



4094 Broadway

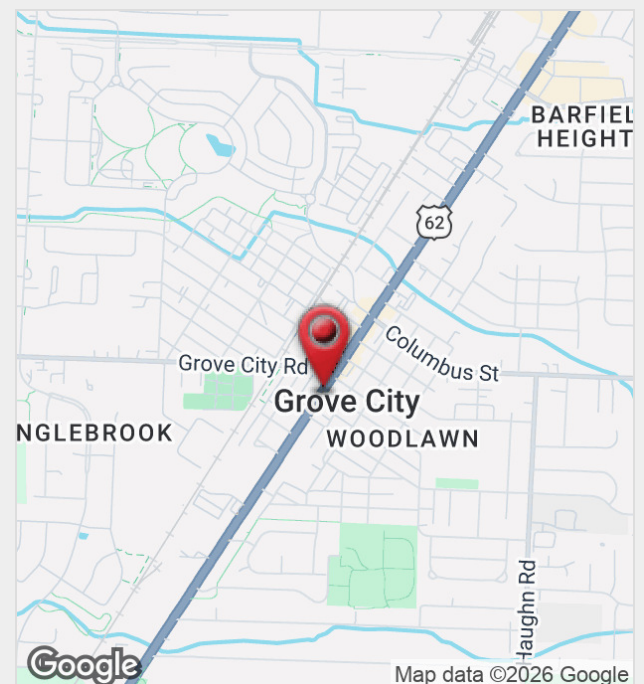
Grove City, Ohio 43123

Property Features

- 1,566 SF Available with 1,263 SF on the 1st Floor
- Space Includes 2 Private Offices
- Screened-In Porch Providing Additional Space
- 8 On-Site Parking Spaces Plus 2-Car Garage
- Move-In Ready with Brand-New Roof
- C-2 Zoning in DORA District
- ±16,500 VPD on Broadway
- Located in Historic Grove City Town Center District
- Convenient Access to I-71, I-270, SR-665 and Major Columbus-Area Thoroughfares

Lease Rate: \$22.00/SF NNN

OpEx: \$3.94/SF

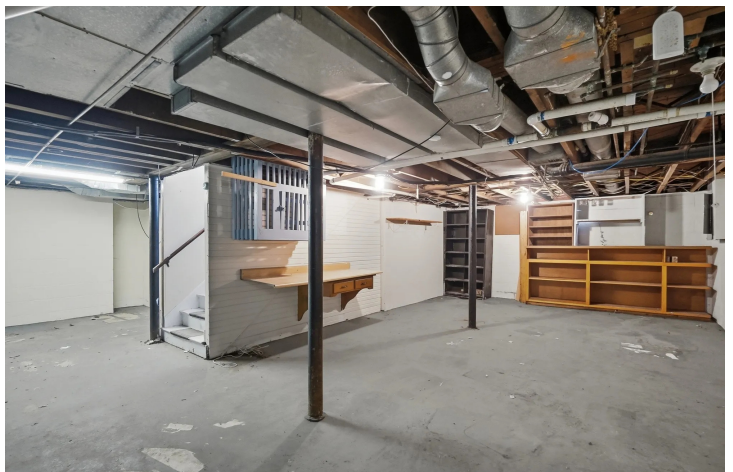


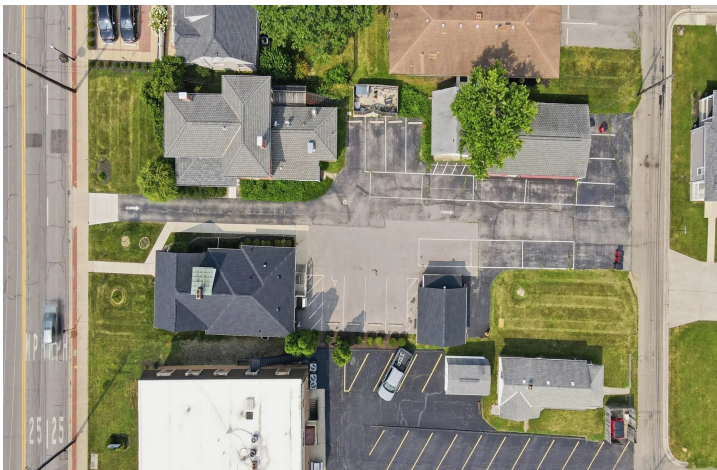
For more information:

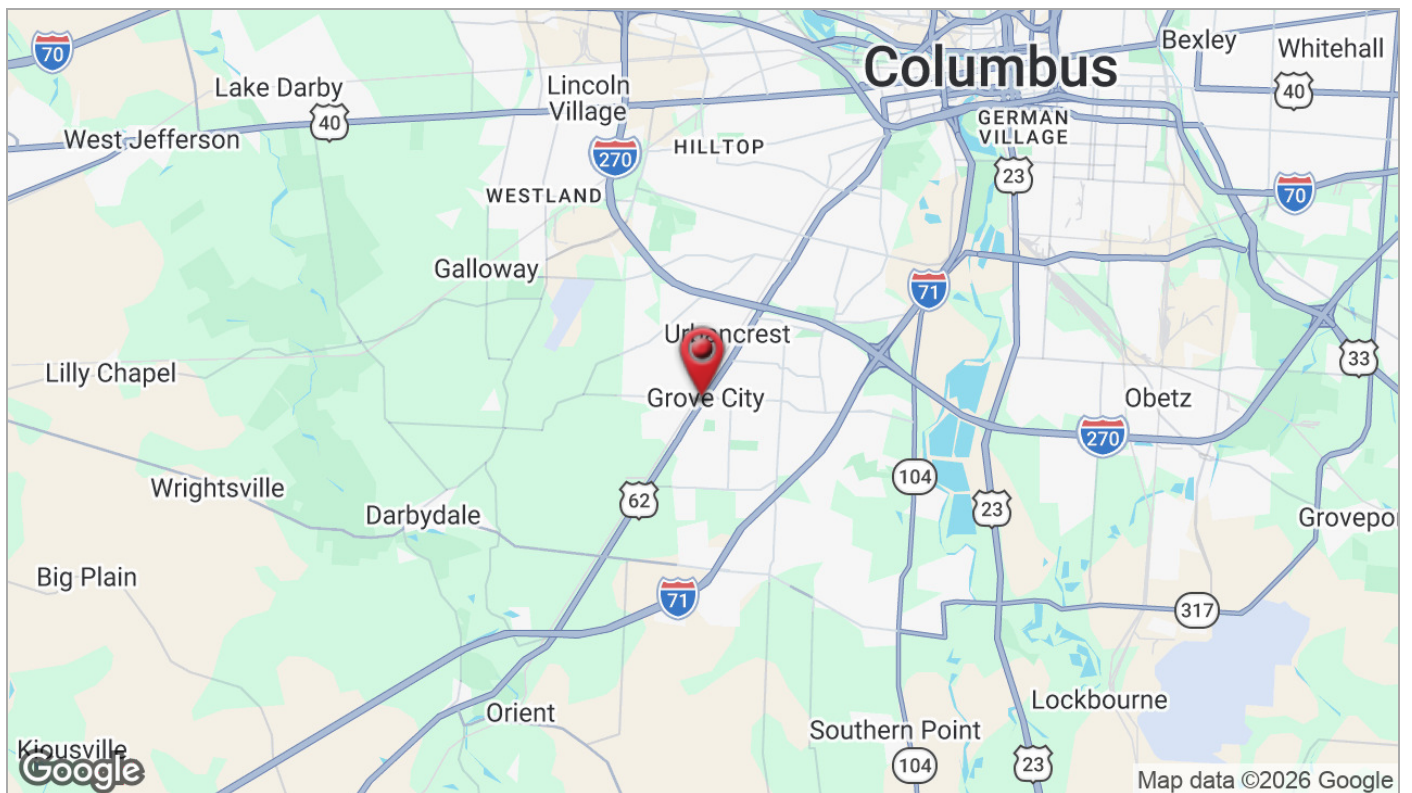
