PRYOR REALTY

1312 Grandview Avenue

COLUMBUS, OH 43212

STEPHEN L. PRYOR
614.826.3633
www.pryorgrouprealty.com

AVAILABLE FOR SALE

EQUAL HOUSING OPPORTUNITY REALTOR®

PRYOR REALTY

1312 Grandview Avenue

LISTING SUMMARY

OFFERING SUMMARY

- Current Use ..... Restaurant
- Building Size ..... 3,180 sq/ft
- Offered Price $1,800,000
- Year Built 1920
- Lot Size ..... .24
- Market ..... Grandview/Columbus

POPULATION

MILES	ONE	THREE	FIVE
• Male	5,941	44,947	113,819
• Female	6,269	43,519	111,493
• TOTAL	12,210	88,467	225,312

PROPERTY HIGHLIGHTS

- High traffic Counts
- High income demographic
- Dedicated parking
- In the heart of Grandview
- Nearby downtown Columbus

AREA BUSINESS

usbank, CVS pharmacy, SUBWAY, Chipotle Mexican Grill, Starbucks Coffee, ACE Hardware, The Historic Grandview Cafe, Little Caesars, UPS, Taco Bell, Stauf's Coffee, verizon, Great Clips, AutoZone, Matt the Miller's Tavern

STEPHEN L. PRYOR
614.826.3633
www.pryorgrouprealty.com

| AVAILABLE FOR SALE |

PRYOR REALTY

1312 Grandview Avenue

AERIAL VIEW

STEPHEN L. PRYOR

614.826.3633

www.pryorgrouprealty.com

AVAILABLE FOR SALE

PRYOR REALTY

1312 Grandview Avenue

TRAFFIC COUNTS

THIRD AVE	1	**GRANDVIEW AVE**	2	**GRANDVIEW AVE**	3	**FIFTH AVE**	4	**FIFTH AVE**	5
GRANDVIEW AVE		THIRD AVE		FIRST AVE		FAIRVIEW AVE.		GRANDVIEW AVE	
Year: 2014	11,252	Year: 2014	7,093	Year: 2014	3,008	Year: 2017	434	Year: 2014	9,092
NORTHWEST BLVD	6	**THIRD AVE**	7	**GRANDVIEW AVE**	8	**FIFTH AVE**	9	**W 3RD AVE**	10
THIRD AVE		NORTHWEST BLVD		FIFTH AVE		GRANDVIEW AVE		ASHLAND AVE	
Year: 2016	7,716	Year: 2014	6,359	Year: 2014	14,830	Year: 2015	3,885	Year: 2016	1,132
NORTH STAR RD	11	**DOTEN AVE**	12	**NORTH STAR RD**	13	**FIFTH AVE**	14	**GRANDVIEW AVE**	15
FIFTH AVE		THORNWOOD PL		FIFTH AVE		NORTH STAR RD		KING AVE	
Year: 2017	14,810	Year: 2016	257	Year: 2017	15,283	Year: 2017	4,497	Year: 2014	8,894
NORTHWEST BLVD	16	**3RD AVE**	17	**GOODALE AVE**	18	**GRANDVIEW AVE**	19	**GRANDVIEW AVE**	20
W6TH AVE		OXLEY RD		GRANDVIEW AVE		GOODALE AVE		GOODALE AVE	
Year: 2016	140	Year: 2014	985	Year: 2017	11,982	Year: 2017	9,377	Year: 2017	4,118
FIFTH AVE	21	**GOODALE AVE**	22	**KING AVE**	23	**ELMWOOD AVE**	24	**CHAMBERS RD**	25
KENNY RD		GRANDVIEW AVE		WESTWOOD AVE		TREMONT RD		KENNY RD	
Year: 2015	5,783	Year: 2017	20,555	Year: 2016	285	Year: 2016	1,526	Year: 2017	9,389
KENNY RD	26	**KENNY RD**	27	**CHAMBERS RD**	28				
CHAMBERS RD		CHAMBERS RD		KENNY RD					
Year: 2017	3,399	Year: 2017	891	Year: 2017	10,556				

