



1264 E Dublin Granville Road

1264 E Dublin Granville Road, Columbus, Ohio 43229

Property Features

- 4,700± SF Freestanding commercial building along heavily traveled East Dublin Granville Road
- Situated on 2± acres
- Ideal Owner / User opportunity
- 183± Feet of frontage on E. Dublin Granville
- Strong traffic counts - 35,000+ Vehicles Per Day
- Ample parking - 100 spaces
- Numerous amenities nearby
- Convenient access to I-71

Sale Price: \$650,000



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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

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Property Overview



Property Summary

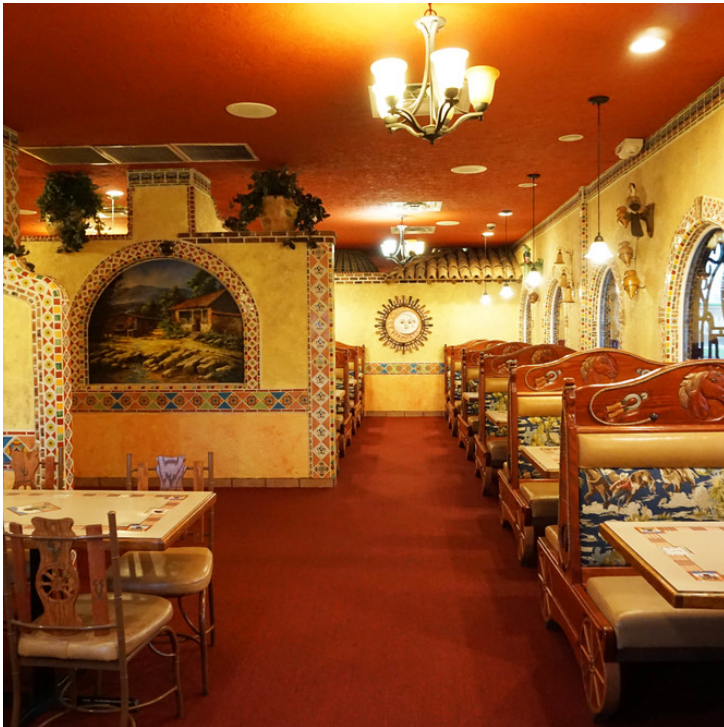
Sale Price:	\$650,000
Lot Size:	2.06 Acres
Building Size:	4,710 SF
Year Built:	1978
Zoning:	C-4
Market:	Westerville
Sub Market:	Northeast
Cross Streets:	East Dublin Granville Road & I-71
Traffic Count:	35,000

Location Overview

Site is ideally located between I-71 and Karl Road along busy East Dublin Granville Road in northeast Columbus. The area is surrounded by hotels, shopping, and various amenities.