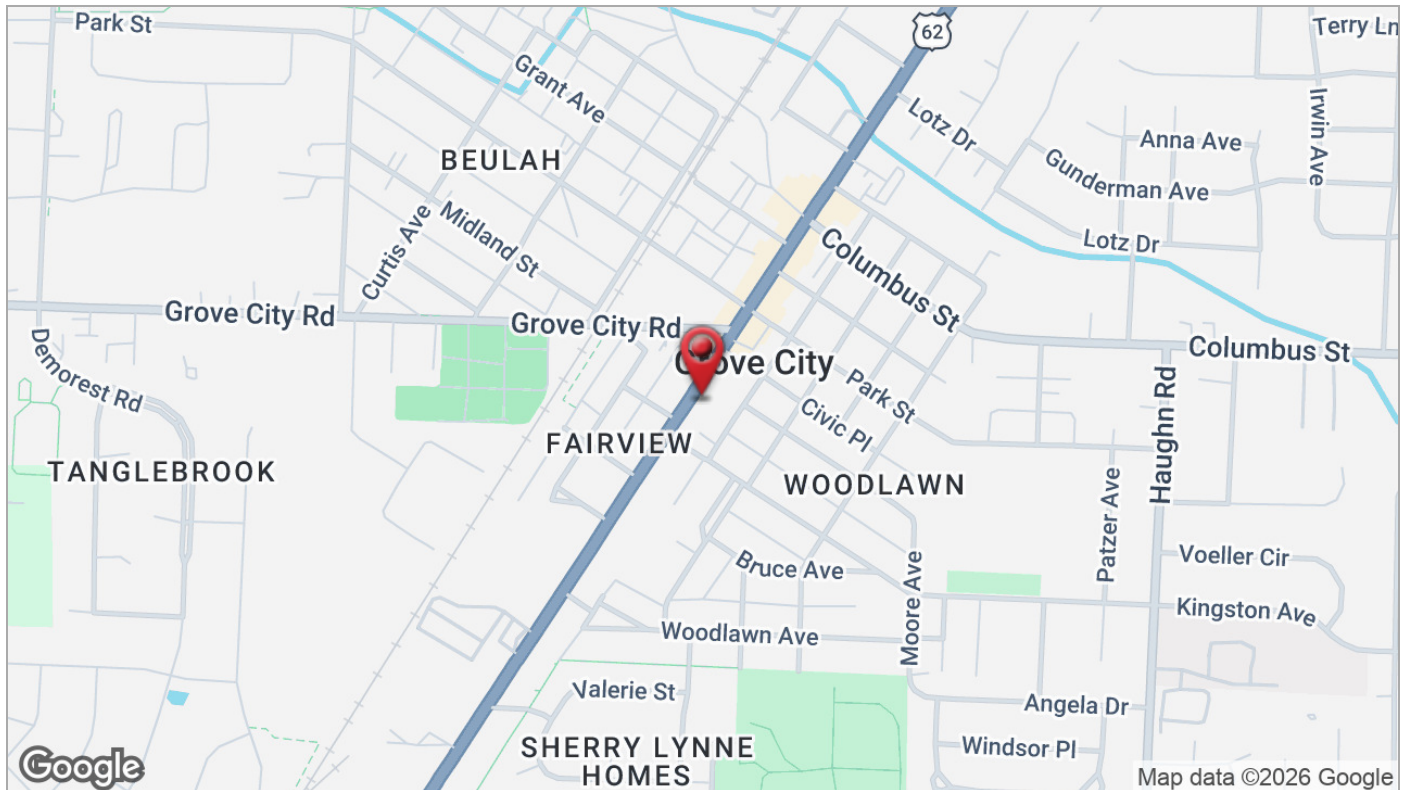
Chad Boggs

