

CRESCENT PLACE MEDICAL OFFICE BUILDING



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Offering Summary

490 Crescent Circle, Gahanna, OH 43230

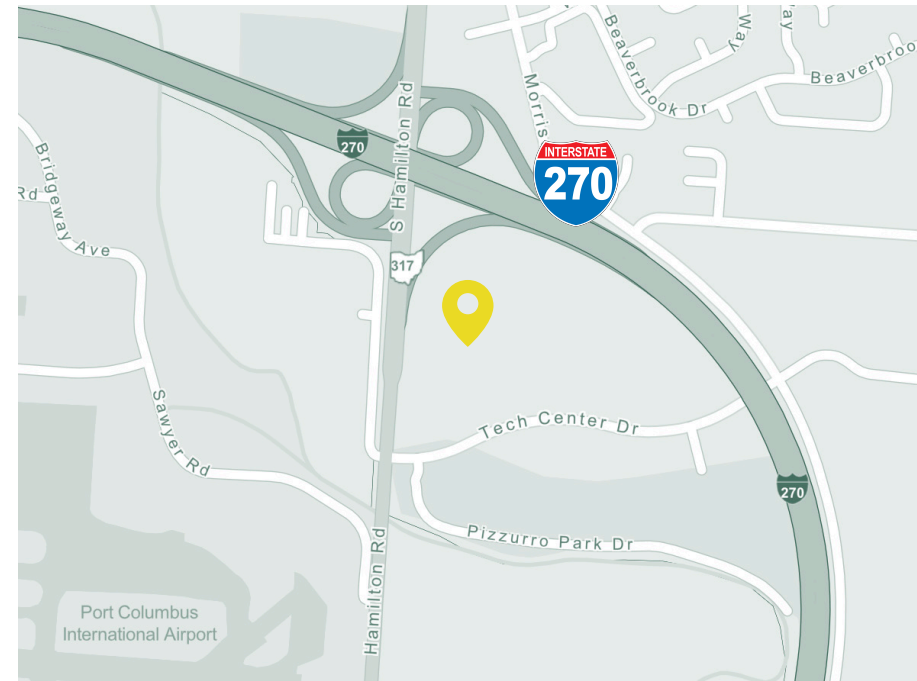
Be part of one of Gahanna's fastest-growing areas. This new medical office offers unmatched visibility on Hamilton Road (27K vehicles/day) with direct access to I-270 (123K vehicles/day) and a busy signalized intersection at Tech Center Drive (10K vehicles/day).

The area is booming, with 290 new apartments and a Sheetz convenience center opening in Sept 2025, OrthoOne's 60,000 SF facility bringing 215+ physicians and staff, and other leading healthcare providers nearby at Buckles Court.

Located in Crescent at Central Park, a 112-acre hub of office, retail, and residential space, this site offers easy access to highways, parks, dining, shopping, and entertainment—ideal for patients and staff.

- 80% tax abatement incentive for 10 years
- Nearly 10K VPD on Tech Center Dr
- Convenient access to I-270

Lease Rate:	\$24.00 SF/yr (NNN)
CAM Rate:	\$5-\$6.00 per SF/yr (estimated)
Available SF:	2,092 SF
Shell Available:	Jan 2026

