

GROVE CITY

FLEX WAREHOUSE FOR LEASE

3783 GANTZ ROAD, GROVE CITY, OHIO 43123



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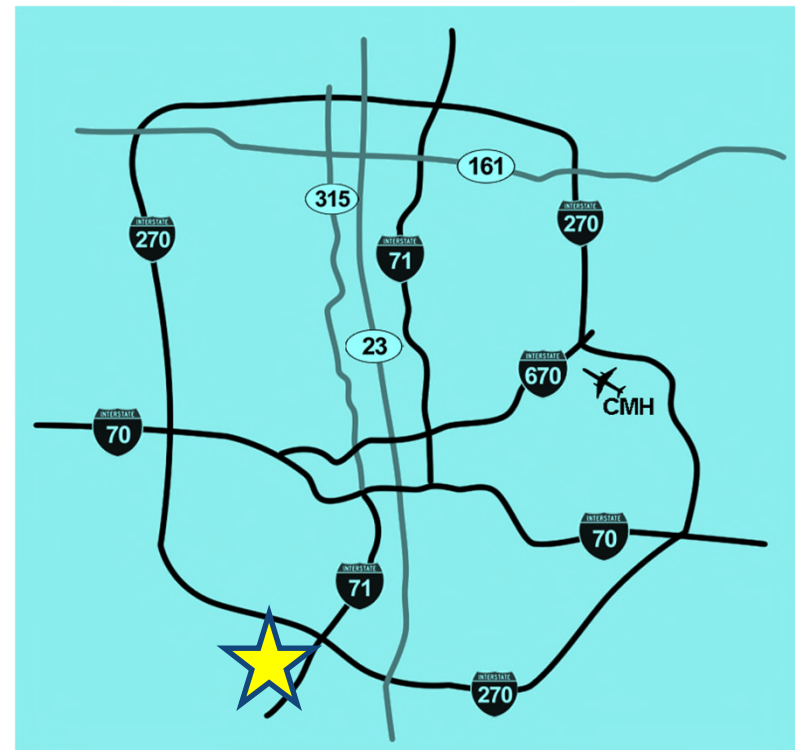


PROPERTY HIGHLIGHTS

- +/- 19,920 SF single-tenant flex building
 - +/- 6,476 SF office
 - +/- 13,198 SF warehouse
- Frontage to Gantz Road
- Easy access to I-270 and I-71
- 3/1,000 parking ratio
- Lease rate: \$12.00 psf NNN

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MERCHANT AERIAL



PARCEL AERIAL



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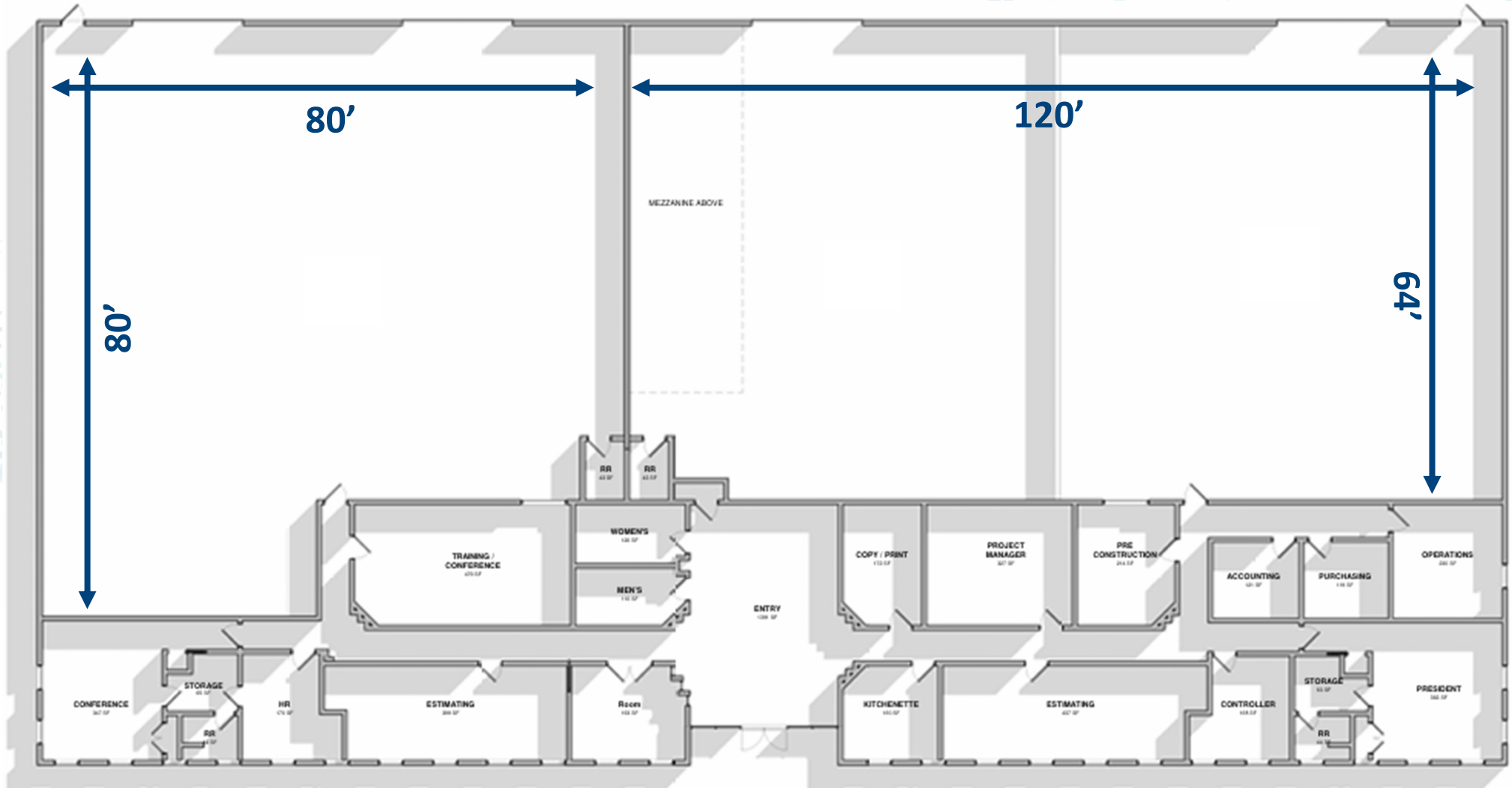
www.equity.net

