



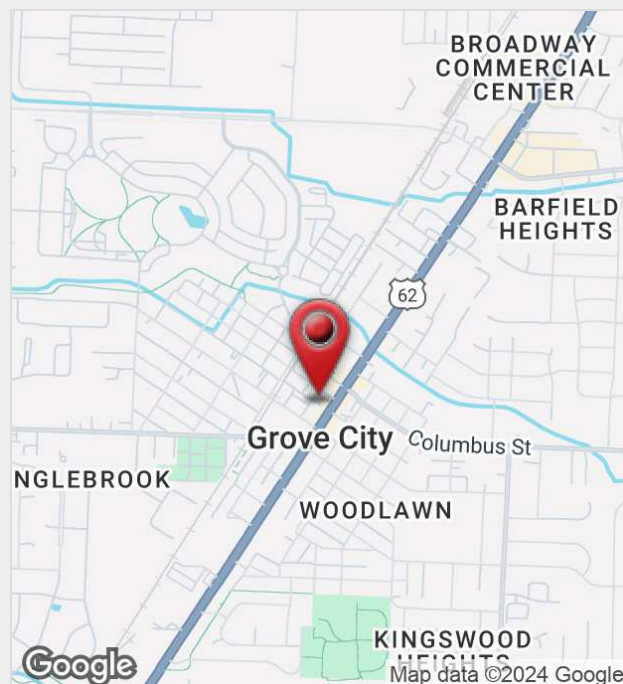
3989 Broadway

Grove City, Ohio 43123

Property Features

- 1,415 SF Prime Retail Space in the Heart of Historic Downtown Grove City
- Ideal Location for a Boutique Coffee Shop or Casual Breakfast/Light Lunch Spot
- Surrounded by Retail, Restaurants, Single and Multi-family Housing
- Charming Space Featuring Exposed Brick Walls and Open Ceilings
- Abundant Public Parking Available for Customers and Clients
- Strong Foot Traffic from Nearby Businesses and Residents
- Part of the DORA area (Designated Outdoor Refreshment Area)
- Convenient Access to Major Highways, Including I-270, I-71, Rt-665 & Stringtown Rd

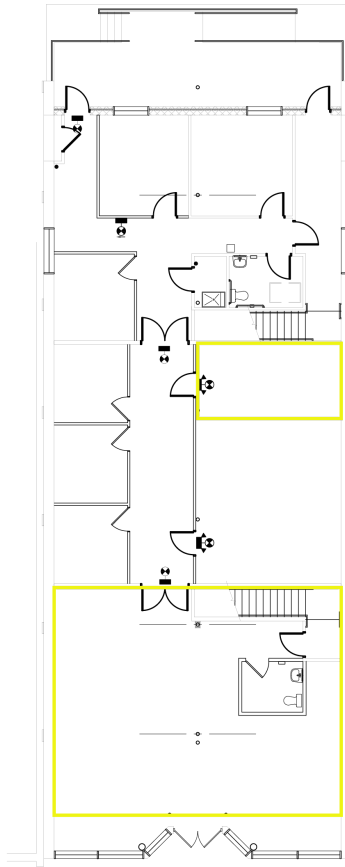
Lease Rate: \$2,800.00 Per Month (MG)



