



**FOR SALE OR LEASE**  
**RESTAURANT BUILDING**  
 1075 Dublin Road – Grandview Heights, OH 43212

- Property Description**
- 4,887± SF
  - FREESTANDING BUILDING AVAILABLE
  - FORMERLY TEE JAYE'S RESTAURANT
  - IDEAL FOR CONTINUED USE AS A RESTAURANT OR CONVERSION
  - EXCELLENT VISIBILITY, EXPOSURE TO HIGH TRAFFIC & STRONG DEMOGRAPHICS
  - ORIGINAL CONSTRUCTION IN 1969. REMODELED AND CONTINUOUSLY MAINTAINED SINCE 1987.
  - LEASE RATE \$15.00 PSF NNN
  - LISTING PRICE \$875,000



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# PROPERTY OVERVIEW

**Address:** 1075 Dublin Road  
Grandview Heights, OH 43212

**Location:** One parcel removed from the intersection of Dublin Road and Grandview Avenue. Dublin Road is a 5 lane highway with a center turn lane.

**Previous Use:** Tee Jaye's Country Place Restaurant for past 20 years

**Building:** 4,887± SF building

**Land:** .88± acres. Approximately 38,400 SF 265± feet of frontage on Dublin Road x 145± feet of depth

**Year Built:** Original construction in 1969. Remodeled and continuously maintained since 1987.

**Parcel No's:** 030-002550, 030-002551, 030-002522 & 030-002565

**Zoning:** C-2 Community Commercial District (section 1157.02)

**Signage:** Pole sign & on building

**Parking:** 75 total spaces. 4 HC spaces.

**Traffic Counts:** Dublin Road – 27,403 VPD  
Grandview Avenue – 19,904 VPD

## Demographics:

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,415	120,201	307,248
Total Households	3,954	49,450	127,759
Average Household Income	\$59,958	\$50,127	\$49,821

**Real Estate Taxes:** \$23,527

**Lease Rate:** \$15.00 PSF NNN

**Listing Price:** \$875,000

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# FLOORPLAN & SITEPLAN

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