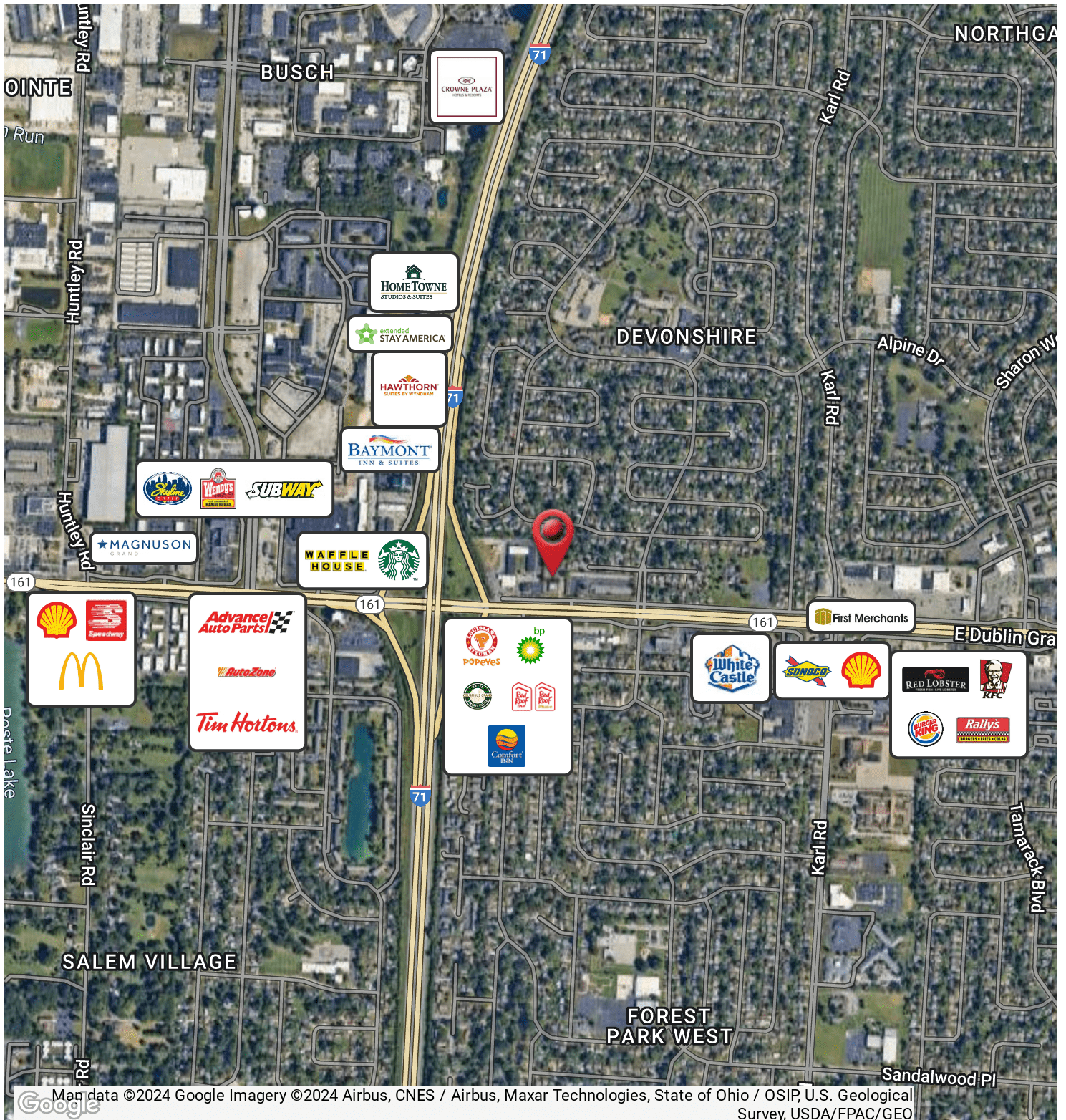
Property Overview

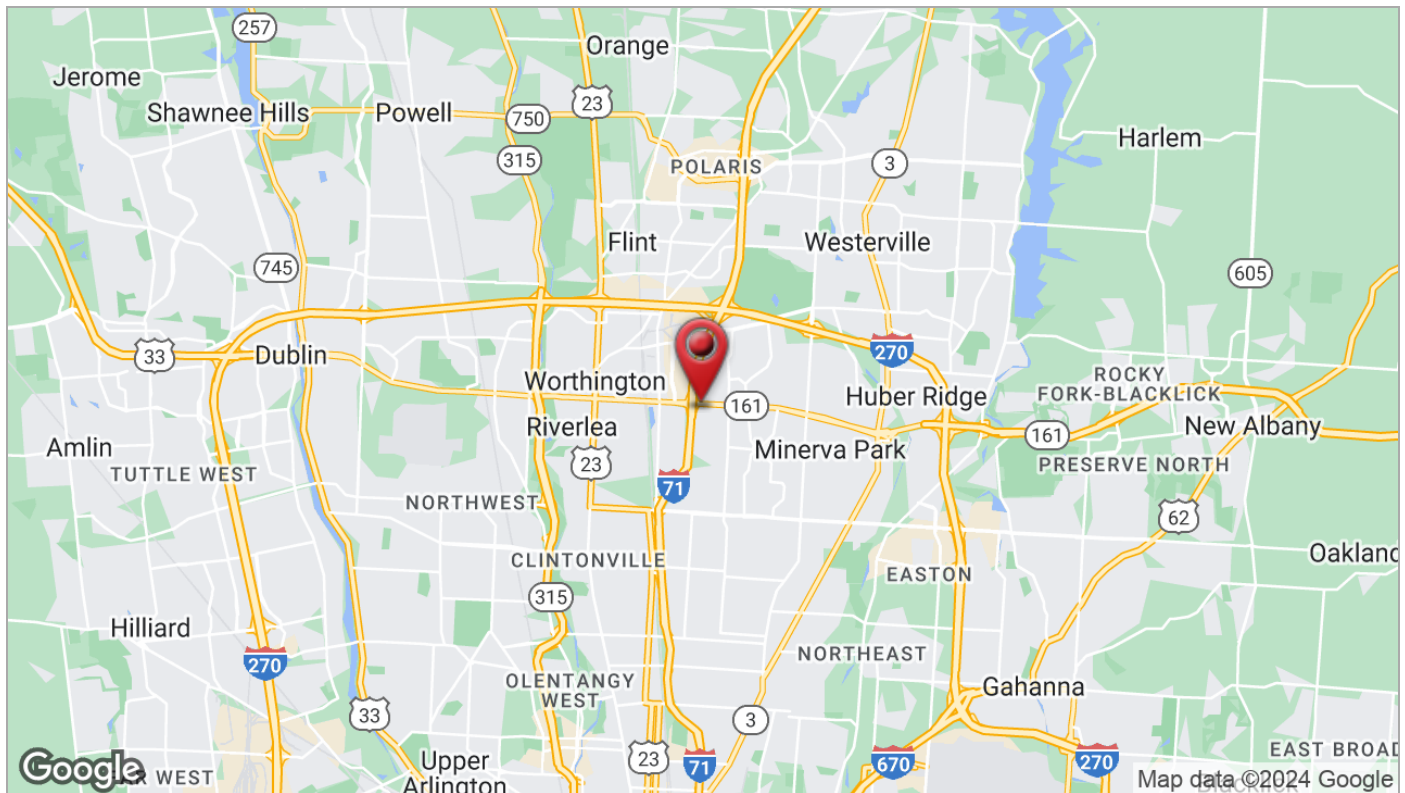
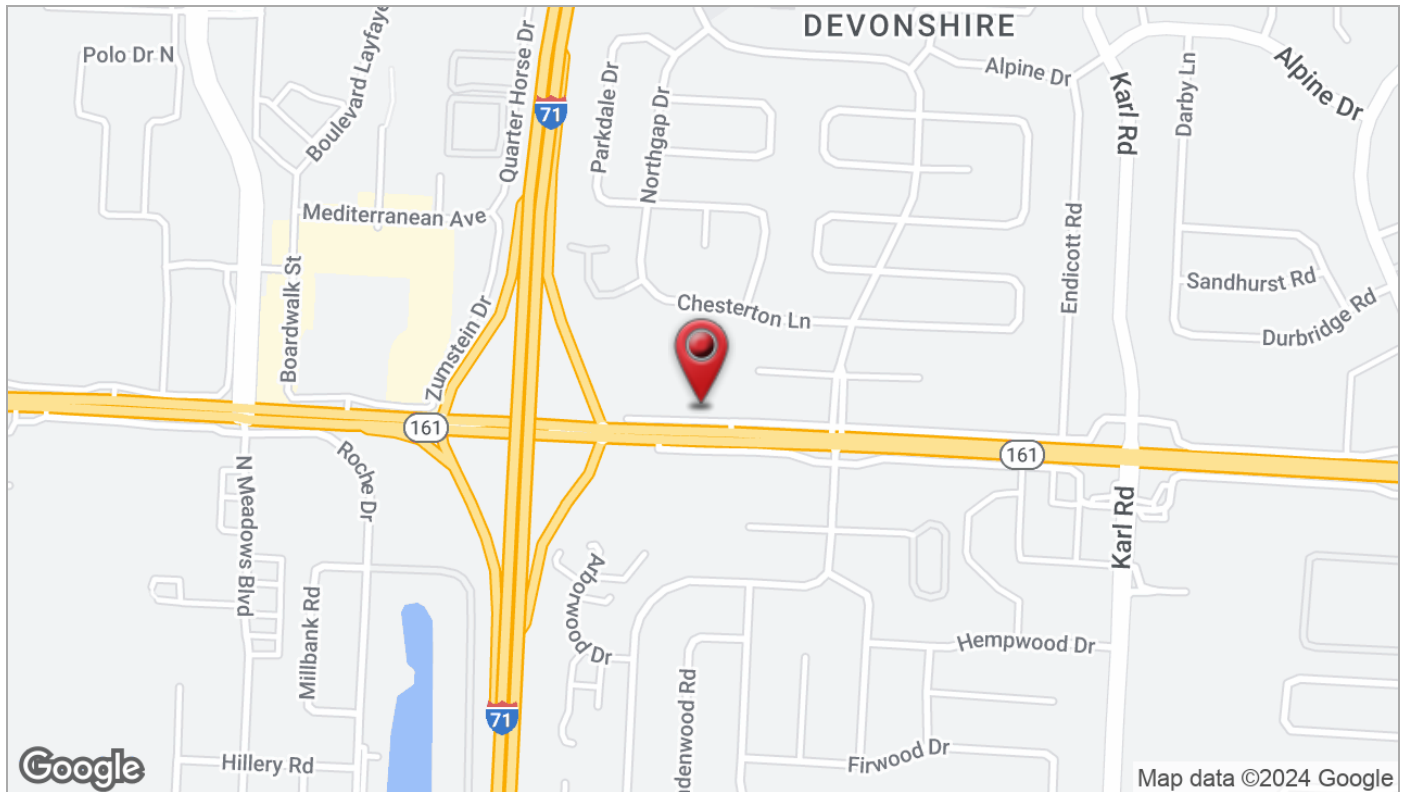
The former Casa Hacienda Grill is an authentic Mexican restaurant located between I-71 and Karl Road in northeast Columbus. This 4,710 SF freestanding building is situated on 2± acres along heavily traveled East Dublin Granville Road. The site provides plenty of parking of 100 spaces. 183± Feet of frontage on East Dublin Granville Road. Ideal owner / user opportunity.