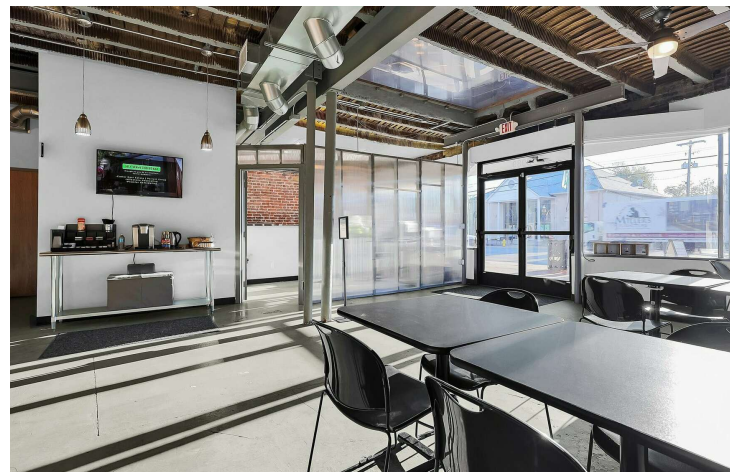
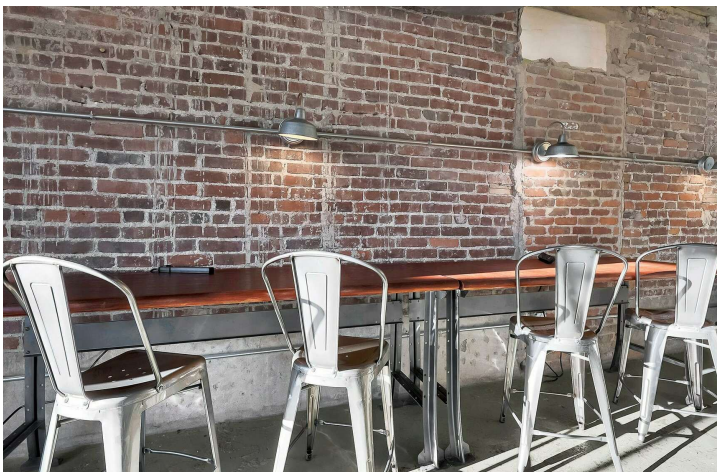
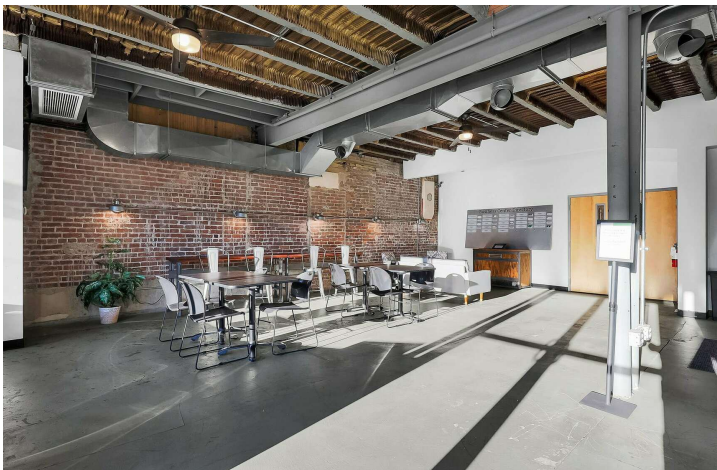
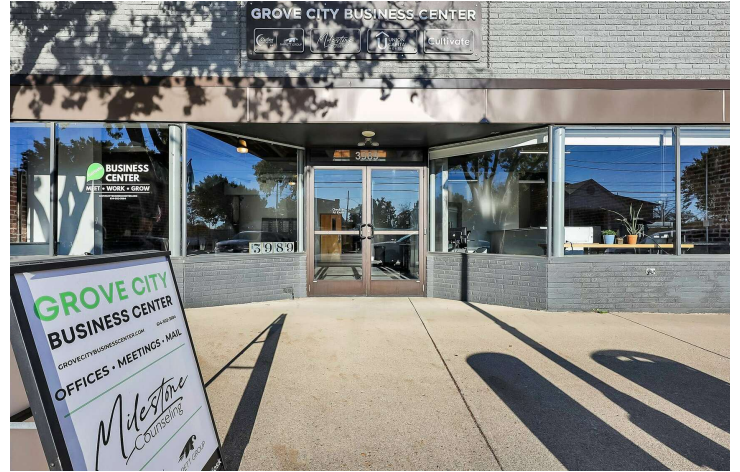
For more information:

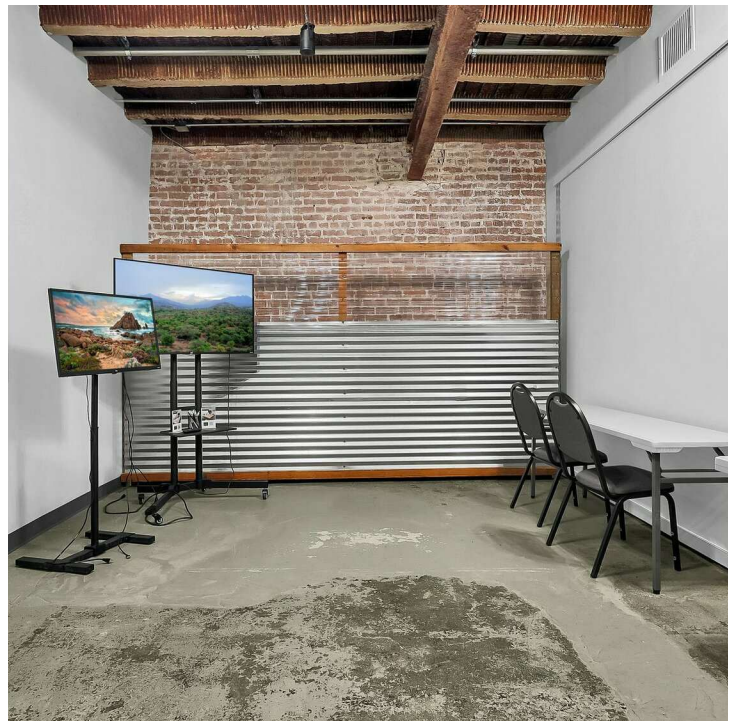
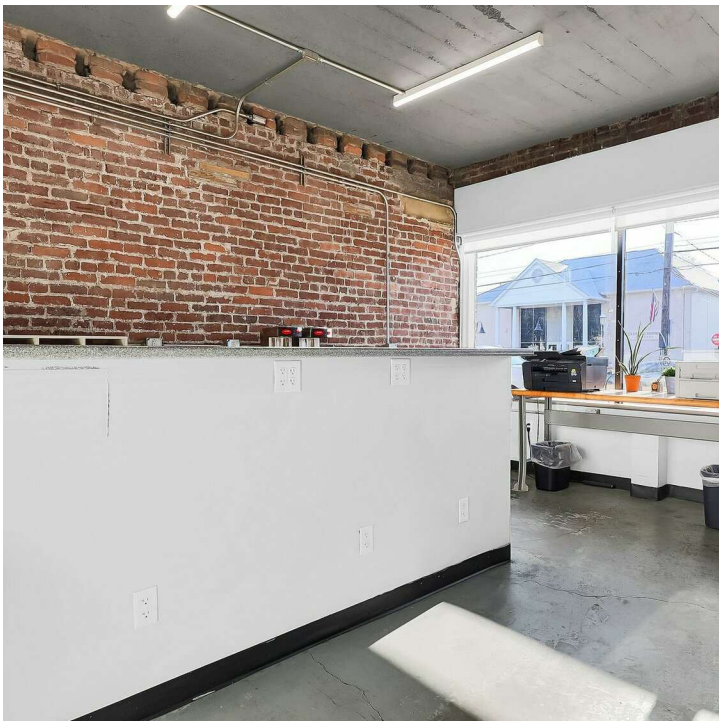
Chad Boggs