STEPHEN L. PRYOR

614.826.3633

www.pryorgrouprealty.com

| AVAILABLE FOR SALE |

1312 Grandview Avenue

DEMOGRAPHIC INFOGRAPHIC

PRYOR REALTY

Demographics are determined by a 10 minute drive from 1312 GRANDVIEW AV, Columbus, OH 43212

CITY, STATE

Columbus, OH

POPULATION

85,913

AVG HHSIZE

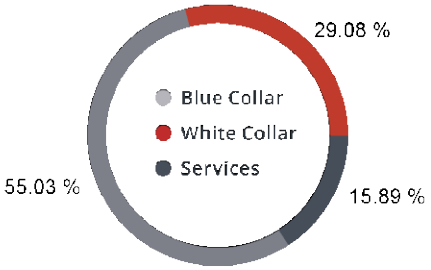
2.17

MEDIAN HH INCOME

$48,031

HOME OWNERSHIP

EMPLOYMENT



51.77 %
Employed

1.61 %
Unemployed

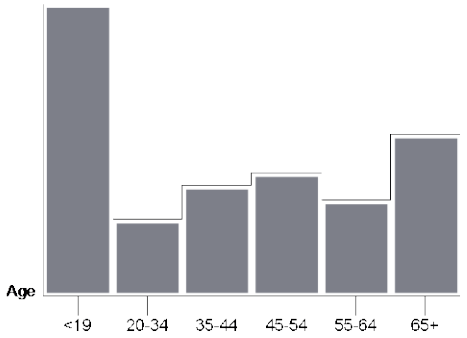
EDUCATION

High School Grad:	14.63 %
Some College:	16.70 %
Associates:	4.69 %
Bachelors:	57.16 %

GENDER & AGE

50.20 %

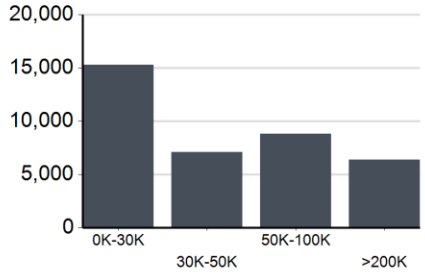
49.80 %



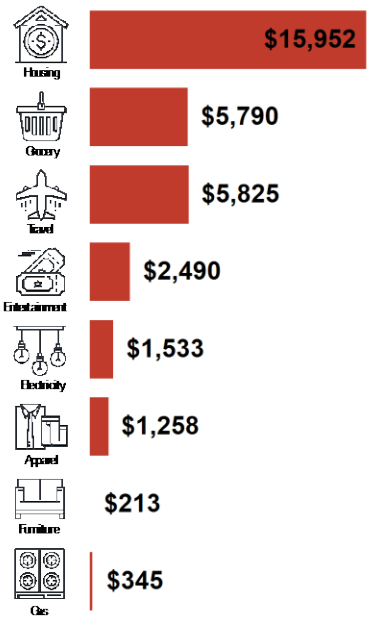
RACE & ETHNICITY

White:	91.03 %
Asian:	3.66 %
Native American:	0.05 %
Pacific Islanders:	0.01 %
African-American:	1.33 %
Hispanic:	2.06 %
Two or More Races:	1.87 %

INCOME BY HOUSEHOLD



HH SPENDING



The information supplied herein is from sources deemed reliable. It is provided without any representation, warranty or guaranty, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, estimated square footage and expenses. Owner will cooperate, as needed, with Buyer's or Tenant's due diligence.

STEPHEN L. PRYOR
614.826.3633
www.pryorgrouprealty.com

Disclaimer: The information provided throughout the entirety of this marketing was obtained from believed reliable sources. Although no factual inaccuracies have been knowingly made, no representations or warranties are made, express or implied, regarding the information provided herein.

| AVAILABLE FOR SALE |