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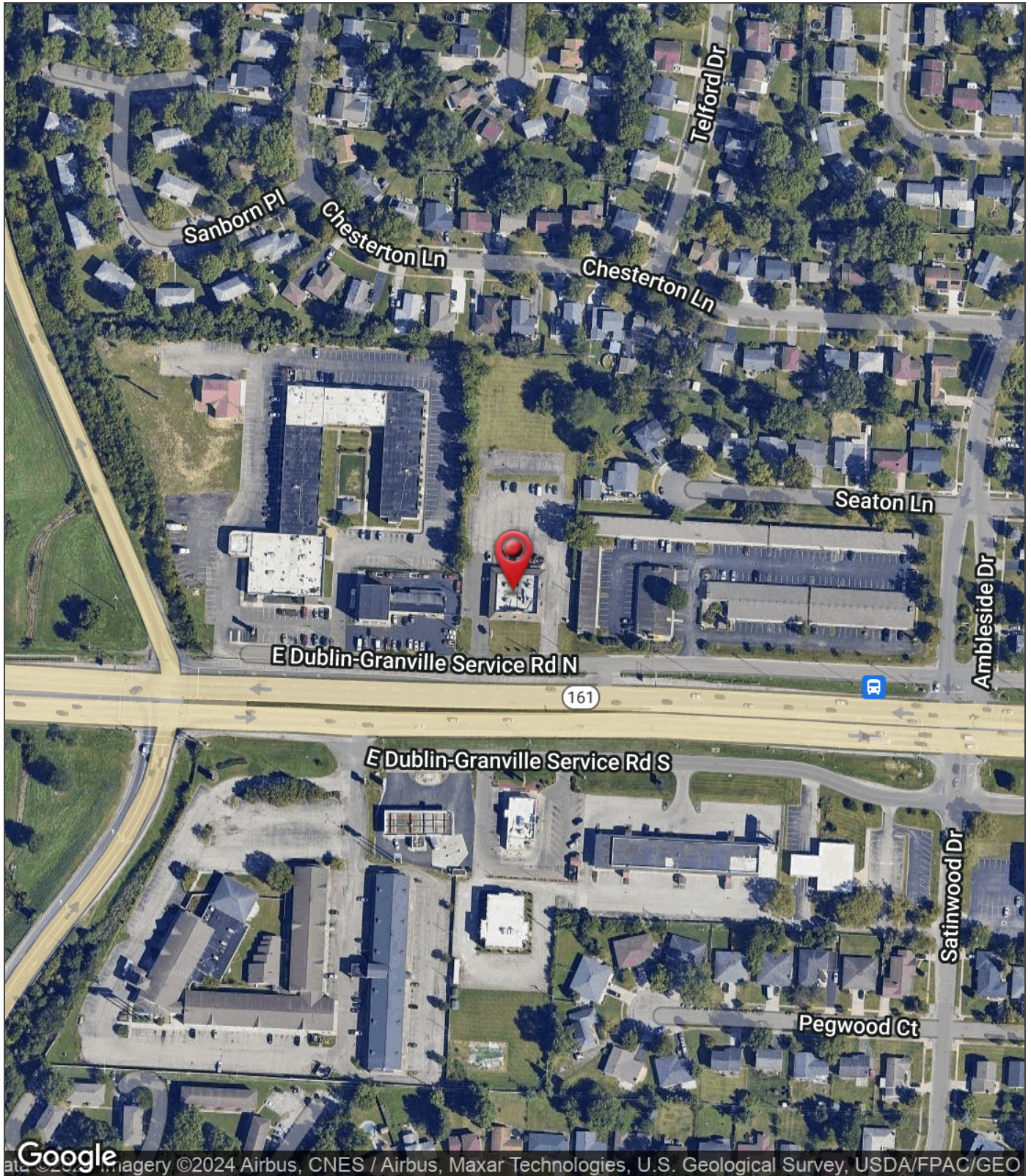
Area Retailers