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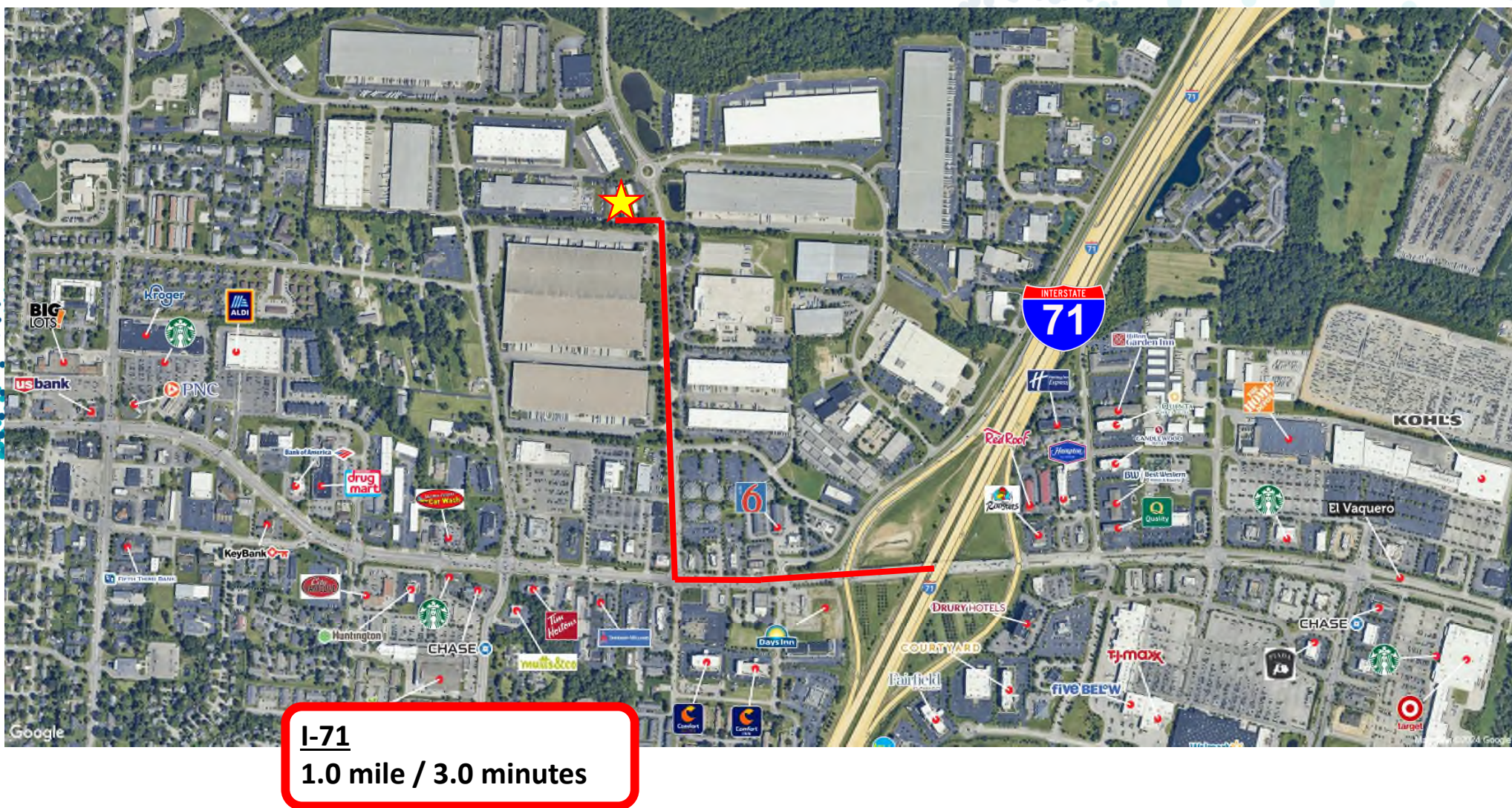
SPECIFICATIONS

