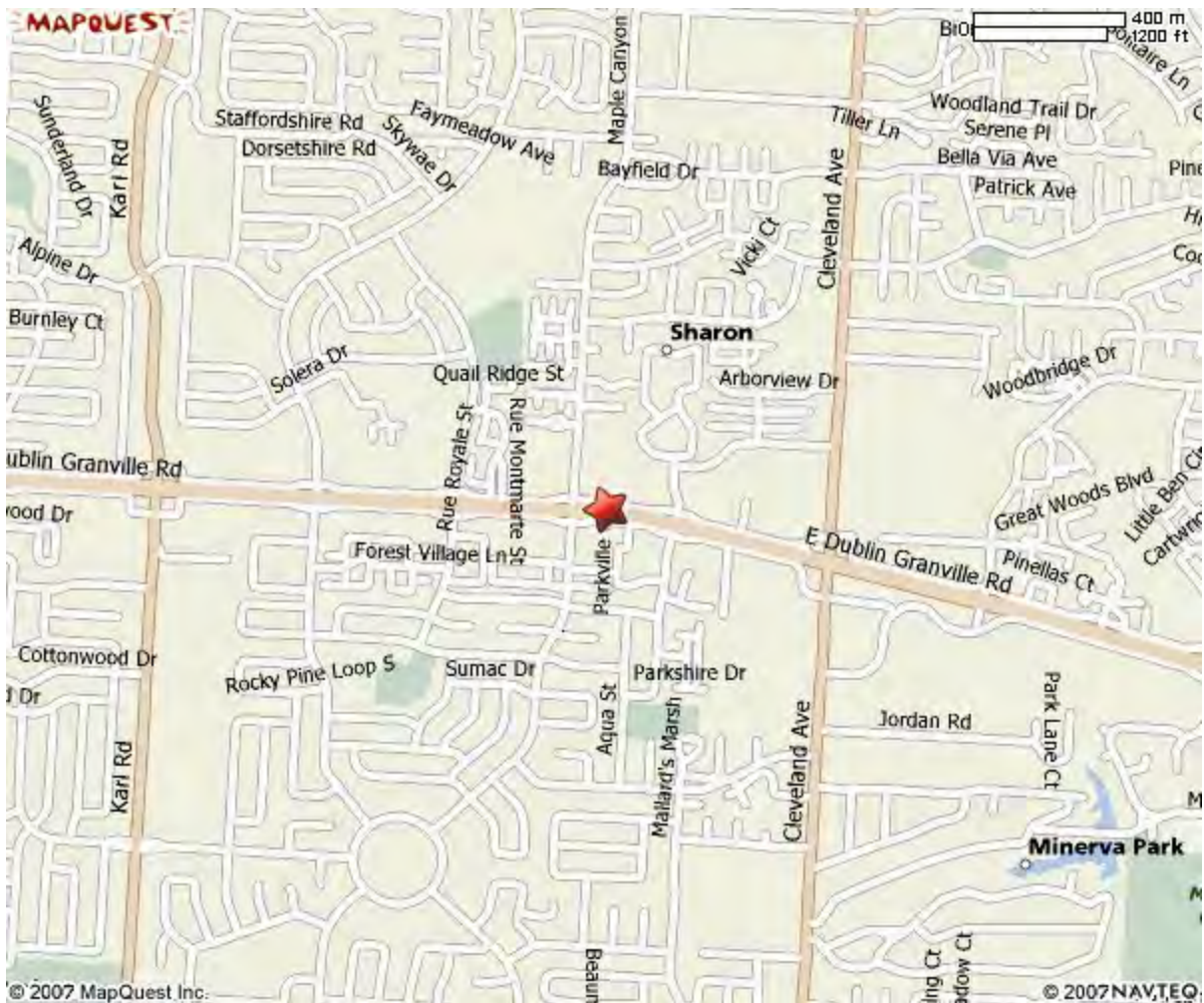
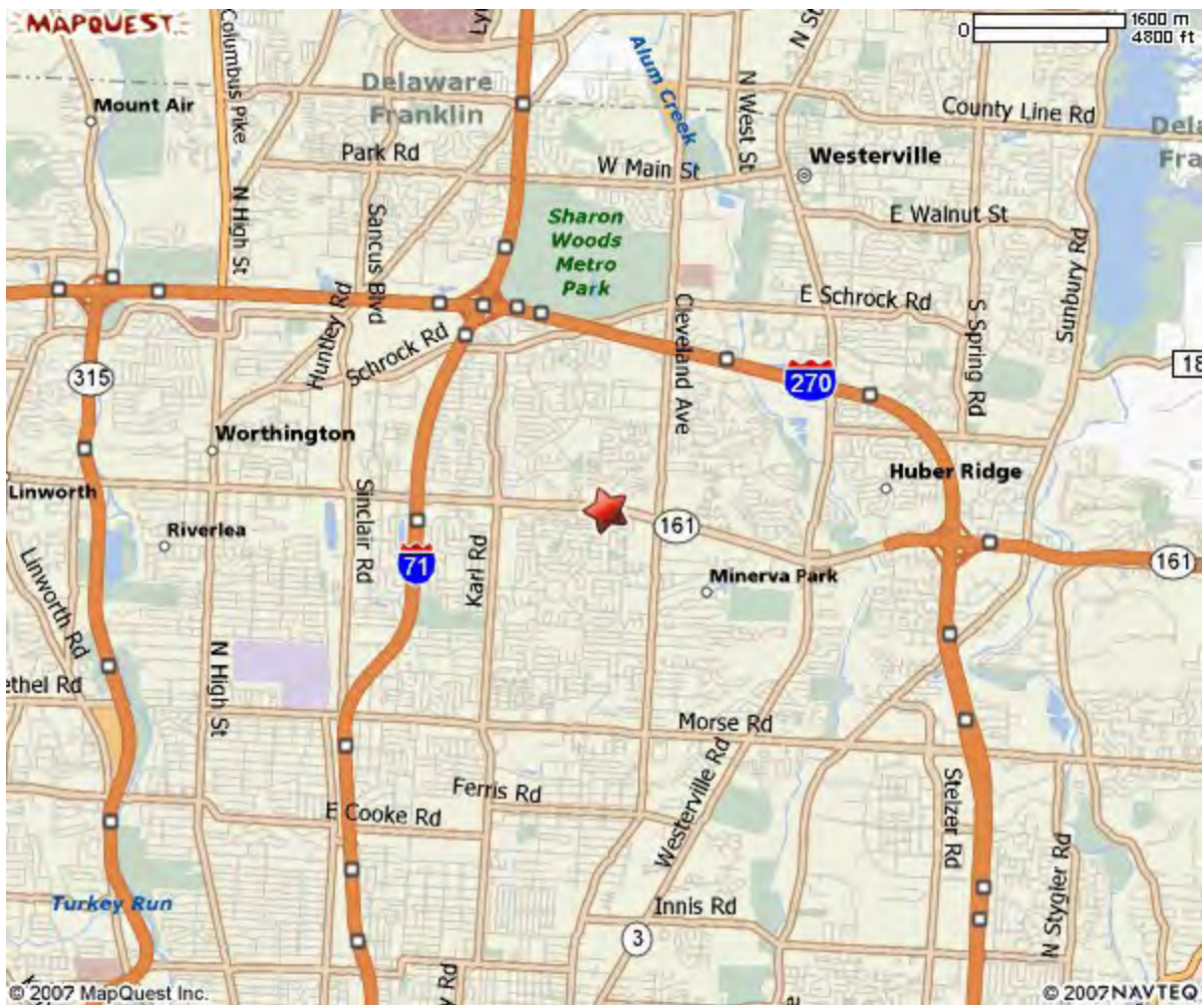
1. The original building burned down.
2. Existing foundation to be re-used.
3. There are no changes to the egress of ingress.
4. Zoning parking requirements  
11,364 sq ft Building Area / 75 sq ft / car  
152 cars
5. Parcel has 329 standard parking spaces and 4 handicap parking spaces.
6. Subject property does not lie within an area designated as a Flood Hazard by the U.S. Department of HUD.
7. The height of the 1-story stucco building at the top edge of the roof is 17.5'