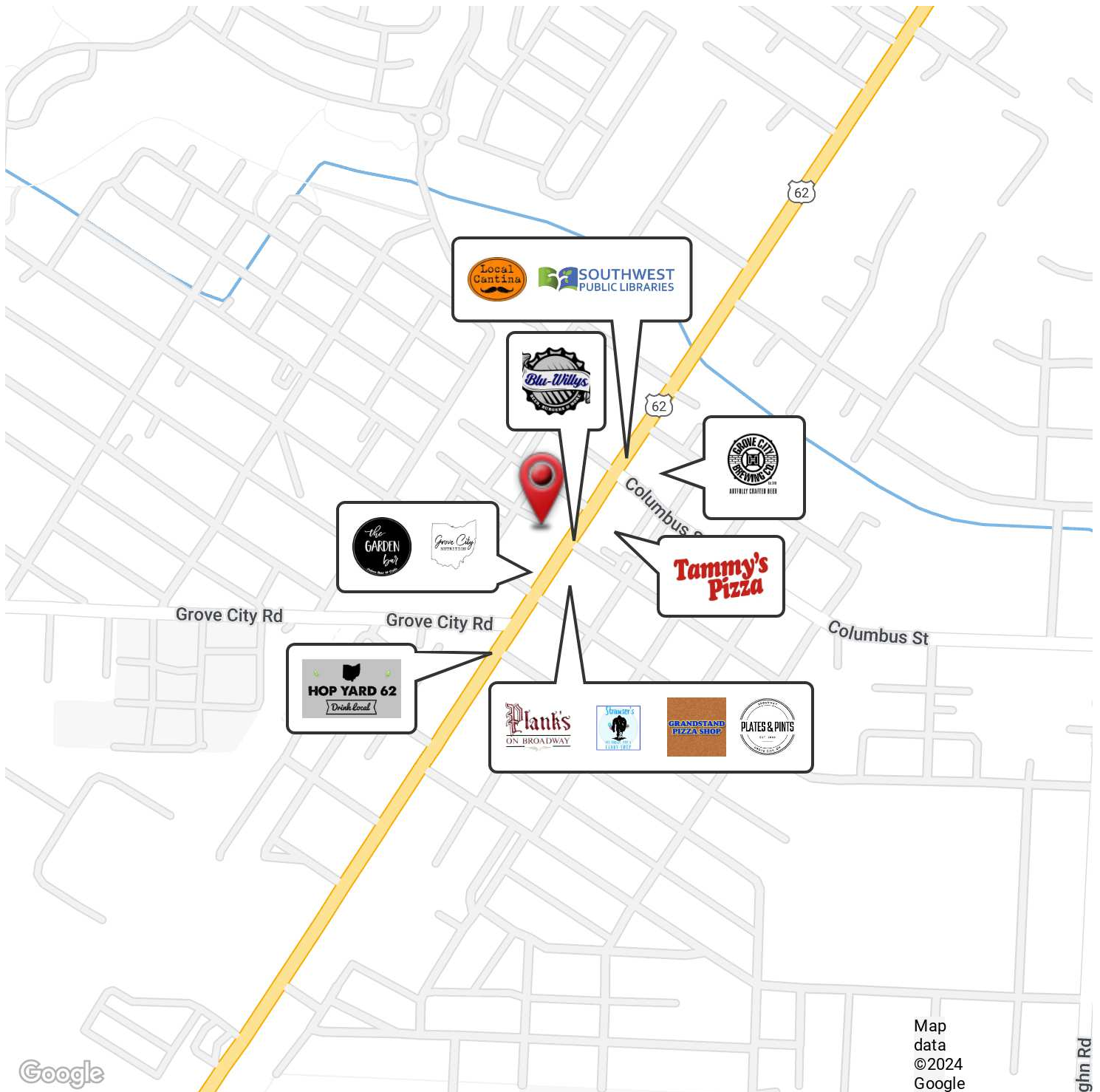
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