

FOR LEASE

1562 King Ave, Columbus, OH 43212



High-Visibility Retail Corner in Grandview Heights

+/-2000 SF

SF Available

\$26 (nnn)

SF/YR

Front Space

Location

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community
1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

1562 King Ave, Columbus, OH 43212

Position your business at one of Grandview's most visible commercial locations. This approximately 2,000 SF retail space features an open floor plan with expansive storefront windows that flood the interior with natural light, creating an inviting atmosphere and exceptional visibility along King Avenue.

Currently operating as a fitness center, the space offers a highly adaptable layout suitable for a variety of retail, showroom, wellness, office, or service-oriented uses. In addition to the large open area, the suite includes two private rooms currently utilized as locker rooms that can easily be converted into offices, consultation rooms, storage areas, or other support space.

Located at a signalized intersection with approximately 200 feet of frontage along King Avenue, the property benefits from outstanding exposure to daily traffic and excellent signage opportunities. Ample adjacent parking provides convenient access for customers, clients, and employees.

The surrounding area is a vibrant mix of established residential neighborhoods, office users, and complementary retailers, creating a strong customer base and consistent activity throughout the day. The property's central location offers convenient access to Grandview Heights, Upper Arlington, the Short North Arts District, and The Ohio State University, making it an ideal destination for businesses seeking visibility and connectivity within one of Central Ohio's most desirable submarkets.

Property Highlights

- Great on site parking
- Signalized corner location
- Approximately 200 feet of frontage
- Excellent visibility and signage opportunities

Property Summary

AVAILABLE SF:	2,000 SF
BUILDING SF:	14,455 SF
LEASE RATE:	\$26 SF/YR
LEASE TYPE:	NNN

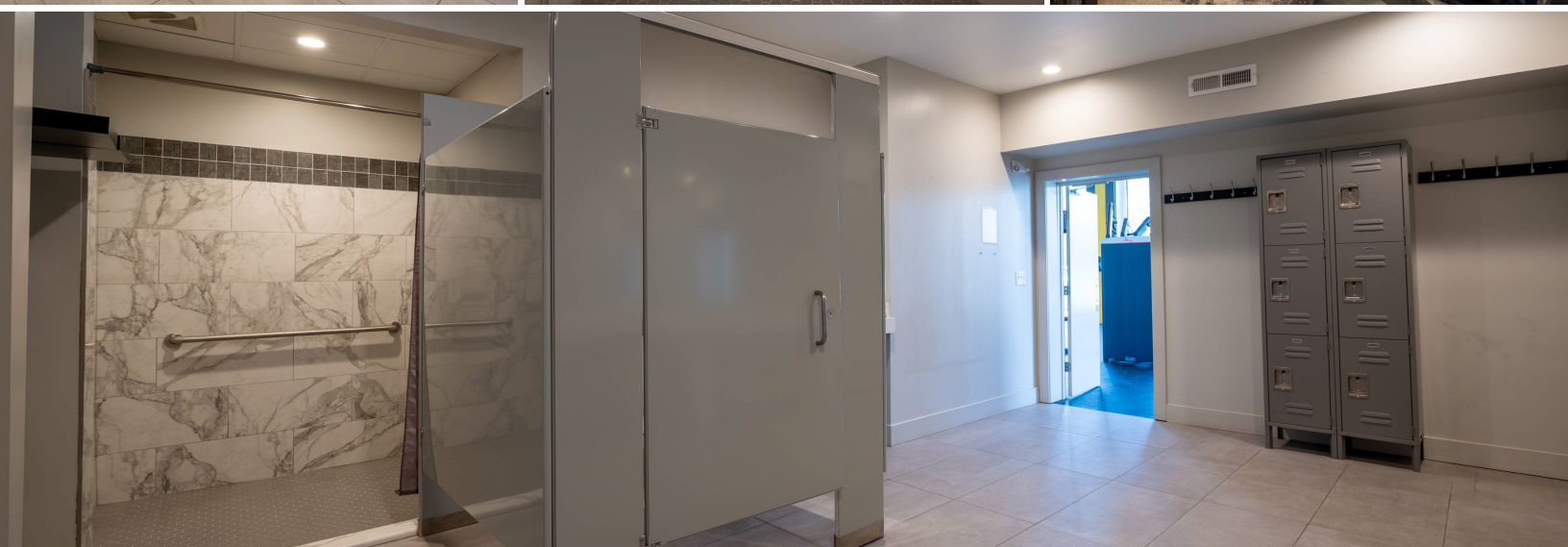
Property Photos - Storefront

1562 King Ave, Columbus, OH 43212



Photos - Interior Photos

1562 King Ave, Columbus, OH 43212



Location & Demographics

1562 King Ave, Columbus, OH 43212

Demographic Snapshot

w/in 5 miles

METRIC

Population	360,964
Households	156,388
Avg HHI	\$95,003
Businesses	32,148
Employees	341,023