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Grove City

Town Center



Food & Beverage

Retail & Entertainment

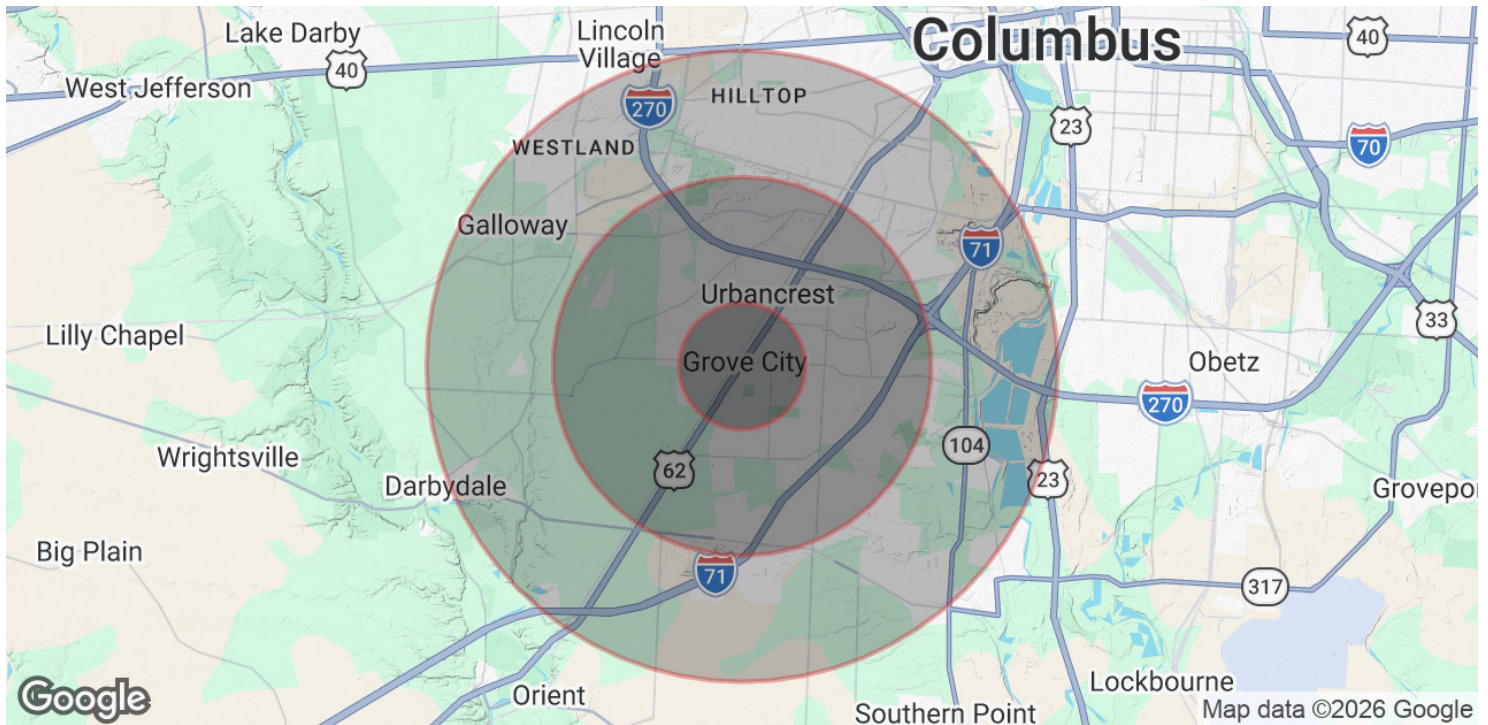
Other Services

- 5 Dapper Dog Tavern
- 7 DHC Chicken
- 9 Grove City Nutrition
- 12 Pick'em Up Joe Coffee Co.
- 13 Blu Willy's
- 19 Local Cantina
- 28 Broadway Standard
- 27 Grove City Brewing Co.
- 29 Plum Run Winery
- 31 Tammy's Pizza
- 33 Town Center Pub (Lovies)*
- 35 Broadway Plates & Pints
- 37 Plank's on Broadway
- 38 Strawser's Ice Cream Pop & Candy Shop
- 40 Grandstand Pizza
- 44 Transcend Coffee + Roastery
- 57 Whit's Frozen Custard

- 1 CardCollector2
- 3 Heritage Cycles
- 14 Little Theatre Off Broadway
- 15 HR Personal Expressions
- 16 Alpine Blue Stitches
- 18 Grove Sheek Boutique
- 26 Dueling Axes
- 20 Country Hearth Primitives
- 25 Novocaine Lounge
- 32 Columbus Running Co.
- 39 Conundrum Games
- 42 Butterfly Boutique
- 43 The Chandler
- 49 MoB Apparel
- 55 Sharp's Auction Gallery

- 2 Grove City Chamber of Commerce
- 4 Total Platinum Salon
- 6 Coldwell Banker
- 8 Edward Jones
- 10 Parrett Group/ Cutler Real Estate
- 11 Grove City Business Center
- 17 Grove City Library
- 21 Broadway Design Group
- 22 Morley Parren Bright Insurance
- 23 Fairy Tails Pet Salon
- 24 Sound Communications
- 25 Town Center Dentistry
- 30 Ink Therapy by Britt
- 34 Beauty and the Barber

- 36 Grove City Barbershop
- 41 Rise Yoga
- 45 Visit Grove City
- 46 The Brush and Hose Co.
- 47 The Hairworks
- 48 Houk CPA LLC
- 50 Mane Body & Sole Salon
- 51 Wink Lash Lounge & Spa
- 52 Bound By Books
- 53 Heaton Family Chiropractic
- 54 Remax Revealty
- 56 Hart Real Estate
- 58 Kidz Sandbox Station



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,610	55,766	146,689
Average Age	38.9	38.6	36.6
Average Age (Male)	36.7	37.3	35.5
Average Age (Female)	40.7	39.4	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,458	22,586	57,303
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$87,655	\$100,934	\$89,284
Average House Value	\$250,926	\$261,790	\$228,088

2023 American Community Survey (ACS)