



WWW.GOODMANREALSTATE.COM
216.381.8200

GRACE'S BEND II

Columbus, Ohio



HIGHLIGHTS

- Available spaces ranging from 2,276 SF to 5,000 SF
- Site sits adjacent to Cap City Diner, Columbus Fish Market, and 164-key Aloft Hotel
- Great visibility to Olentangy River Road and State Route 315, connecting the inner ring suburbs to all of Columbus
- One of the most densely populated areas in Columbus, with average household incomes of nearly \$90,000 within one mile of the site
- Full access from Olentangy River Road and West 3rd Avenue
- Daytime population of approximately 150,000

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2028 Projection	165,482	365,904	611,098
2023 Estimate	158,286	359,917	604,899
INCOME	3 MILE	5 MILE	7 MILE
2023 Average	\$89,983	\$84,716	\$81,435
2023 Median	\$62,506	\$59,068	\$58,048
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2023 Employees	149,873	232,529	356,795

LEASING INFORMATION

www.goodmanrealstate.com
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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

DANIEL CLARK

VP and Manager, Columbus Office
daniel@goodmanrealstate.com

JOE BELINSKE

Sales Associate, Columbus Office
joe@goodmanrealstate.com



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LENNOX TOWN CENTER

THE OHIO STATE UNIVERSITY
 61,170 Total Students

OSU WEXNER MEDICAL CENTER
 UNIVERSITY HOSPITAL
 746 Beds
 JAMES CANCER HOSPITAL & SOLOVE RESEARCH INSTITUTE
 308 Beds
 ROSS HEART HOSPITAL
 150 Beds
 BRAIN & SPINE HOSPITAL
 116 Beds

OHIO EXPO CENTER & STATE FAIRGROUNDS

BATTELLE MEMORIAL INSTITUTE
 Nonprofit independent research and development organization.
 1,771 Employees (#40 Largest Employer in Central Ohio)

FOUNDERS PARK

- \$160M development
- 14,000 SF retail/restaurant
- 152 key Hyatt House Hotel
- 642 Residential units
- 6 AC park
- 1M bike path visitors annually (busiest section of path in Ohio)

STEFANIE SPIELMAN COMPREHENSIVE BREAST CENTER

- The first center in the Midwest offering a full range of breast cancer care

SPECTRUM

- 1,779 employees (33rd largest employer in Central Ohio)

GRANDVIEW CROSSING
 \$300M 56 AC mixed-use development with 250,000 SF office, 100,000 SF retail, 80 apartments, 180-unit senior living facility, 120-room hotel, 3 AC park, fitness center, and 675+ space parking garage

OHIO STATE EYE AND EAR INSTITUTE

- 137,000 SF facility on 7.5 AC

THE REACH

- 21 AC, \$65M development
- 110,000 SF White Castle World Headquarters
- 175,000 SF office space
- 21,000 SF event center
- 254 apartment units divided into multiple buildings
- Structured parking deck, central green space including pool, restaurant and retail space

GRANDVIEW YARD

- 125-acre mixed use development with 1.2M SF commercial & 1,400+ residential units
- 500,000 SF corporate campus for Nationwide Insurance supporting 3,000+ employees
- 135-room Courtyard Marriott and 126-room Hyatt Place
- 300-person capacity Grand Event Center banquet facility

THE NORTH MARKET

- \$192M tower / 11,000SF+ addition

NEW CREW STADIUM
 Home of the Columbus Crew (SC)

NATIONWIDE ARENA
 Home of the Columbus Blue Jackets (NHL)

COLUMBUS CONVENTION CENTER

- 1.8M square feet of space
- 1M+ annual visitors

COLUMBUS STATE COMMUNITY COLLEGE
 27,109 Total Students



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UNIT	TENANT	SIZE (SQ. FT.)
1	Studio Torch	7,253
2	Available (Divisible)	5,002
3	Available	2,276

- AVAILABLE
- LEASED
- NEGOTIATING



1275 OLENTANGY RIVER ROAD EAST ELEVATION