

**EXCLUSIVE**

2609 E. Dublin-Granville Rd.  
Columbus, OH

**AVAILABLE**  
**RETAIL PROPERTY**

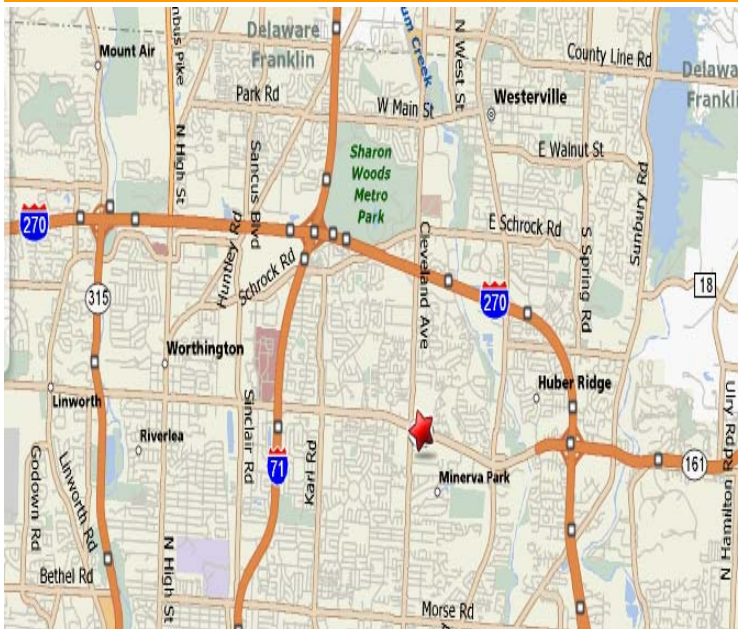
Presented by

**E.J. Schottenstein**  
Real Estate LLC

**Steve Master**

Commercial Real Estate Specialist  
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Former Valvoline Instant Oil location  
Development Opportunity



**Former Oil & Lube Facility**  
**1,326 Square Foot Building**  
**13' high ceilings w/ basement**  
**Excellent redevelopment opportunity**

**Near I-270**

The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

Schottenstein: The trusted name  
in Central Ohio Real Estate



# 2609 E. Dublin-Granville Rd, Columbus

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## Vital Stats of the Area

### Estimated Demographics (2005)

#### Radius:

**1 Mile**   **3 Mile**   **5 Mile**

#### Population

17,736   113,524   265,261

#### # HH:

7,007   42,913   98,054

#### Avg Median Income:

\$45,469   \$47,609   \$54,396

#### Unemployment Rate

4.0%   3.7%   3.3%

#### Population Inc. ('90-'05)

+ 4.5 %   + 4.5 %   + 12 %

## Other Useful Facts

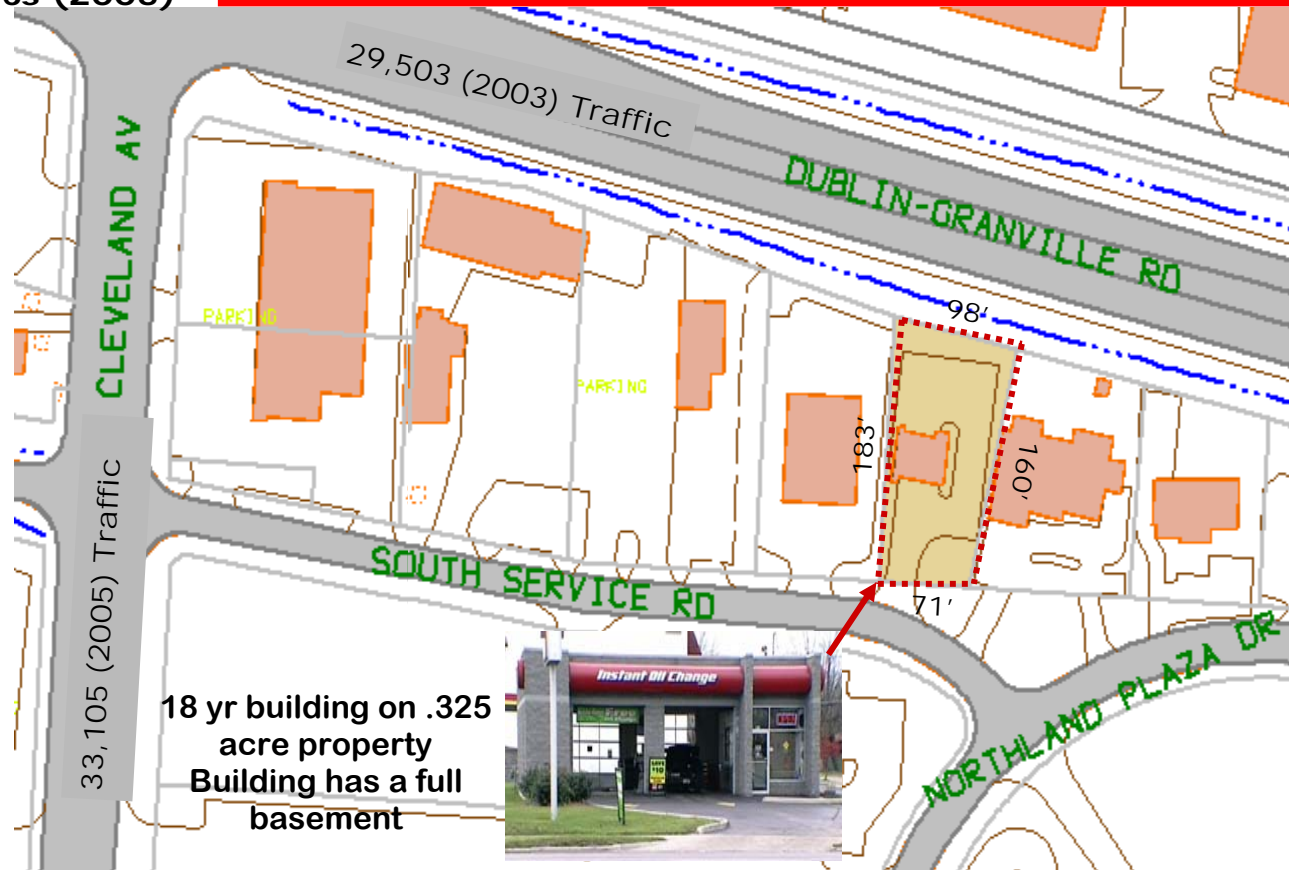
**High Traffic Count:**

**29,503 (2003)**

**Very dense trade  
area**

**Excellent Visibility**

**Available immediately.**



**18 yr building on .325  
acre property  
Building has a full  
basement**



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