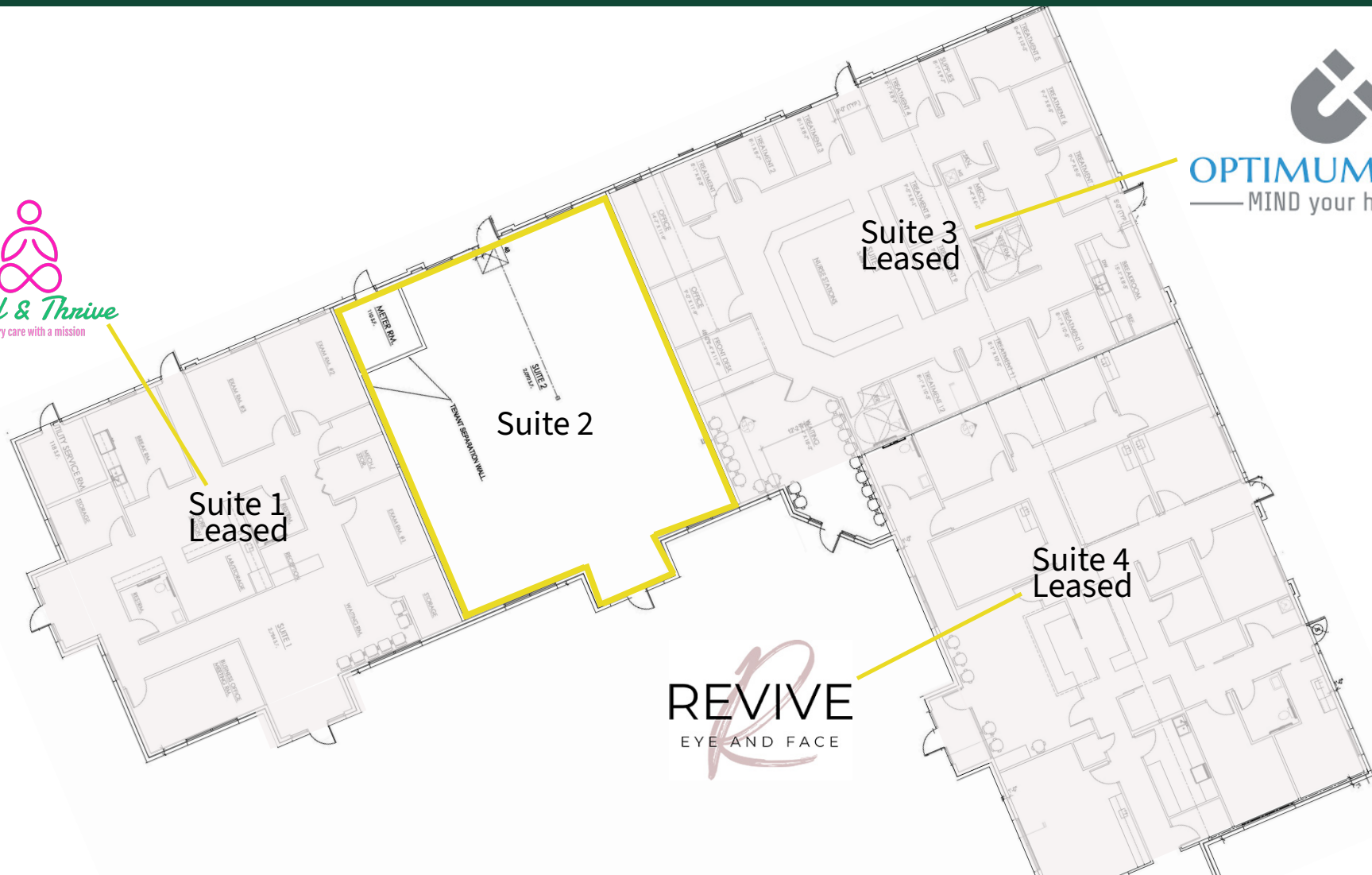


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Available Space

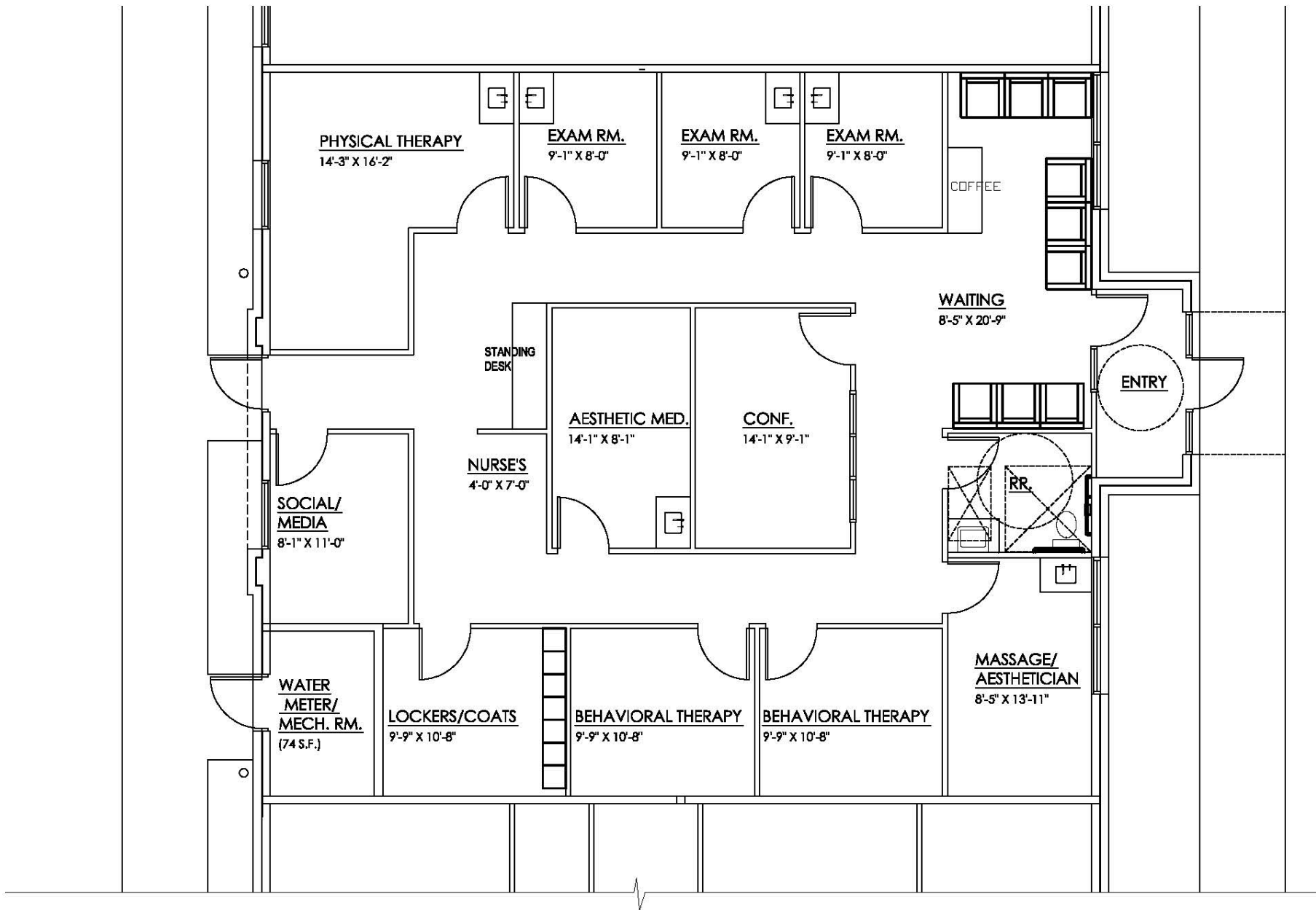


Suite #	SF Available	Rate	Type	Description
