



MIXED-USE DEVELOPMENT

# SOUTHERN STATION

827 – 871 GOODALE BLVD. GRANDVIEW HEIGHTS | OHIO 43212



A MEMBER OF CORFAC INTERNATIONAL



**EXCLUSIVELY PRESENTED BY**

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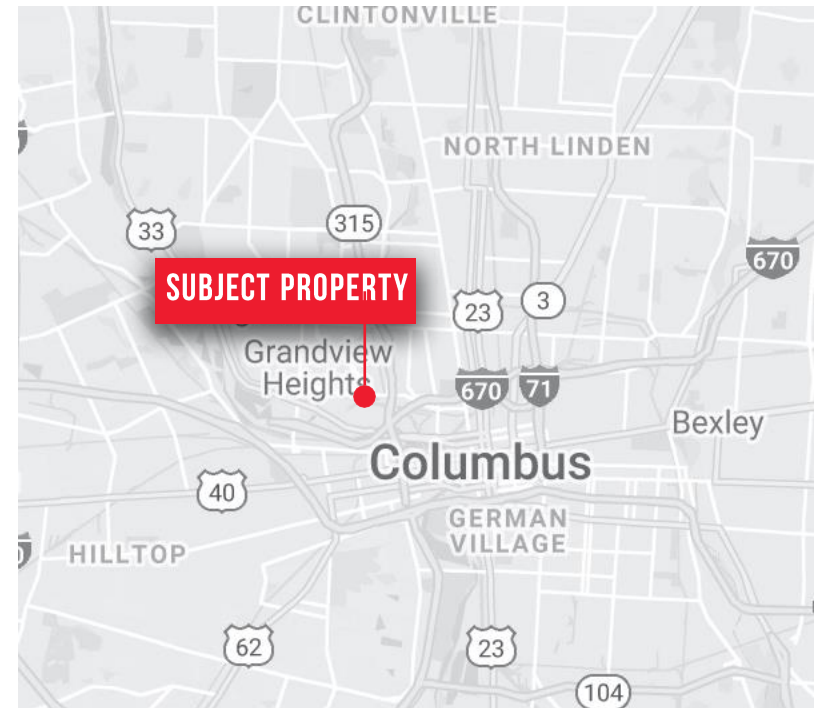




## EXECUTIVE SUMMARY

**Elford Realty** is proud to present the opportunity to lease retail space at Southern Station, a mixed-use development located in Grandview Heights, Ohio. There are 260 apartment units and six onsite commercial tenants, including Woodhouse Spa, JT's Pizza & Pub, Clean Eatz, Bricks & Minifigs, Fortuna Bank, and The Women's Fund of Central Ohio.

This property offers an excellent location just minutes from The Ohio State University, OSU's Wexner Medical Center, and popular area neighborhoods such as Grandview Heights, Downtown Columbus, the Arena District, and the Short North. The property is conveniently located just off SR 315, providing easy access throughout the Columbus metro and immediate proximity to a strong mix of nearby retail, restaurants, and daily- service amenities.



