For Lease: Hospital Adjacent Retail
Grant Medical Center
270-290 E. Town Street
Columbus, OH 43215

Location Overview:

• Square Feet:
  - Unit 290: 2,105 Square Feet
  - Unit 288: 1,603 Square Feet
  - Unit B: 1,318 Square Feet

• Desired Term: 5 year lease

• Rental Rate: Negotiable

• NNN Expenses: Gross

• Located directly adjacent to Grant Medical Center Main Entrance. Below Major Hospital Parking

• Tenant Improvement Options Available

Traffic Counts:

<table>
<thead>
<tr>
<th>Traffic Count</th>
<th>Town Street</th>
<th>Grant Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day-time Population</td>
<td>103,536</td>
<td>238,563</td>
</tr>
</tbody>
</table>

For more information, contact:

Matthew Goodlin
C: 614-598-6544  O: 614-547-0870
matt@cardinal-commercial.com

7870 Olentangy River Rd.
Suite 300
Columbus, OH 43235
www.cardinal-commercial.com
On Site Parking.

Close proximity to Hospital, Franklin University and dense office population.

Food & Retail uses will enjoy built in customer base and foot traffic.

Highlights:

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Unit 290 – 2,105 Sq Ft.
- Former Bank Branch
- Directly adjacent to Grant entrance
- Great Visibility
- Windows front both E. State & 6th St.

Unit 288 – 1,603 Sq Ft.
- 32 feet of Frontage
- Very Busy Business/Office District
- Great Visibility
- Windows front E. Town St.

Unit B – 1,318 Sq Ft.
- Perfect for Convenient Store, Specialty retail or Shipping/Copy.
- Great Visibility
- Windows front both E. Town & 6th St.