Suite 2	2,092	\$24.00 SF/yr	NNN	Shell space, available Jan 2026

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Sample Floor Plan



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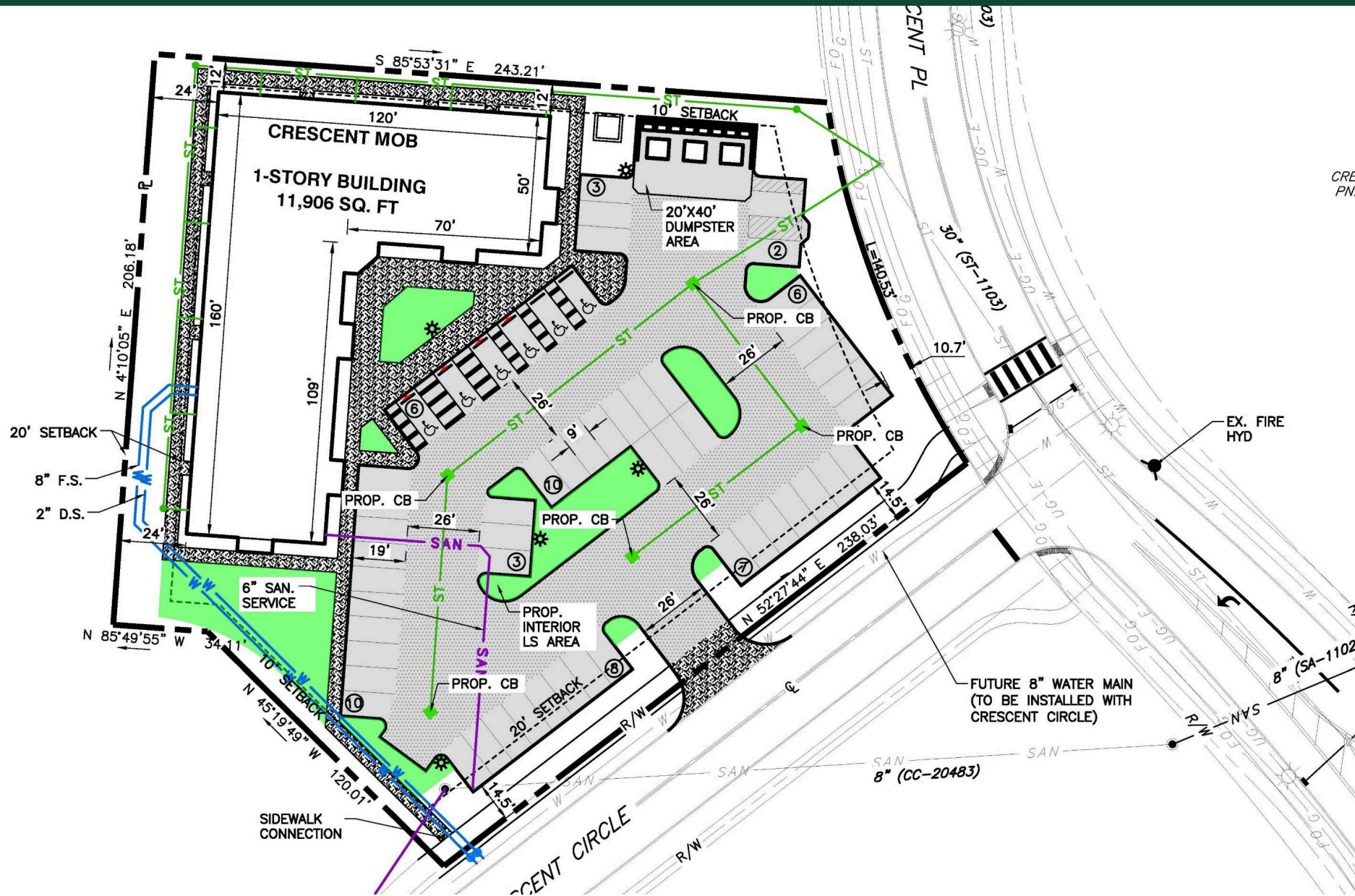


