



**2080 EAST DUBLIN GRANVILLE ROAD, COLUMBUS OH**

**FOR LEASE \$6.00 PER SQUARE FEET NNN**



### Property Features

- High visibility on Dublin Granville Rd
- Three Retail Bays Available:
  - 2080 with 1,500 sq ft
  - 2088 with 1,875 sq ft
  - 2090 with 1,800 sq ft
- 72 Parking Spaces
- 2.632 Acres

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

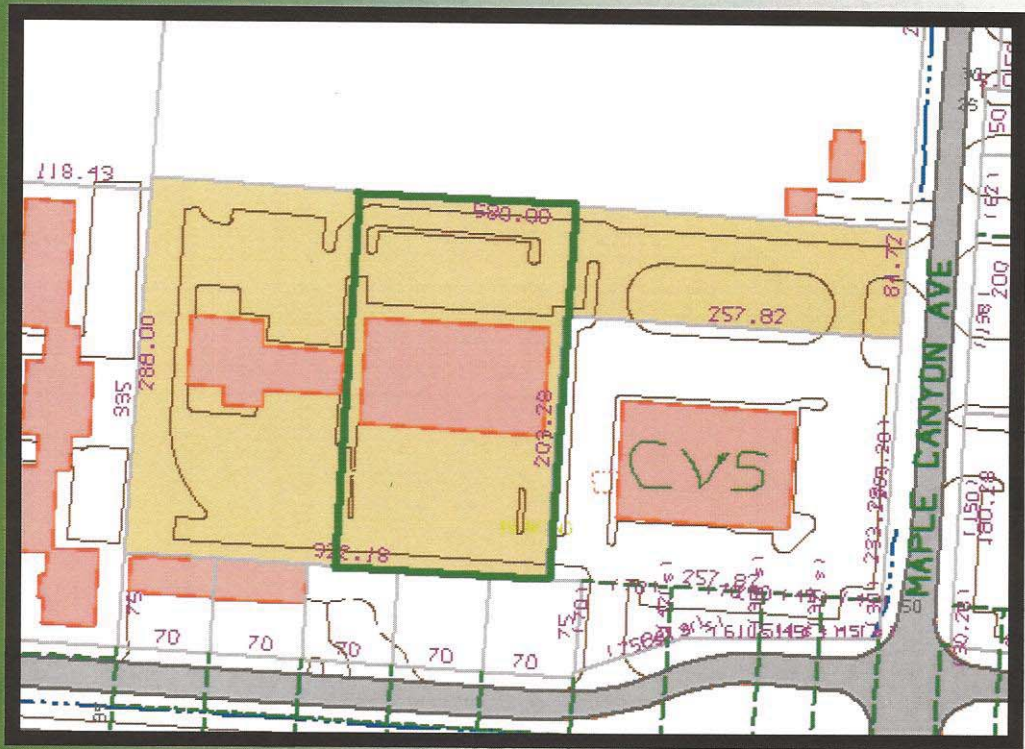


# EXECUTIVE SUMMARY

Address: 2080 East Dublin Granville Road, Columbus, Ohio  
 For Lease: \$6.00/sq ft NNN  
 NNN C.A.M. Charges: \$4.00 Capped for the First Year  
 County: Franklin  
 Parcel: 010-241738  
 Year Built: 1997  
 Possession: Immediate

Total Available Square Feet: 5,175  
 Acreage: 2.632 Acres  
 Total Building Square Feet: 10,275  
 Total Number of Parking Spaces: 72 spaces  
 Zoning: Retail  
 Description: Three Retail Bays Available:  
 2080 with 1,500 sq ft  
 2088 with 1,875 sq ft  
 2090 with 1,800 sq ft.

Extremely high visibility on East Dublin Granville Road, located next to a CVS at Maple Canyon. Corner access. Typical Bay is 75 feet in depth. Plenty of parking both in front and rear of building.



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**Customer Full****Commercial-Retail**

**List Number:** 211036257      **Status:** Active      **List Price:** \$0  
**List Price Sqft:** VT:

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**Parcel #:** 010-241738      **Previous Use:** Retail  
**Use Code:**      **Tax District:** 010      **Zoning:** Retail

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**For Sale:** No      **For Lease:** Yes      **Exchange:** No  
**Occupancy Rate:** 50      **Mortgage Balance:**

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**Gross Op Income:** 0      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:** None Know n  
**NOI:** 0

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**Taxes (Yrly):**      **Tax Year:**      **Tax Incentive:**  
**Assessment:**           **Possession:** Immediate

**General Information**

**Address:** 2080 E Dublin Granville Road      **Unit/Suite #:**      **Zip Code:** 43229      **Tax District:** 010  
**Between Street:** Maple Canyon & Karl Road      **City:** Columbus      **Corp Limit:** Columbus  
**Complex:**      **County:** Franklin      **Township:** None  
**Dist To Interchange:**      **Mult Parcels/Sch Dis:** No      **Near Interchange:**

**Building Information**

**Total SqFt Available:**      **Minimum Sqft Avail:** 1,500      **Max Cont Sqft Avail:** 3,675  
**Bldg Sq Ft:** 10,275      **Acreage:**      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:** 6      **Parking Ratio/1000:**  
**# of Docks:**      **# Drive-In Doors:**      **Total Parking:** 72  
**Year Built:** 1997      **Year Remodeled:**      **Bay Size:**  
**Ceiling Height Ft:** 8

	Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:	2080	1,500	11/01/2011	3:	2090	1,800
2:	2088	1,875	11/01/2011	4:		

**Financials**

**Lease Rate \$/Sq Ft:** 6      **Will LL Remodel:**  
**Expenses Paid by L:**      **Finish Allow/SQFT \$:**  
**T Reimburses L:** Building Insurance; Cam; RE Taxes; Curr Yr Est \$/SF TRL: 4      **Pass Exp Over BaseYr:**  
**T Contracts Directly:** Janitorial; Maint/Repairs; Utilities      **Exp Stop \$:**  
**Curr Yr Est \$/SF TRL:** 4  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:**  
**Heat Type:**      **Electric:**  
**Electric:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**      **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Three retail bays available, on high traffic East Dublin Granville Rd of approximately 30,000 cars per day.

**Sold Info**

**Sold Date:**      **SP:**  
-      **New Financing:**  
-      **SrCns:**      **SrAst:**

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# PHOTOS

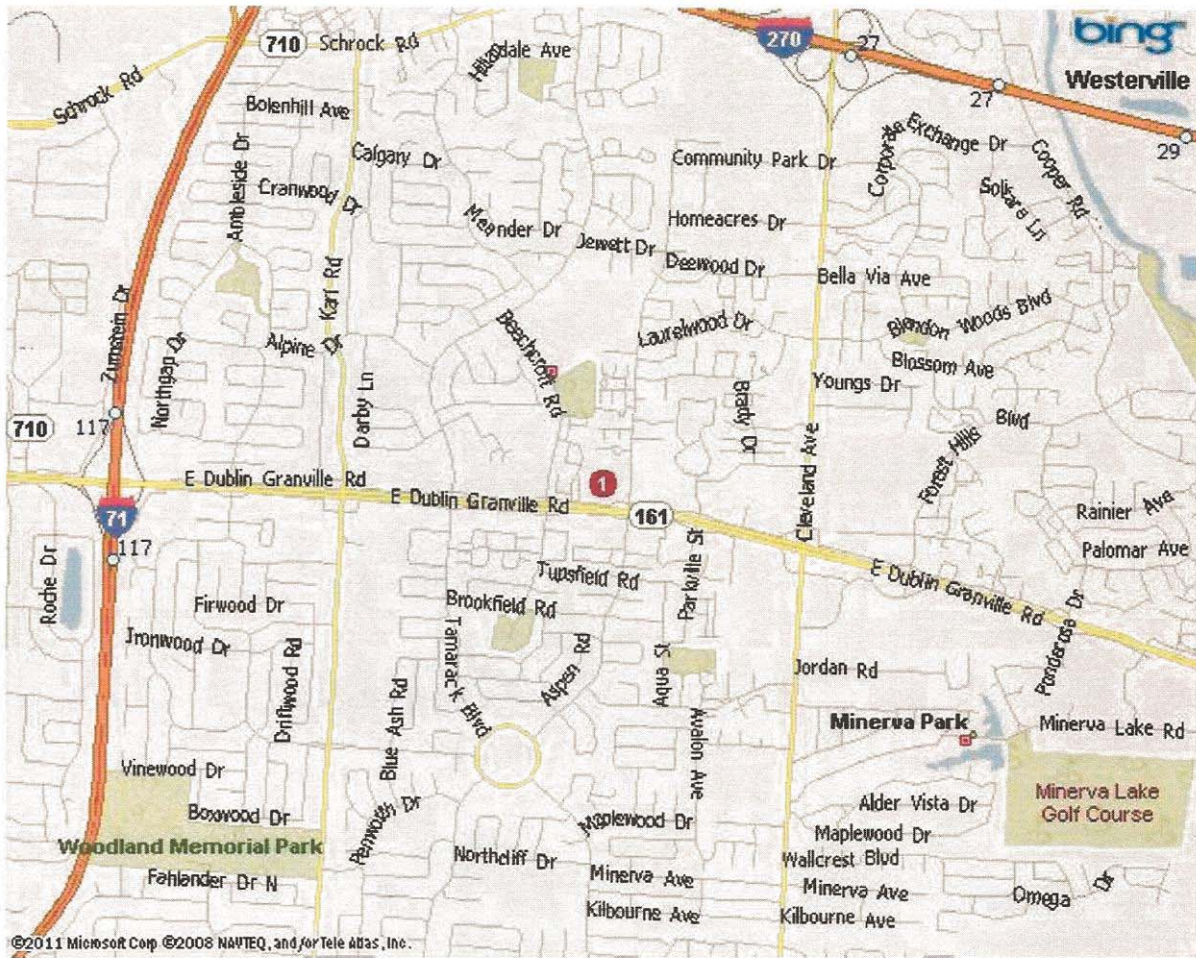


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# Property Map

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## Map Legend

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- 1) Maple Canyon, Columbus, OH 43229
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Maple Canyon Avenue

East Dublin Granville Road

**STDB ONLINE.com**  
The Site To Do Business

bing™

50 m  
200 ft

POWERED BY  
**esri**

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