Consumer Spending

Avg spend per HH

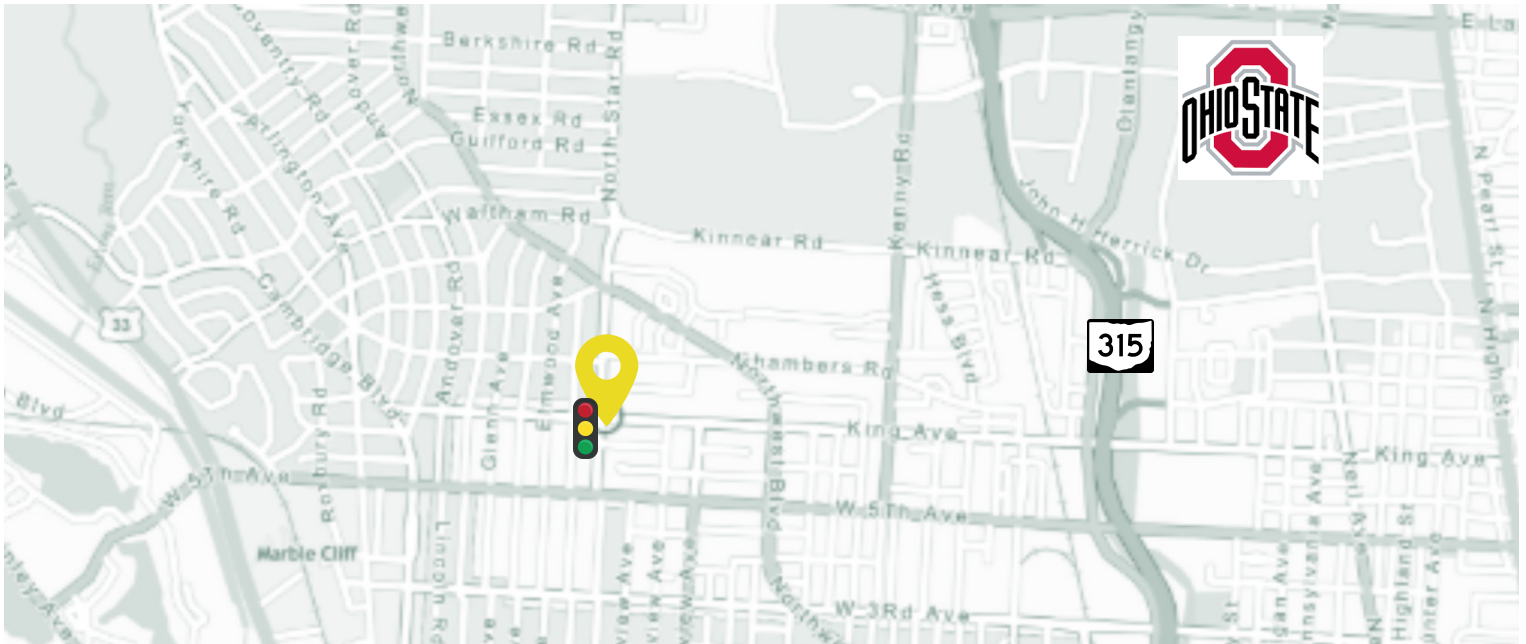
Apparel	\$1,489
Entertainment	\$4,169
Food & Alcohol	\$7,821
Total AVG HH Spend	\$27,987

Nearby Anchors

- Bonifacio
- Gentle's Wine Sellers
- GO Fitness Center
- Straders Garden Center
- Kroger
- Loops
- Donato's
- Giant Eagle

Several Apartment Communities

Close to The Ohio State University



Contact Us

**CONTACT US TODAY
TO SCHEDULE A
TOUR:**



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Offering Memorandum

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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.