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Site Plan



Crescent Pl MOB Site Plan

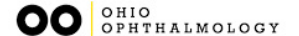


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Existing Medical Tenants

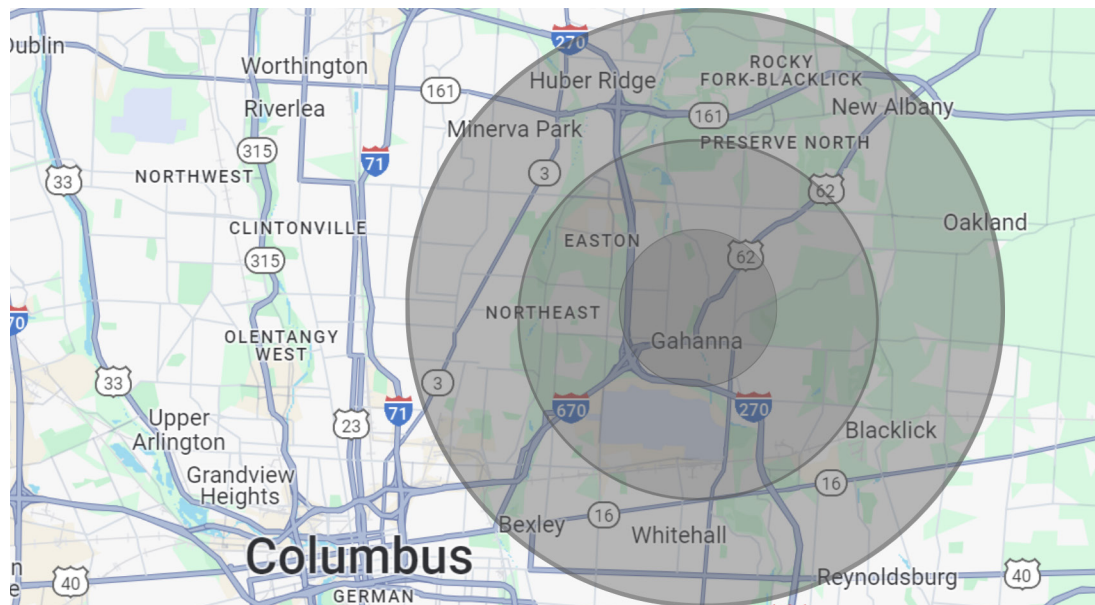


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Demographics



FRANKLIN COUNTY HIGHLIGHTS



POPULATION
1,321,414



MEDIAN AGE
34.2



AVG INCOME
\$105,947

TOP EMPLOYERS / RETAILERS

ABERCROMBIE & FITCH



GAP, INC

Abercrombie & Fitch

NATIONWIDE INSURANCE

AEP

CARDINAL HEALTH



SAFELITE AUTOGLASS

HUNTER RIDGE MALL SHOPPING CENTER

KEMBA FINANCIAL CREDIT UNION



KROGER

POPULATION	1 MILE	5 MILES	7 MILES
Total population	5,324	140,264	500,496
Average age	36.8	36.7	32.7
Average age M	35.1	35.0	31.9
Average age F	38.3	38.2	33.5
HOUSEHOLDS / INCOME			
Total household	2,093	54,610	198,504
# of person/household	2.5	2.5	2.4
Average household income	\$106,752	\$91,595	\$86,310
Average net worth	\$170,372	\$100,056	\$63,349
Average home value	\$279,318	\$246,851	\$227,022

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About KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



PAULINA CANINI

O: 614-271-2260

E: paulina@caniniassocltd.com

Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.