Building dimensions:	100' deep x 200' wide
Mezzanine:	640 SF
Estimated operating expenses:	\$4.59 psf
Drive-in doors:	Four (4)
Size of drive-in doors:	11' x 14'
Clear height:	16' – 3"
Warehouse heating:	Yes
Sprinklers:	Yes
Power:	800 amp 3-phase

SPACE PLAN



ACCESS



EXTERIOR PHOTOS



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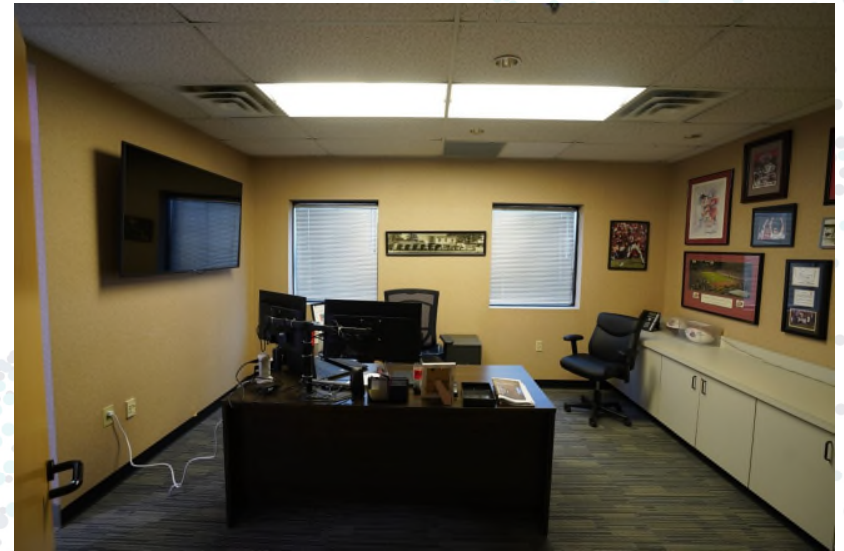
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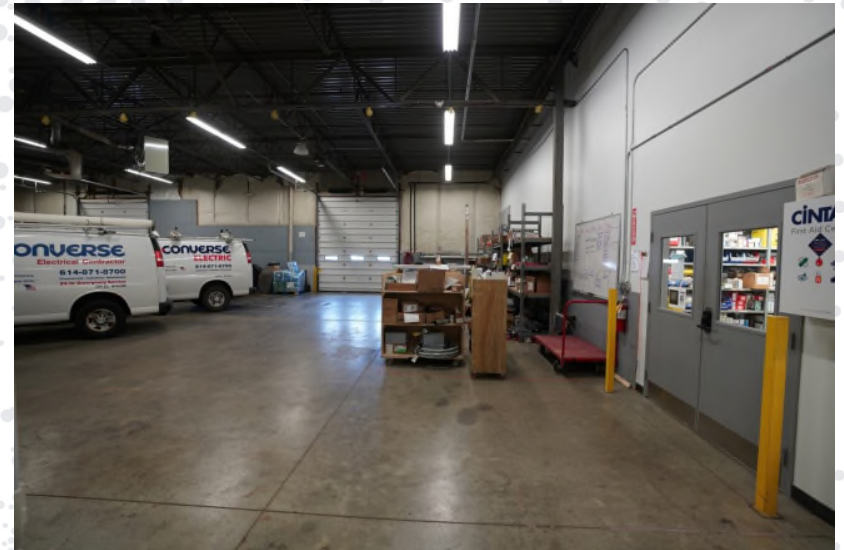
INTERIOR PHOTOS