Located in the high-growth market of Grandview Heights

Project Completed in Fall 2022

Excellent proximity to area attractions and amenities

Easy accessibility from SR 315 and I-670 with Goodale Blvd frontage



## GRANDVIEW HEIGHTS, OHIO

CITY/STATE

### MIXED-USE

DEVELOPMENT TYPE

### 2,703 SQUARE FEET

SPACE AVAILABLE

### RETAIL

SPACE TYPE

### IMMEDIATELY

AVAILABILITY

### 4+/1000 SURFACE SPACES

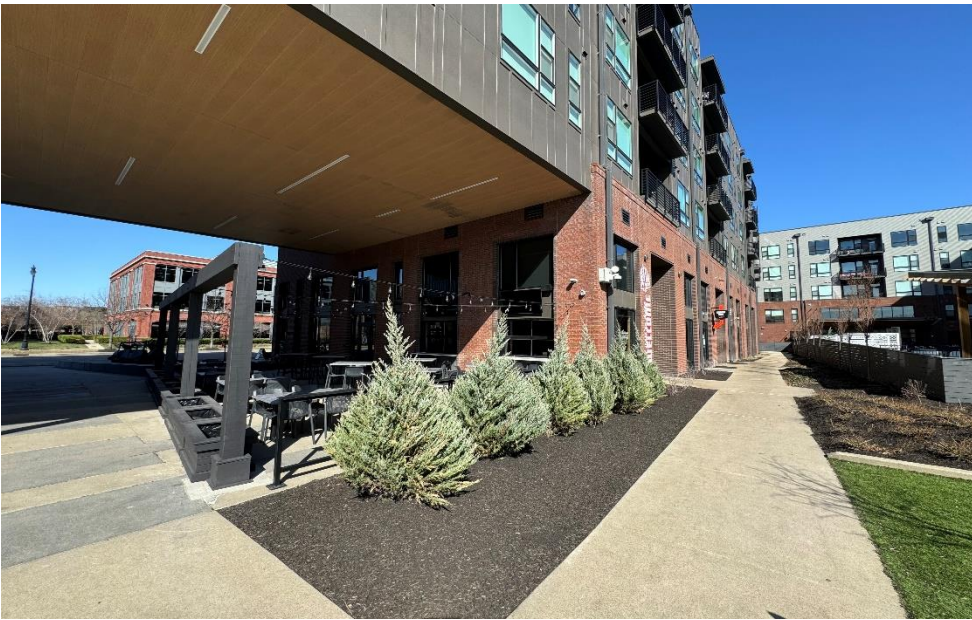
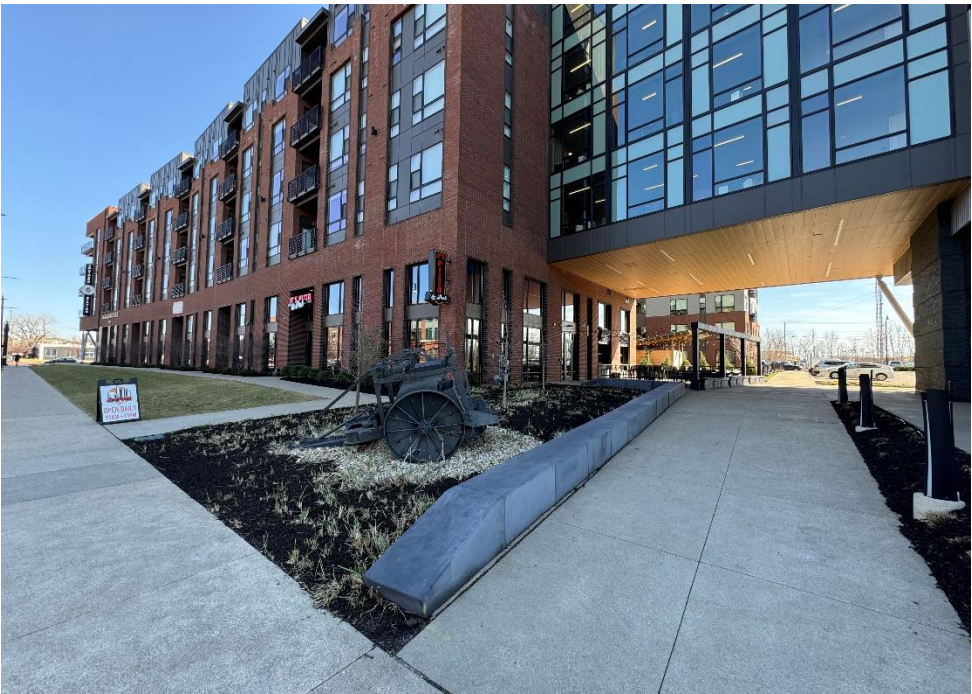
PARKING RATIO



