

828 Grandview Ave  
Columbus, OH 43215

For Sale / For Lease



## Prime Grandview Drive-thru Restaurant and User Ready Daycare Space

Sale Price:  
\$3,095,000

Building Size:  
9,044 SF

Lease Rate & Space Available:

2,517 SF - \$39.95 PSF Net  
(drive-thru)

4,982 SF - \$24.95 PSF Net

Total: 7,499 SF

Est. Operating Expenses:  
\$11.28 PSF Net

- Adjacent to Starbucks, Sheetz, and Wendy's
- Contiguous to the \$506 million, 55 acre Grandview Crossing Development. Which includes over 300 apartments and 250,000 SF of office space.
- 4,982 SF space is former daycare with existing outdoor playground. Includes equipment that will remain for new tenant and approval for 90 full time students.
- 30,092 daily traffic count
- 1 mile from Rt. 315, I-670, and Rt. 33
- Located 3 miles from the Ohio State University Main Campus



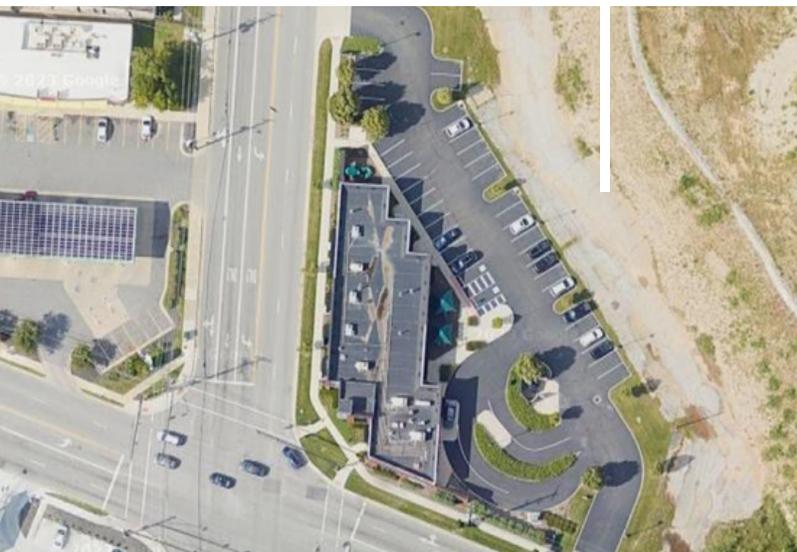
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Alterra Real Estate  
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# Demographic Summary Report

## Grandview Station

804-828 Grandview Ave, Columbus, OH 43215

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,800 SF**  
 Year Built: **2011**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	11,107		167,397		379,813	
2022 Estimate	10,434		158,359		361,063	
2010 Census	8,103		126,455		303,571	
Growth 2022 - 2027	6.45%		5.71%		5.19%	
Growth 2010 - 2022	28.77%		25.23%		18.94%	
<b>2022 Population by Hispanic Origin</b>	385		9,630		20,973	
<b>2022 Population</b>	10,434		158,359		361,063	
White	9,372	89.82%	118,788	75.01%	243,331	67.39%
Black	488	4.68%	23,647	14.93%	83,770	23.20%
Am. Indian & Alaskan	22	0.21%	641	0.40%	1,501	0.42%
Asian	258	2.47%	9,717	6.14%	19,336	5.36%
Hawaiian & Pacific Island	3	0.03%	63	0.04%	284	0.08%
Other	290	2.78%	5,503	3.48%	12,840	3.56%
U.S. Armed Forces	0		37		118	
<b>Households</b>						
2027 Projection	5,130		69,685		158,203	
2022 Estimate	4,831		65,598		150,211	
2010 Census	3,839		51,841		126,707	
Growth 2022 - 2027	6.19%		6.23%		5.32%	
Growth 2010 - 2022	25.84%		26.54%		18.55%	
Owner Occupied	2,317	47.96%	23,348	35.59%	63,508	42.28%
Renter Occupied	2,514	52.04%	42,250	64.41%	86,703	57.72%
<b>2022 Households by HH Income</b>	4,832		65,599		150,212	
Income: <\$25,000	319	6.60%	16,553	25.23%	37,227	24.78%
Income: \$25,000 - \$50,000	723	14.96%	12,510	19.07%	29,958	19.94%
Income: \$50,000 - \$75,000	1,003	20.76%	11,294	17.22%	27,322	18.19%
Income: \$75,000 - \$100,000	550	11.38%	7,080	10.79%	16,614	11.06%
Income: \$100,000 - \$125,000	626	12.96%	5,585	8.51%	12,293	8.18%
Income: \$125,000 - \$150,000	364	7.53%	3,068	4.68%	7,856	5.23%
Income: \$150,000 - \$200,000	686	14.20%	4,083	6.22%	8,980	5.98%
Income: \$200,000+	561	11.61%	5,426	8.27%	9,962	6.63%
<b>2022 Avg Household Income</b>	\$114,921		\$82,938		\$79,032	
<b>2022 Med Household Income</b>	\$91,863		\$57,557		\$56,499	

