



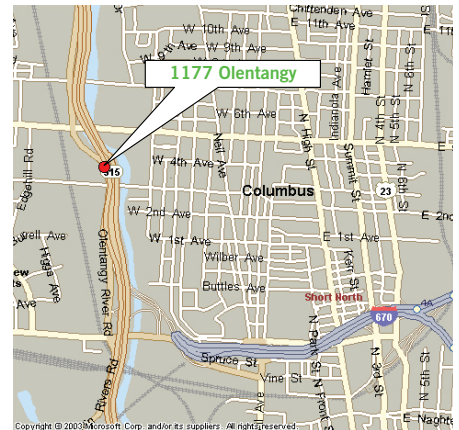
FOR SALE

1177 Olentangy

1177 Olentangy River Rd., Columbus, Ohio 43215

10,912 sq ft
\$1,750,000

- 10,912 sq ft building on .57 acres
- Adjacent to Grandview Yard and new Time Warner Building
- Close proximity to OSU
- Convenient to shopping and restaurants.
- Traffic count of 25,800 vehicles per day
- Excellent, high visibility location at intersection of Olentangy River Rd. & 3rd Ave.
- Easy access to Rt. 315 & I-670
- In the path of redevelopment



For more information, contact:

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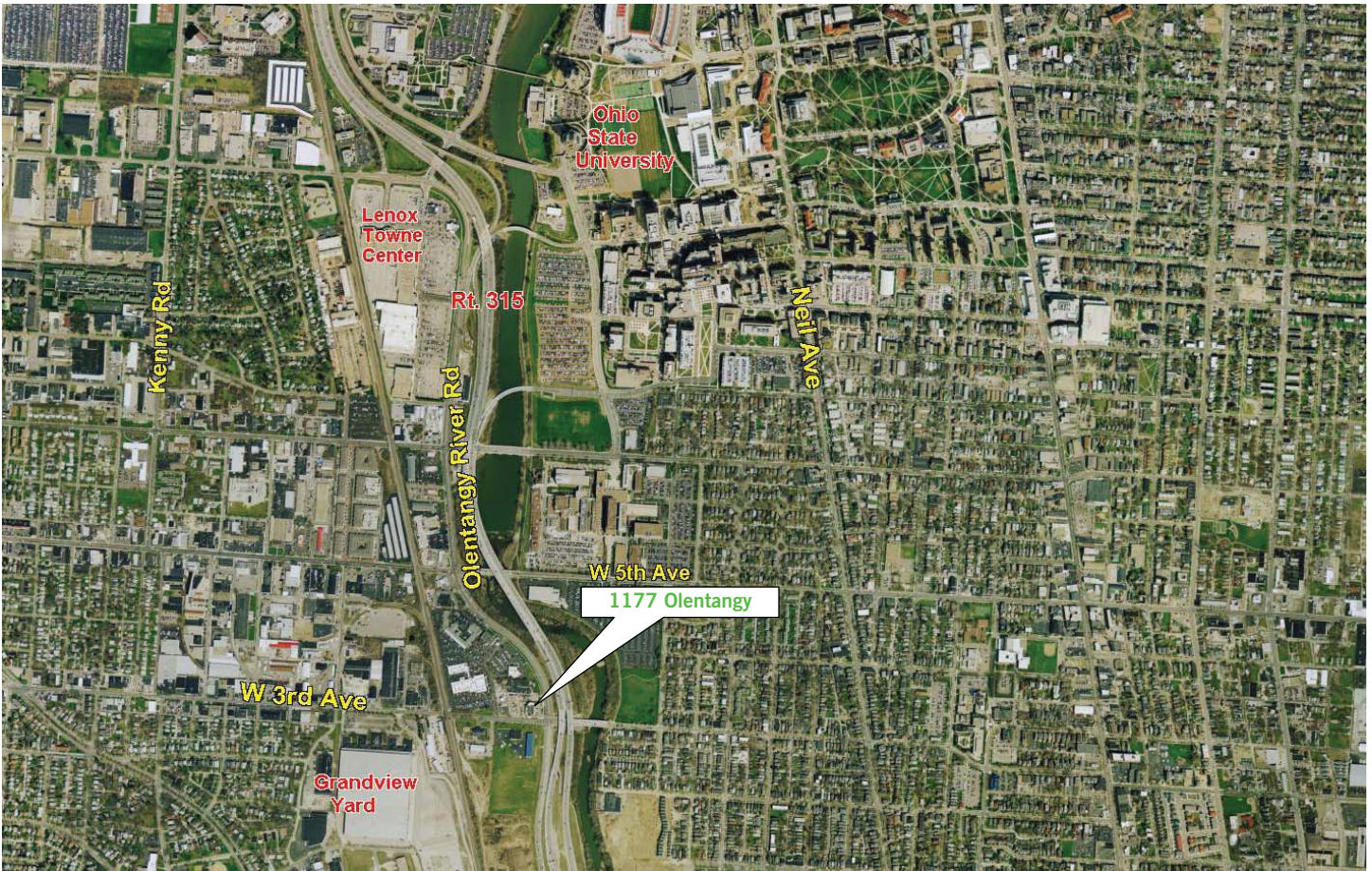
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Located in Franklin County, 1177 Olentangy River Road is strategically located directly on one of Columbus main intersections - Olentangy River Road and W. 3rd Avenue. The building is positioned to benefit from redevelopment in the surrounding area including Grandview Yard.

Building Features

- Located at busy, signalized intersection
- Traffic count of 25,800 vpd on Olentangy River Rd. & 90,000 vpd on Rt. 315
- Close proximity to OSU
- Easy access to Rt. 315 & I-670
- In the path of redevelopment