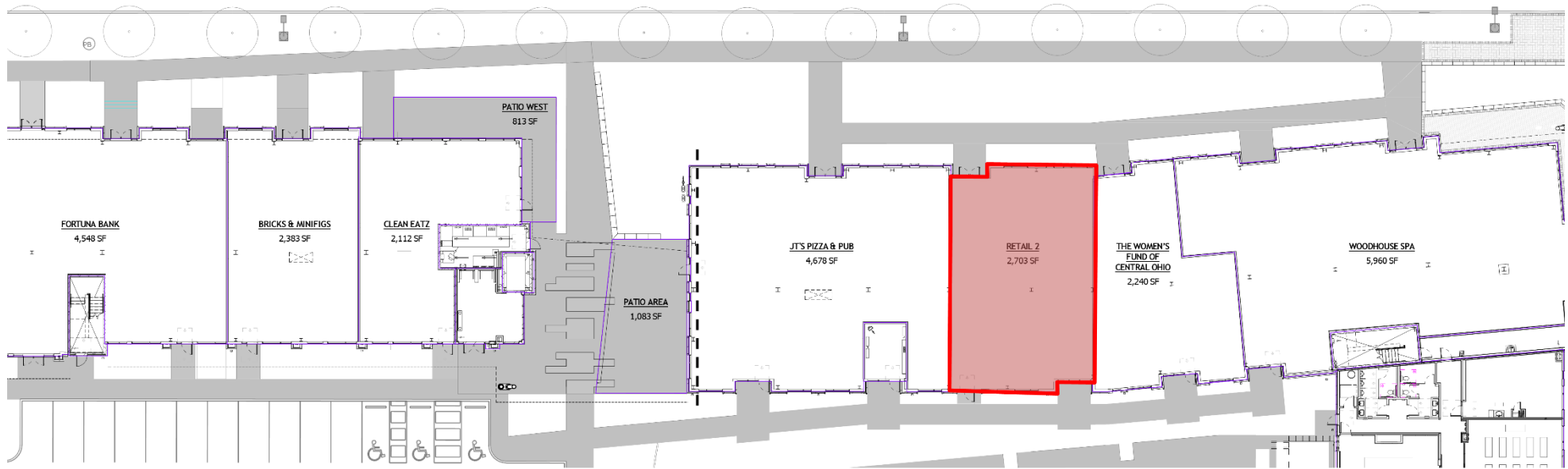
# PROPERTY OVERVIEW

## SUMMARY

ADDRESS	827-871 Goodale Blvd., Grandview Heights, OH 43212
SPACE AVAILABLE	2,703 square feet (cannot be demised)
BASE RENT	Inquire with Listing Agent
OPEX	\$14.67/SF
AMENITIES	<ul style="list-style-type: none"><li>- Building Signage</li><li>- Free Surface Parking</li><li>- Walkable Neighborhood</li></ul>
PARKING	4+/1000 SF
TIMING	Available Immediately



