

1451 Broadview Ave, Columbus, OH



Flexible Retail / Storage for Lease in Heart of Grandview

10,530

SF Available

\$14.50

Lease Rate SF/YR NNN

\$5.76

CAM Rate SF/yr

18K +

Vehicles Passing

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

1451 Broadview Ave, Columbus, OH 43212

Located in the heart of Grandview Heights, 1451 Broadview Ave offers a rare leasing opportunity in one of Central Ohio's most established retail corridors. More than 10,000 SF of flexible retail and storage space is still available in this building. The space available features a predominantly open floor plan with a small office area, small break spaces, dedicated restrooms, and convenient dock access for receiving and distribution. A new glass storefront entrance along Broadview Ave will enhance visibility, improve customer access, and create an attractive street presence for your business.

Property Highlights

- 10K+ SF retail/warehouse space available in the heart of Grandview Heights
- Dock access
- New glass storefront entrance on Broadview Ave
- Flexible open floor plan with office and break areas
- Prime corner location at Grandview's main intersection with 18 K+ VPD

Property Summary

Lease Rate: \$14.50 SF/YR (NNN)

CAM Rate: \$5.76 SF/YR

Available SF: 10,530 SF



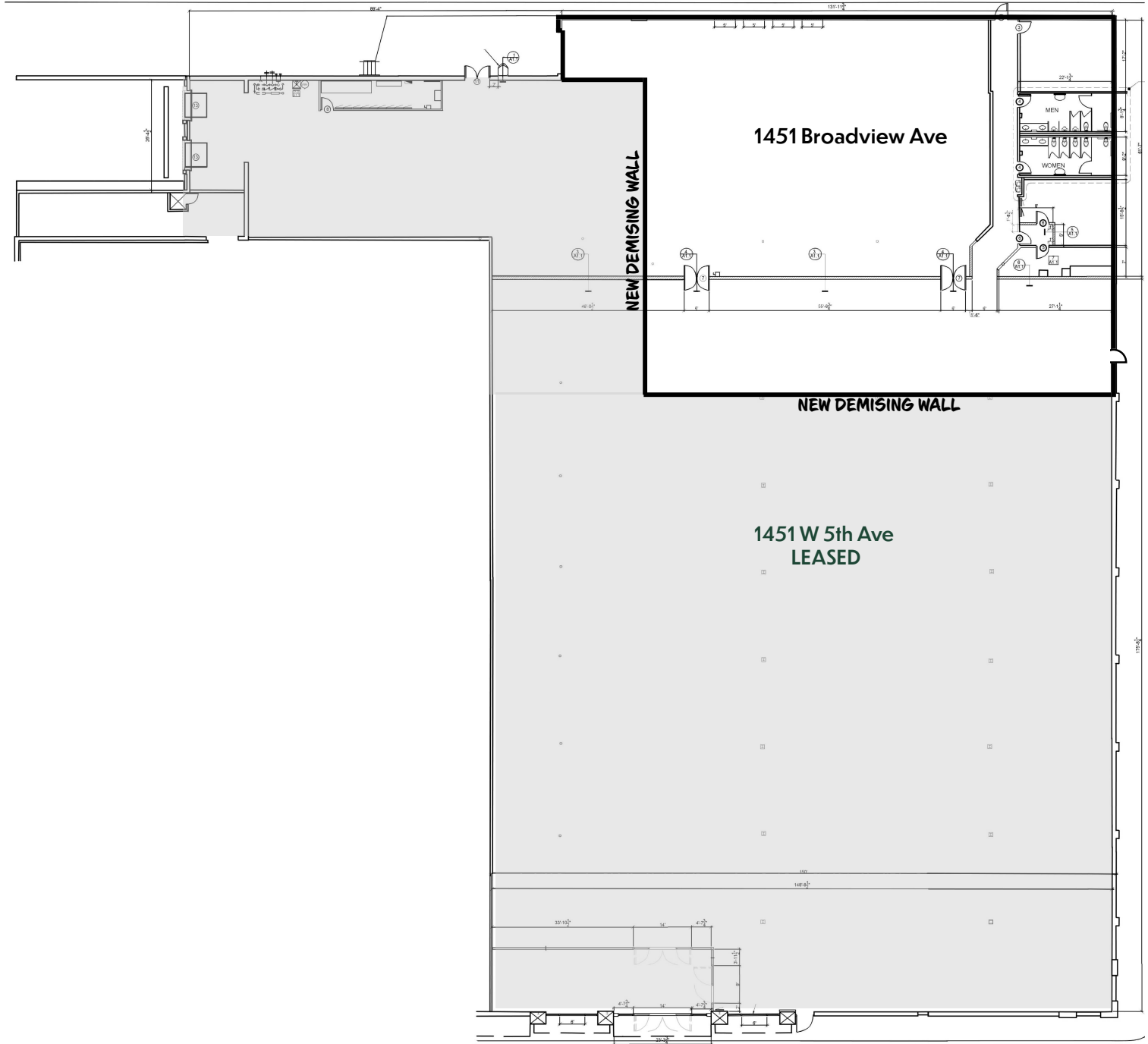
Photos - Aerial