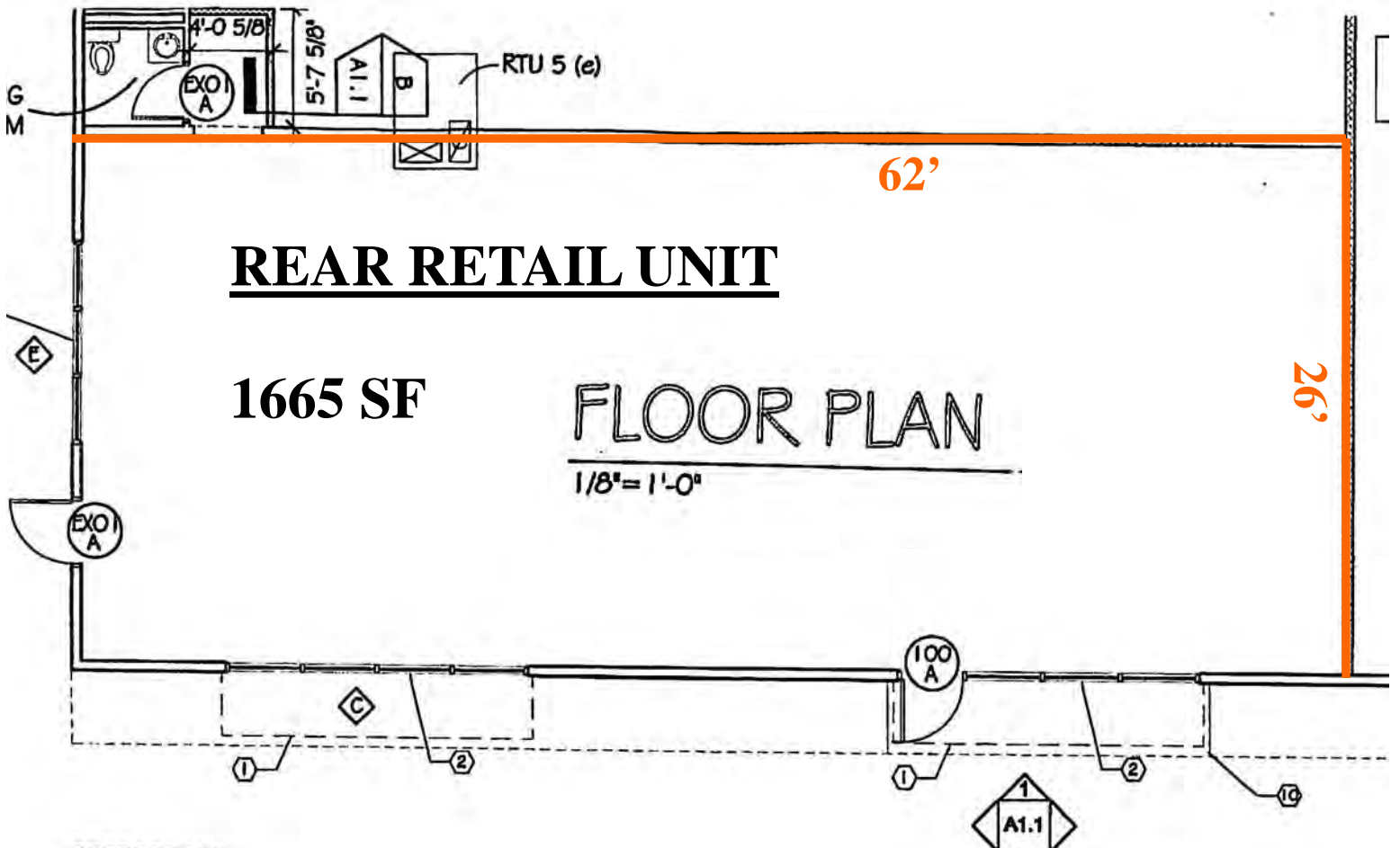
SERVICE (STATE ROUTE 161) ROAD

**SITE PLAN**

SCALE: 1" = 40'-0"