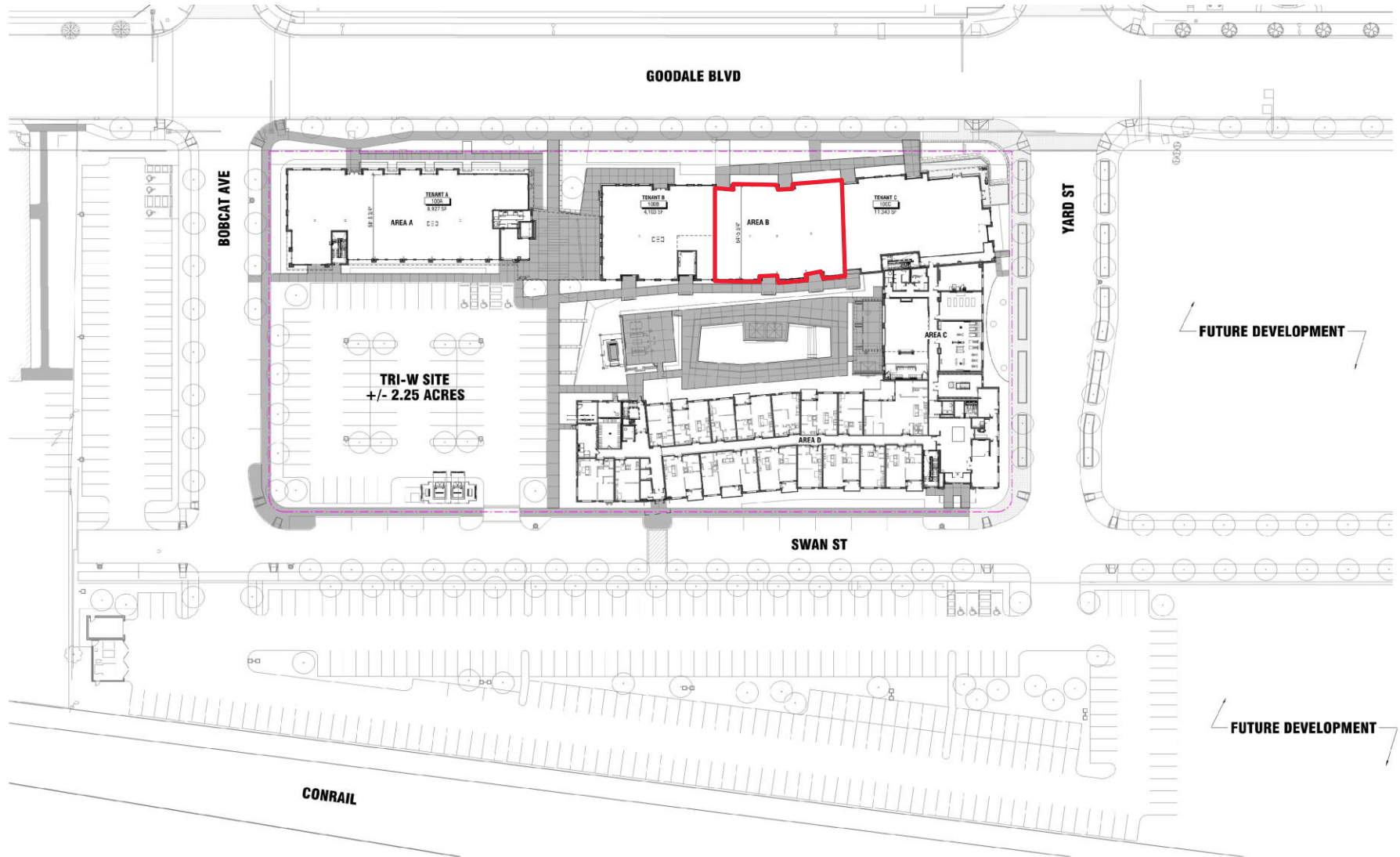
# LOD PLAN



1 LOD PLAN  
SCALE 1/16" = 1'-0"

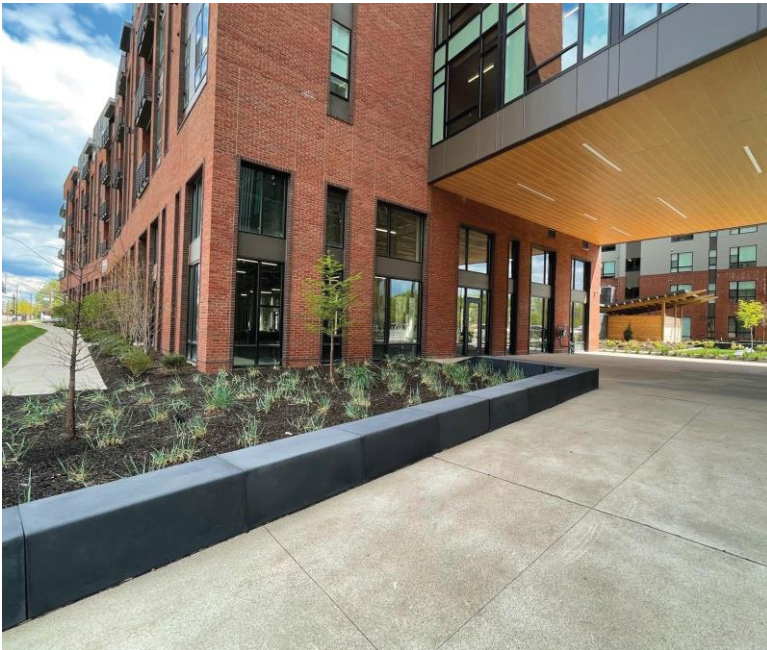
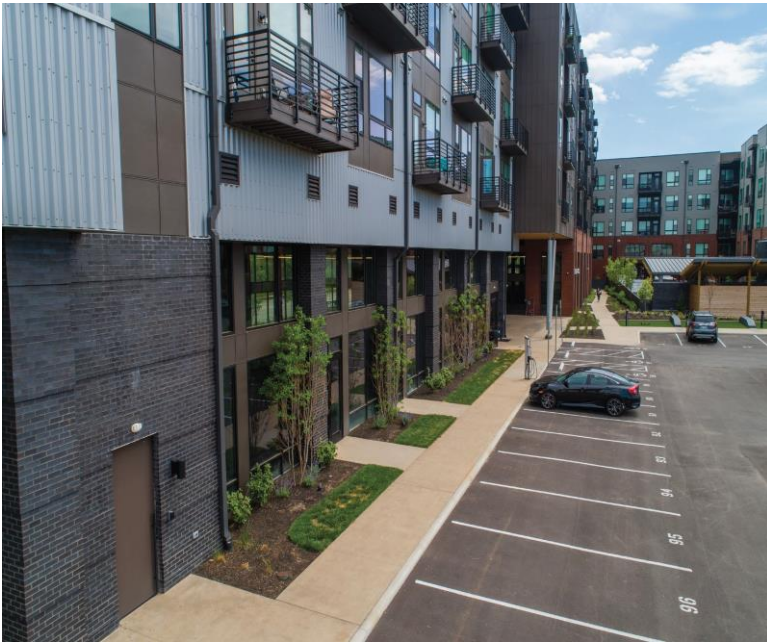


# SITE PLAN





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# MARKET OVERVIEW MAP







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