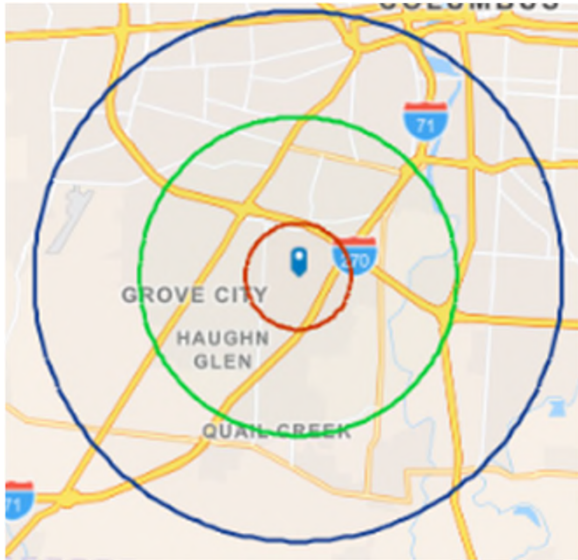
INTERIOR PHOTOS



INTERIOR PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

6,971
Population

2.2
Average
Household Size

43.7
Median Age

\$69,314
Median Household Income

BUSINESS

521

Total Businesses

9,537

Total Employees

EDUCATION

8%

No High School
Diploma

37%

High School
Graduate

27%

Some
College

28%

Bachelor's/Grad/Prof
Degree

INCOME



\$40,956

Per Capita
Income



\$69,314

Median
Household
Income



\$92,579

Average
Household
Income

EMPLOYMENT



56.6
White
Collar %



25.8
Blue
Collar %

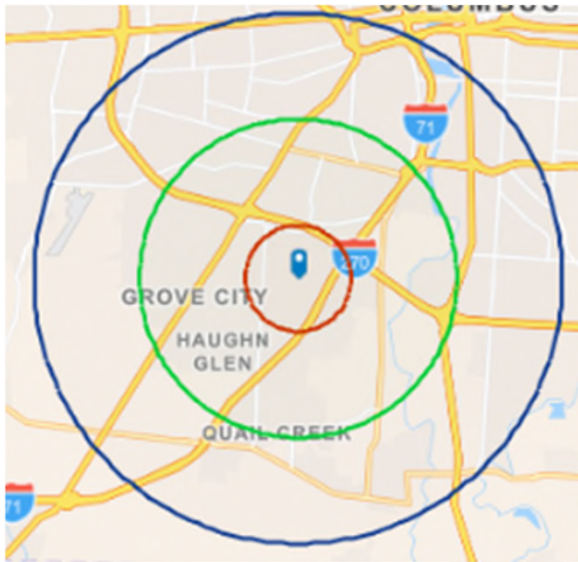


17.5
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

60,142
Population

2.5
Average
Household Size

38.9
Median Age

\$78,428
Median Household Income

BUSINESS

1,688

Total Businesses

30,519

Total Employees

EDUCATION

8%

No High School
Diploma

35%

High School
Graduate

29%

Some
College

28%

Bachelor's/Grad/Prof
Degree

INCOME



\$38,709
Per Capita
Income



\$78,428
Median
Household
Income



\$100,540
Average
Household
Income

EMPLOYMENT

60.5
White
Collar %

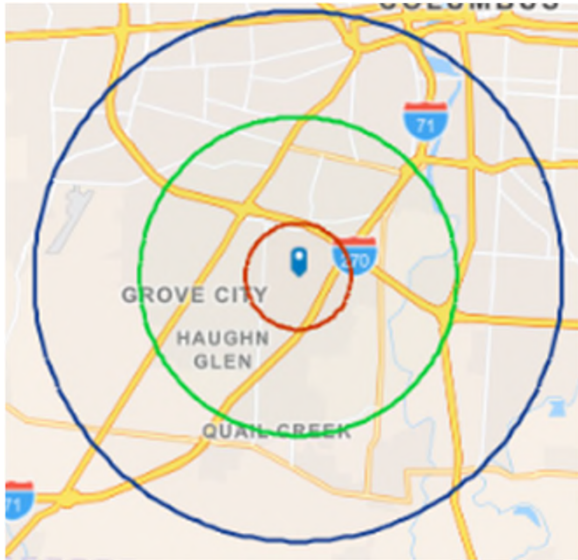
22.2
Blue
Collar %

17.2
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

164,503
Population

2.6
Average
Household Size

37.8
Median Age

\$63,327
Median Household Income

BUSINESS

3,678

Total Businesses

58,433

Total Employees

EDUCATION

12%
No High School
Diploma

38%
High School
Graduate

27%
Some
College

23%
Bachelor's/Grad/Prof
Degree

INCOME

\$32,470
Per Capita
Income

\$63,327
Median
Household
Income

\$84,517
Average
Household
Income

EMPLOYMENT

56.0
White
Collar %

26.2
Blue
Collar %

17.8
Services
%

equity | brokerage

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