**Walgreens**  
OPEN 24 HOURS  
DRIVE-THRU PHARMACY

**usbank**  
Five Star Service Guaranteed

**LEV'S PAWN SHOP**  
and AUTO PAWN

**DOCKSIDE DOLLS**  
GENTLEMEN'S CLUB OF THE MILLENNIUM

**Fuji Dr**

**HUNAN HOUSE**

**Maple Canyon Ave**

**Spring Run Dr**

**E. Dublin Granville Rd.**

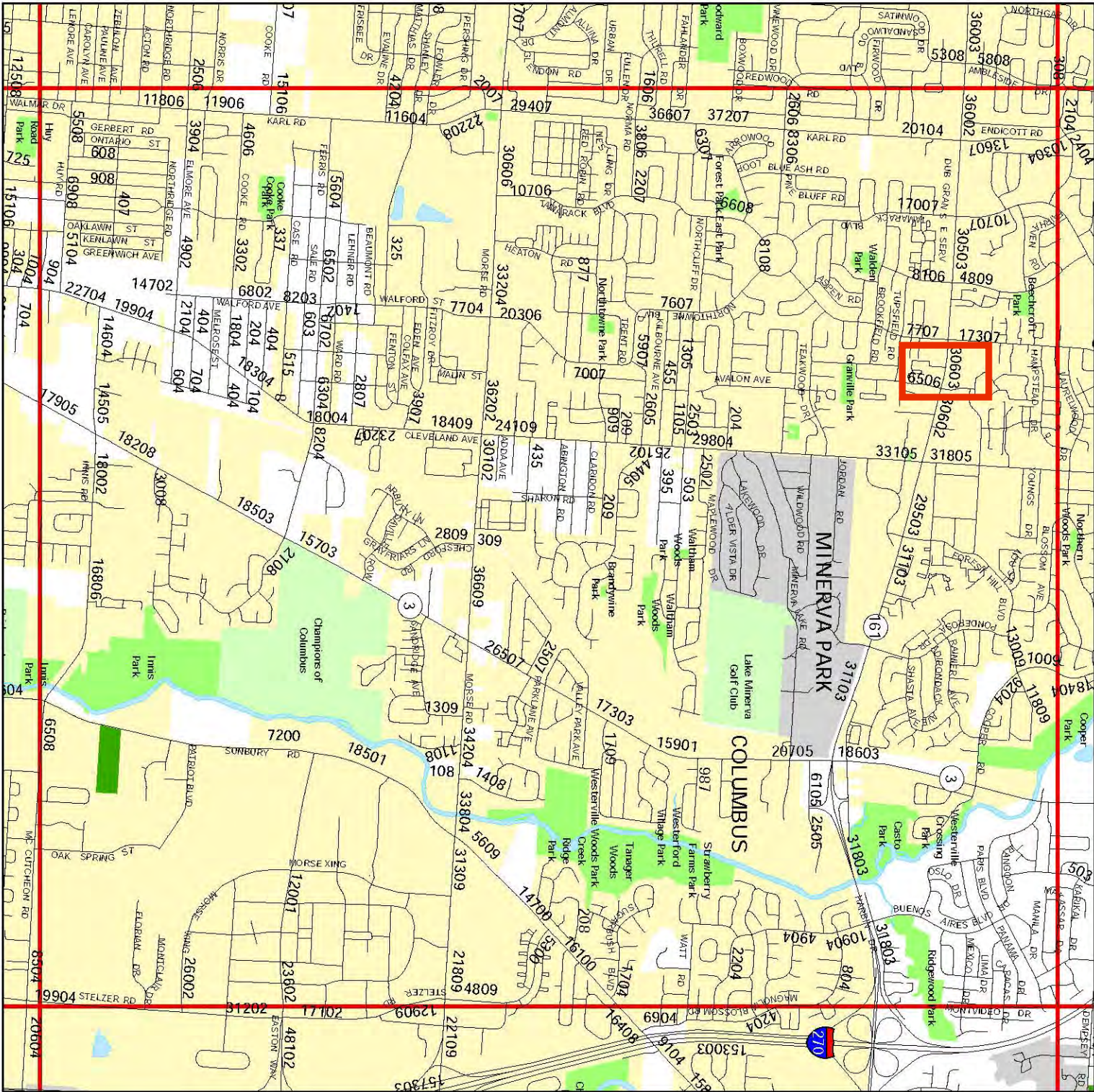
**McDonald's**  
i'm lovin' it

**HOOTERS**

**Huntington**

**TACO BELL**





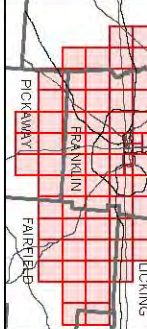
# 1995 - 2004 Average Daily Traffic

**How to Read the Maps**  
 The average daily traffic (ADT, 24-hour, non-directional, seasonal adjusted traffic count) is at the approximate location at which the count was taken. The counts are coded so that the last digit reflects the year of the count. Example: 22,002 reads 22,000 ADT in year 2002.

**Data Source**  
 Traffic Counts reported on this map were collected from the following government agencies: ODOT, County Engineers, the City of Columbus, suburban communities, and their consultants. Counts are from 1995 - 2004 inclusively.

|    |    |    |
|----|----|----|
| 52 | 53 | 54 |
| 63 | 64 | 65 |
| 74 | 75 | 76 |

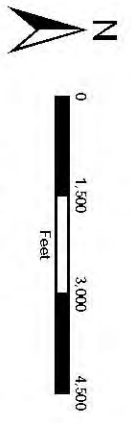
click on grids to access adjacent maps



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**Funding Source**  
 This map prepared in cooperation with the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration, the Ohio Department of Transportation and local communities.

**Base Mapping Source**  
 The base mapping used was provided by ODOT and all the County Auditor offices.



## MAP 64