



RETAIL REDEVELOPMENT FOR LEASE

GROVE CITY

1947 STRINGTOWN ROAD, GROVE CITY, OHIO 43123



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HIGHLIGHTS

- Redeveloped +/- 10,700 SF multi-tenant retail opportunity
- Available space divisible to 1,600 SF
- Signalized intersection with high traffic counts (32,612 VPD)
- Easy access to I-71
- 96 parking spaces (8.9 per 1,000 SF)
- High visibility location
- Drive-thru and patio opportunities
- Corridor filled with above average unit sales volumes



LOCATION

Grove City sits at the southwest gateway to Columbus, with the site one minute from the Stringtown Road interchange at I-71.

10,700
TOTAL SF

1,600
DIVISIBLE TO SF

32,612
VEHICLES PER DAY

96
PARKING SPACES

BUILDING

SPACE PLAN

BUILDING DEPTH

101' x 81'

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CONCEPTUAL
RENDERINGS

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RENDERINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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CONCEPTUAL
RENDERINGS

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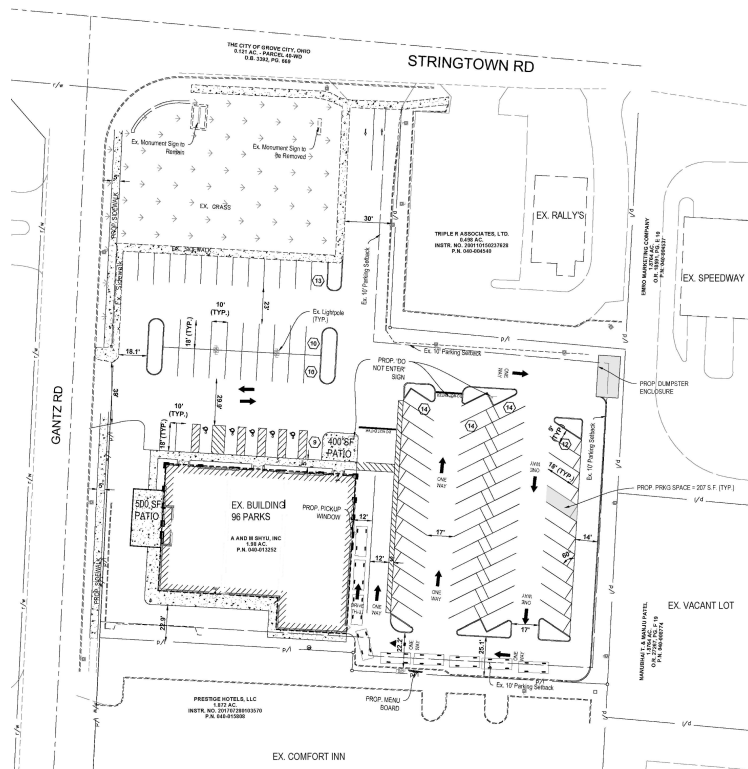


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PROPERTY SITE PLAN

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FRONTAGE

Stringtown Road and Gantz Road

PARKING

96 spaces, 8.9 per 1,000 SF

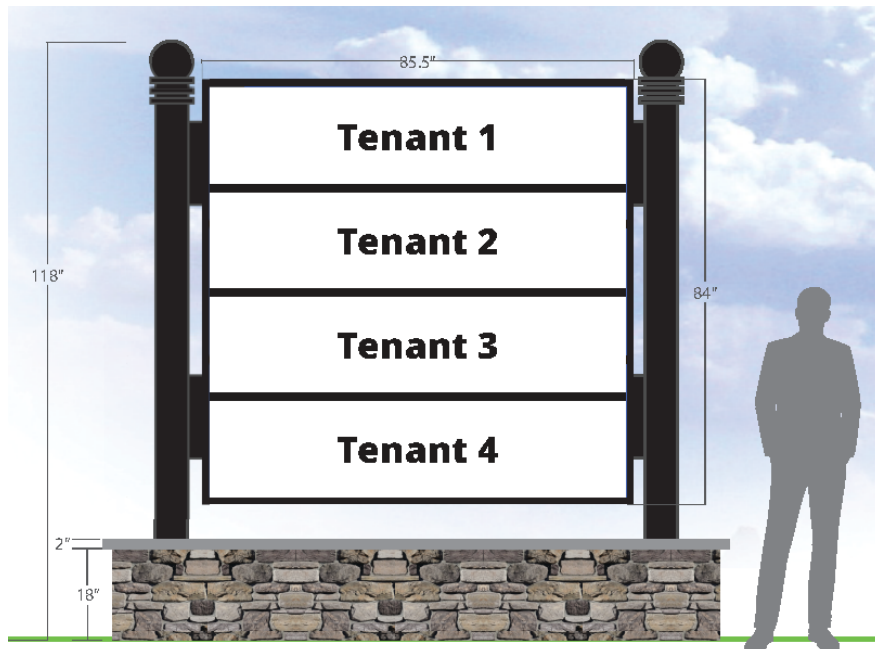
DRIVE-THRU

Proposed pickup window,
menu board and one-way
circulation on the east side

PATIOS

500 SF west patio and
400 SF north patio

MONUMENT SIGN

**4**

TENANT PANELS

85.5" × 21"

PANEL SIZE

118"

OVERALL HEIGHT

Existing monument on the Stringtown Road frontage remains; the second monument is to be removed.

AERIAL THE TRADE AREA



DEMOGRAPHICS

KEY FACTS

6,971

POPULATION

2.2

AVG HOUSEHOLD SIZE

\$69,314

MEDIAN HH INCOME

43.7

MEDIAN AGE

INCOME

\$69,314

Median household income

\$92,579

Average household income

\$40,956

Per capita income

EMPLOYMENT

White collar 56.6%

Blue collar 25.8%

Services 17.5%

521

BUSINESSES

9,537

EMPLOYEES

EDUCATION

8% No high school diploma

37% High school graduate

27% Some college

28% Bachelor's / graduate /
professional degree

DEMOGRAPHICS

KEY FACTS

60,142

POPULATION

2.5

AVG HOUSEHOLD SIZE

\$78,428

MEDIAN HH INCOME

38.9

MEDIAN AGE

INCOME

\$78,428

Median household income

\$100,540

Average household income

\$38,709

Per capita income

EMPLOYMENT

White collar 60.5%

Blue collar 22.2%

Services 17.2%

1,688
BUSINESSES**30,519**
EMPLOYEES

EDUCATION

8% No high school diploma**35%** High school graduate**29%** Some college**28%** Bachelor's / graduate /
professional degree

DEMOGRAPHICS

KEY FACTS

164,503

POPULATION

2.6

AVG HOUSEHOLD SIZE

\$63,327

MEDIAN HH INCOME

37.8

MEDIAN AGE

INCOME

\$63,327

Median household income

\$84,517

Average household income

\$32,470

Per capita income

EMPLOYMENT

White collar 56.0%

Blue collar 26.2%

Services 17.8%

3,678

BUSINESSES

58,433

EMPLOYEES

EDUCATION

12% No high school diploma**38%** High school graduate**27%** Some college**23%** Bachelor's / graduate /
professional degree

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Retail redevelopment for lease

1947 Stringtown Road, Grove City, Ohio
43123

10,700 SF

MULTI-TENANT RETAIL

1,600 SF

DIVISIBLE TO

32,612 VPD

STRINGTOWN ROAD

I-71

IMMEDIATE ACCESS

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.