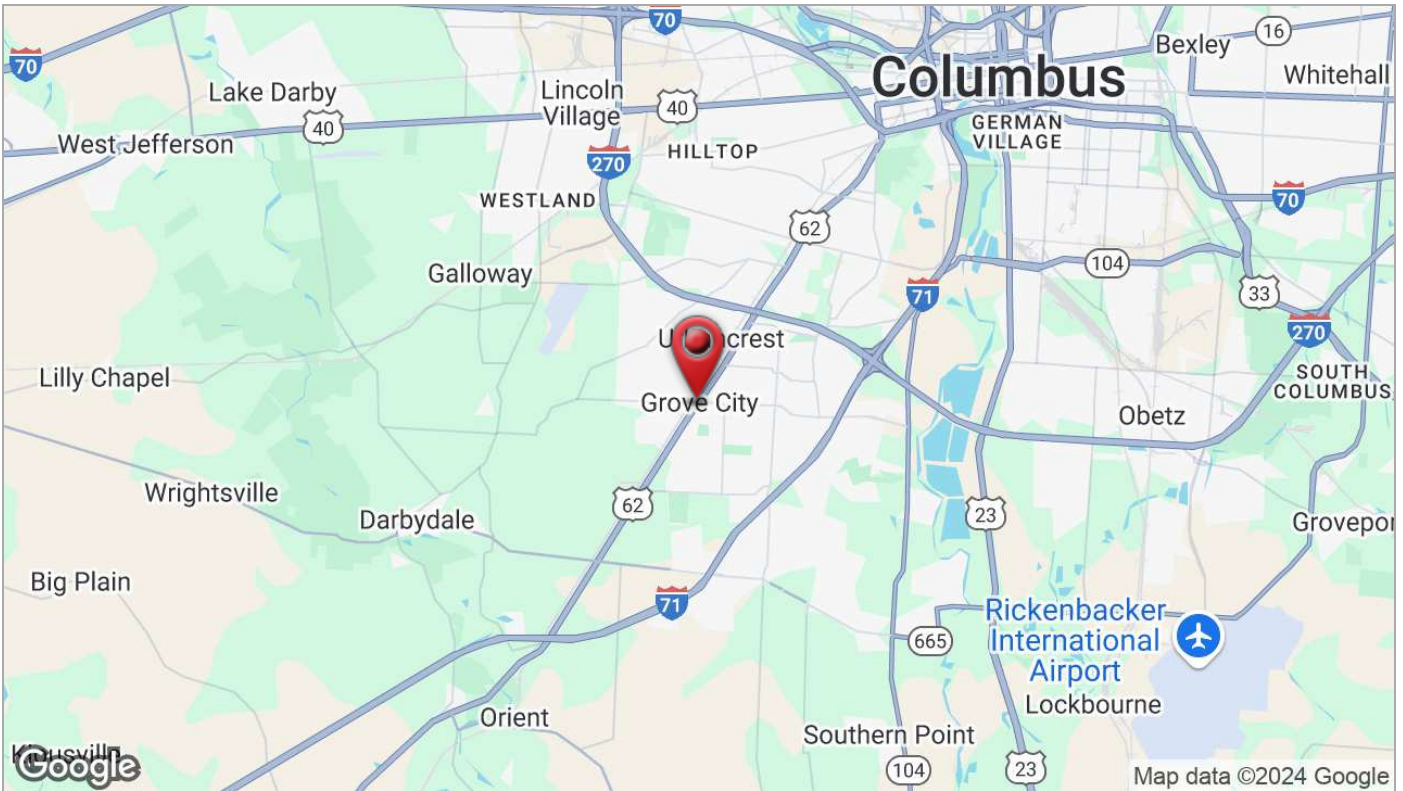
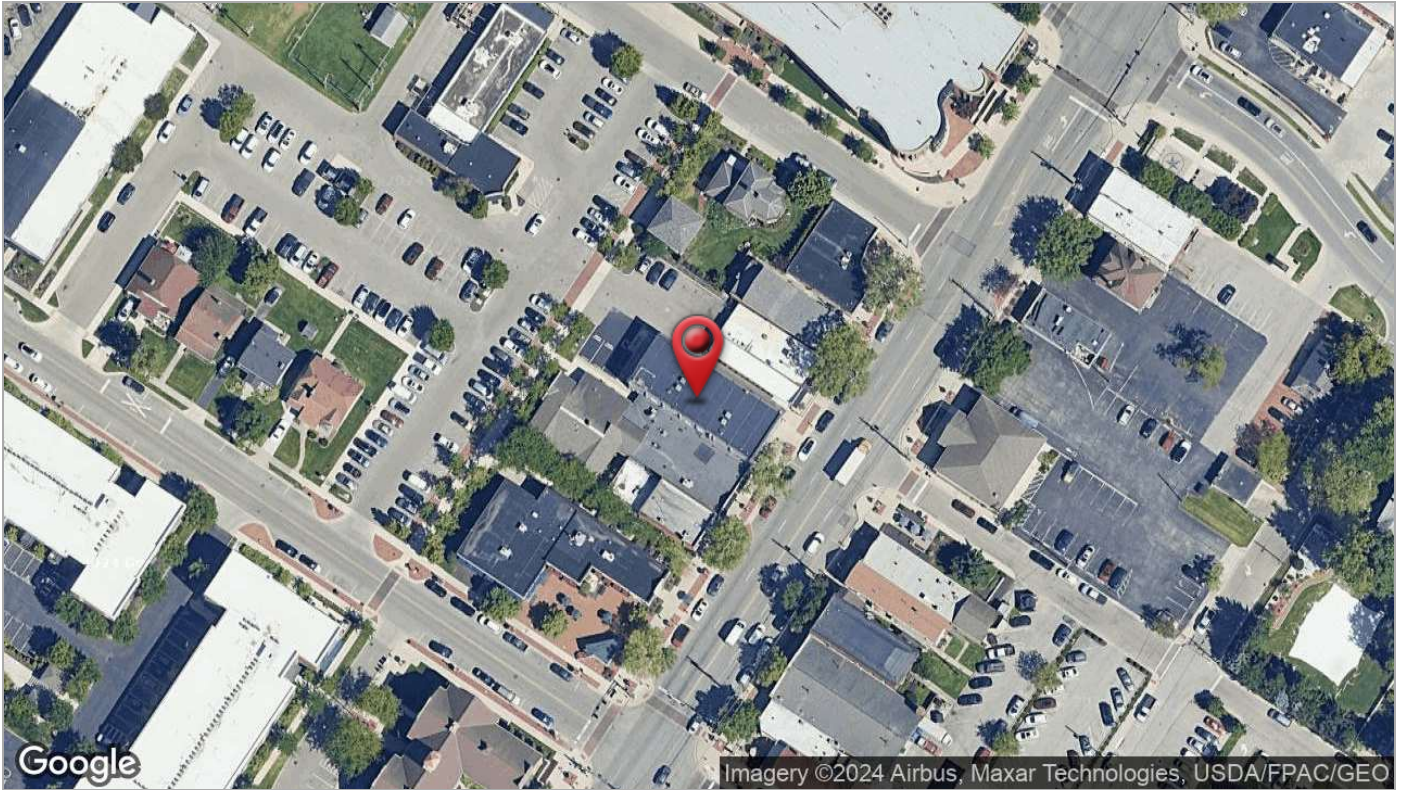