1451 Broadview Ave, Columbus, OH 43212



Floor Plan - Available Area B

1451 Broadview Ave, Columbus, OH 43212



Photos - Interior

1451 Broadview Ave, Columbus, OH 43212



Market Overview

1451 Broadview Ave, Columbus, OH 43212

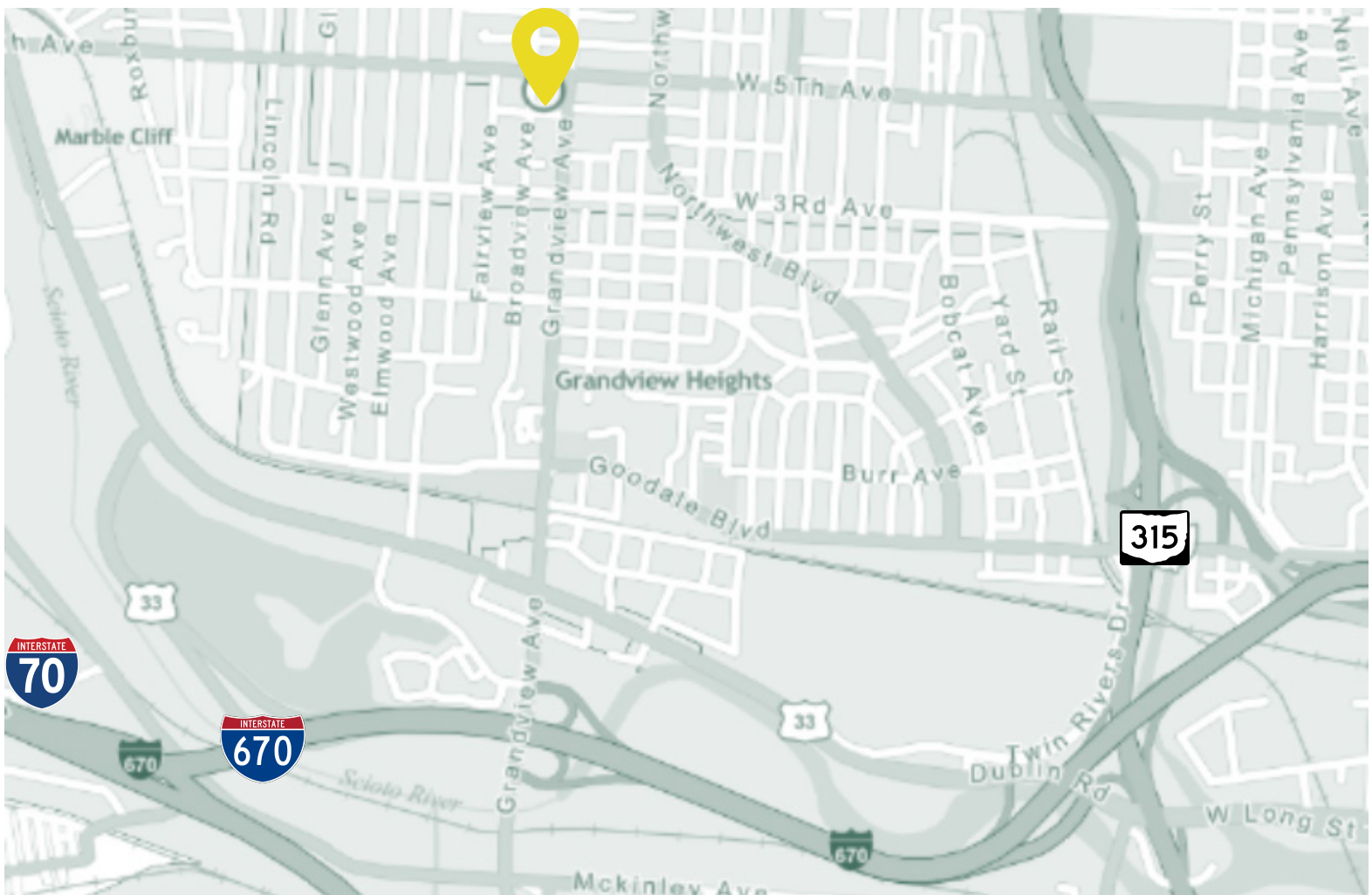
Snapshot of Area Companies



Demographic Snapshot

within 5 miles

Population	366,594
Households	158,313
Avg HHI	\$94,265
Businesses	31,497
Employees	338,225



Ready to Tour?

Contact Us TODAY!



John Royer, CRE, SIOR

O: 614-255-4374

E: jroyer@krgre.com



Kelsey Wrightsel

O: 614-309-6296

E: kelsey@vision1rea.com



Kohr Royer Griffith Inc
Commercial Real Estate Services
EXPERIENCE MATTERS

Kohr Royer Griffith Inc. has been Central Ohio's trusted commercial real estate resource since 1914. With more than 110 years serving the Columbus market, our brokers bring unmatched local knowledge, deep relationships, and a proven track record across every asset class. KRG team members have held leadership roles in every major local real estate organization — and our relationships come first in everything we do.



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.

Neither KRG its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials of information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KRG will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.