

# RETAIL OUTPARCEL | 855 W. 3RD AVE.

4,500 SF Restaurant/Retail Opportunity

GRANDVIEW  
**YARD**



## PRIME RETAIL OUTPARCEL

- High exposure at southwest corner of W. Third Avenue and Yard Street
- 7,000 SF retail building anticipated to be completed in 4Q'2022
- 4,500 SF available for restaurant or retail use
- Potential for ±650 sf patio and multiple glass overhead doors
- Clear heights up to 23 feet

### Development Highlights:

- 125-acre mixed-use development that blends suburban ease with urban walkability
- Adjacent to top-performing Giant Eagle Market District and Nationwide corporate campus
- 1.2 million SF of commercial office and over 1,000 multi-family residences and for sale homes
- Panera Bread, Chick-fil-A, Habaneros, Hofbrauhaus, Brekkie Shack, Esporta Fitness, Winans Chocolates + Coffees + Wine, MY SALON Suite and Club Pilates
- Courtyard by Marriott, Hyatt Place, and The Grand Event Center

Grandview Yard is a 125-acre mixed-use development featuring a strategic-planned mix of office, residential, retail, and restaurant uses. Located at the intersection of SR 315 and I-670 in beautiful Grandview Heights, Grandview Yard is just minutes from Downtown Columbus, the Arena District, and The Ohio State University Campus. Grandview Yard features appealing architecture, convenient parking, and ample green space. Grandview Yard is proud to be the first development in the Midwest to be certified as a LEED-ND community.

\* Rendering subject to change



Owned and Developed by  
**Nationwide Realty Investors**

**GRANDVIEWYARD.COM**





Conceptual Rendering –  
Overhead doors and awning  
to be determined.



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### Retail Leasing

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