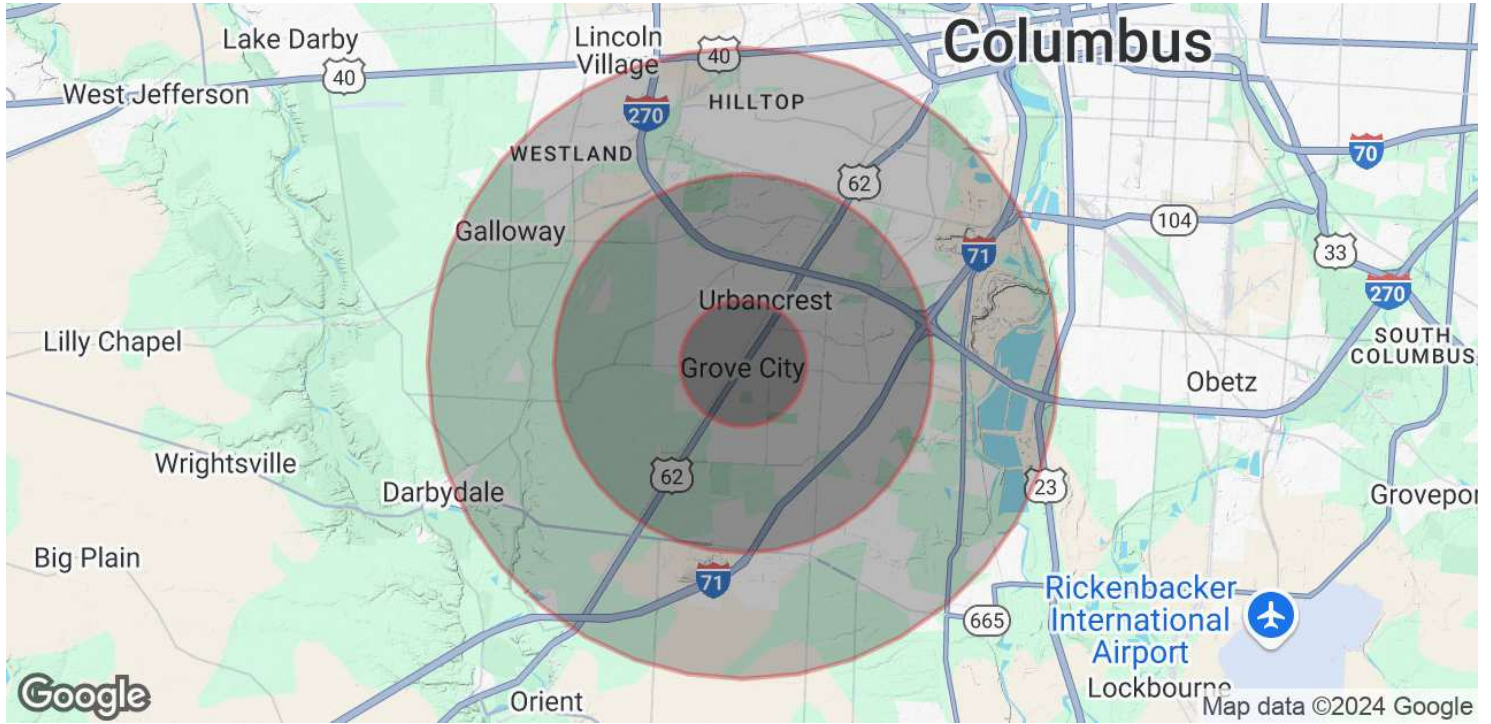
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3989 Broadway	Street Retail	\$2,800 PER MONTH	Modified Gross	1,415 SF	VACANT











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,353	63,328	159,962
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	40	41	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,255	24,645	60,125
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$88,074	\$103,240	\$87,315
Average House Value	\$251,868	\$269,505	\$234,194

Demographics data derived from AlphaMap