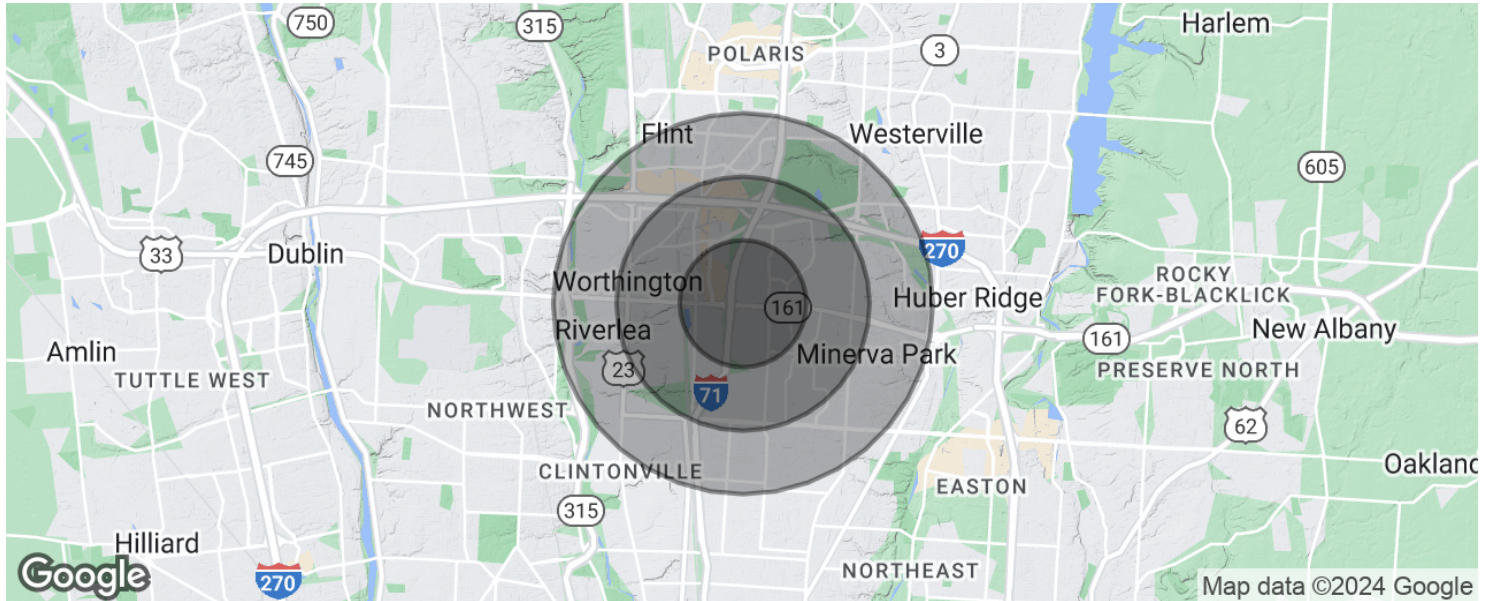




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Aerial View





POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,159	54,796	116,480
Median age	36.1	35.9	35.9
Median age (Male)	35.4	35.0	34.6
Median age (Female)	36.7	36.9	37.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,421	22,421	48,674
# of persons per HH	2.6	2.4	2.4
Average HH income	\$50,725	\$53,261	\$56,995
Average house value	\$137,662	\$154,615	\$164,568

* Demographic data derived from 2020 ACS - US Census

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Traffic Counts



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