

Luxurious Brand New Retail or Office/Medical in Vibrant Grandview

THE EDINGTON
GRANDVIEW HEIGHTS, OHIO



NEWMARK

EDINGTON

The Edington is a brand new, three story mixed-use project located in the charming neighborhood of Grandview Heights, just one block from Grandview Avenue. The project is within walking distance to hundreds of Grandview residents, multiple schools and a variety of restaurant, entertainment and shopping options.



RETAIL/OFFICE FOR SALE OR LEASE

The Edington

1562-1572 W. 1ST AVENUE
GRANDVIEW HEIGHTS, OHIO

\$24.00/SF

OFFICE/MEDICAL LEASE RATE (NNN)

\$26.00/SF

RETAIL LEASE RATE (NNN)

\$310.00/SF

SALE PRICE (WEST UNIT ONLY)



THE EDINGTON | 1562-1572 W. 1ST AVENUE

Availability

2,600 SF

FOR LEASE OR SALE



THE EDINGTON | 1562-1572 W. 1ST AVENUE

PARKING

There are 37 parking spaces allocated to the entire ground floor commercial space in the adjacent parking lot. All parking is common. There is also on street parking on both sides of First Avenue free of charge immediately in front of the building.

DESIGN

The Edington maintains a traditional design with modern elements. Exterior brick materials with large, industrial style windows add to the building's interest. Ceiling heights vary from 12'3" – 13" (west building) to 14'3" (east building) to lowest part of the structural steel frame. Gas & heavy voltage electric is available.

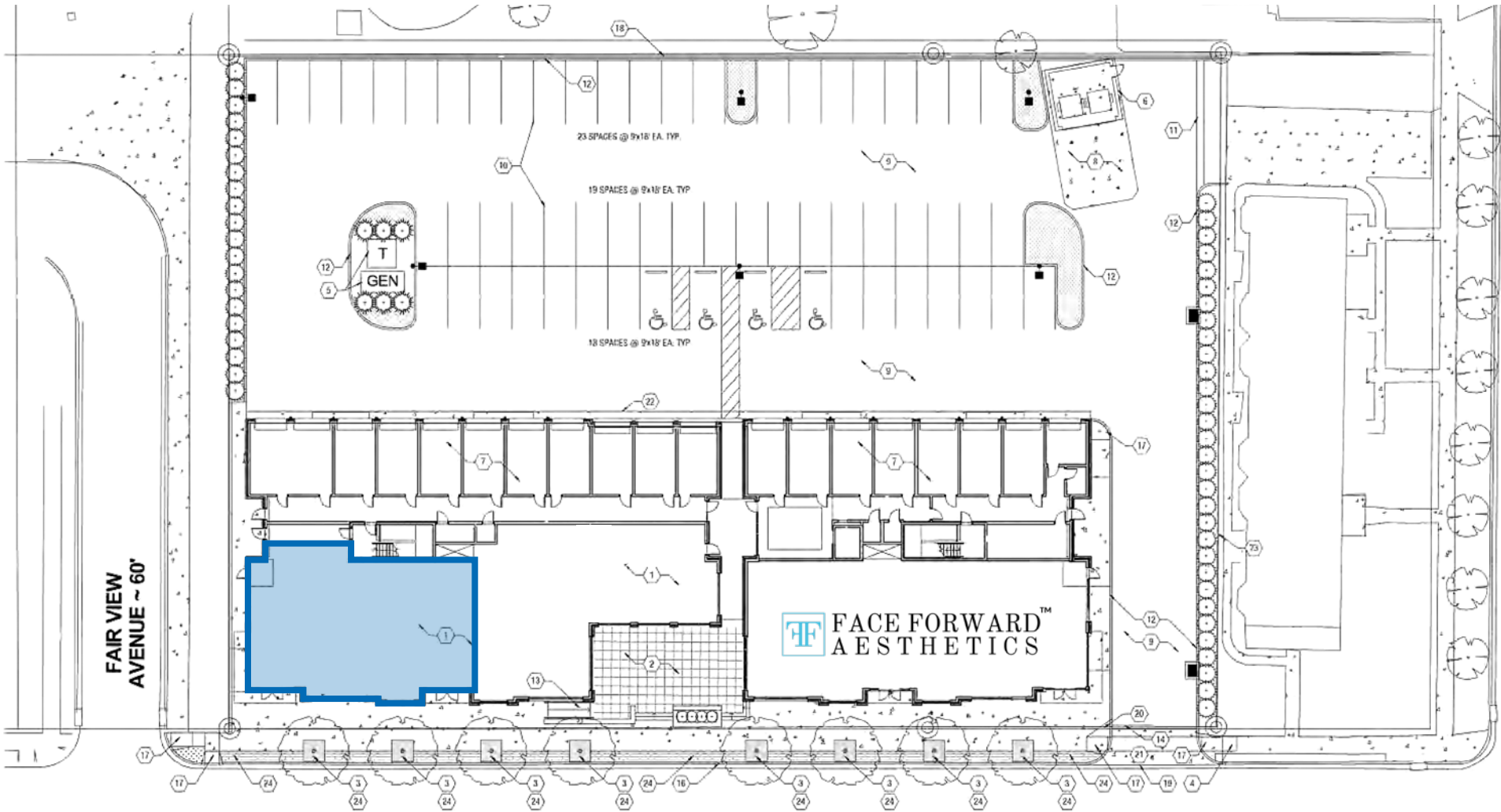




Tenant Signage Rendering



Site Plan



THE EDINGTON | 1562-1572 W. 1ST AVENUE



THE EDINGTON | 1562-1572 W. 1ST AVENUE




THE OHIO STATE
UNIVERSITY


short north
arts district

BATTELLE

DOWNTOWN
COLUMBUS

EDINGTON

GRANDVIEW
YARD

**GRANDVIEW
CROSSING**



THE EDINGTON

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	17,591	161,340	354,211
Projected Population	17,901	164,267	358,691
Population Growth	1.6%	1.7%	1.3%
Median Age	36.2	32.9	34.4
College Educated	70%	49%	41%
Daytime Employees	14,152	183,079	308,862
Households	9,702	67,224	149,470
Average Income	\$103,845	\$82,866	\$82,546
Median Home Value	\$398,042	\$287,591	\$237,277
Median Year Built	1958	1960	1958
Total Consumer Spending	\$299.3 M	\$1.9 B	\$4.2 B
Average Household Spending	\$30,849	\$27,835	\$27,766

Luxurious Brand New Retail or Office/Medical for Sale or Lease in Vibrant Grandview

THE EDINGTON | 1562-1572 WEST 1ST AVENUE
GRANDVIEW HEIGHTS, OHIO

For more information, contact:

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