

THE VILLAGE AT THE GROVES

2740 - 2814 London-Groveport Rd, Grove City, OH 43123



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Property Overview

2740 - 2814 London-Groveport Rd, Grove City, OH 43123

Position your brand within one of Southwest Central Ohio's strongest retail corridors. This well-established shopping center in Grove City benefits from outstanding visibility, steady consumer traffic, and complementary national co-tenancy including Kroger, Meijer, Massage Envy, and Strader's. The newly constructed Mount Carmel medical campus just north of the property further enhances daytime traffic and repeat visitation.

The available space is an inline suite located on the west end of the building, offering strong frontage along London-Groveport Road and convenient customer access.

This is an ideal opportunity for retailers seeking established co-tenancy, healthcare-driven traffic, and placement within a growing suburban trade area. Please do not disturb current tenants.

Property Highlights

- High-visibility location along a major retail corridor
- Positioned between two signalized intersections
- Dedicated central entrance for seamless access
- Ample on-site parking
- Diverse tenant mix including retail, restaurant, and medical users

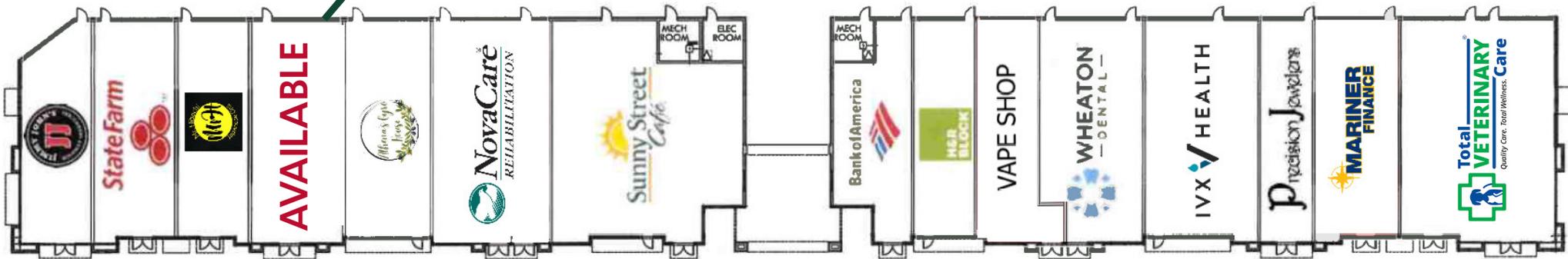
Property Summary

Lease Rate:	\$25.00 SF/YR
CAM Rate:	\$9.71 SF/YR
Available SF:	1,865 SF
Date Available:	End of September 2026
Traffic Count:	22,588
Traffic Count St:	London-Groveport Rd near I-71 on-ramp



Current Available & Tenants

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AVAILABLE SPACE

Space #	SF Available	Rate	Type	Description
2802	1,865	\$25 / SF/yr	NNN	Site is inline on the west end of the building.



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Photos

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Market Overview

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Demographic & Total Consumer Spending Snapshot

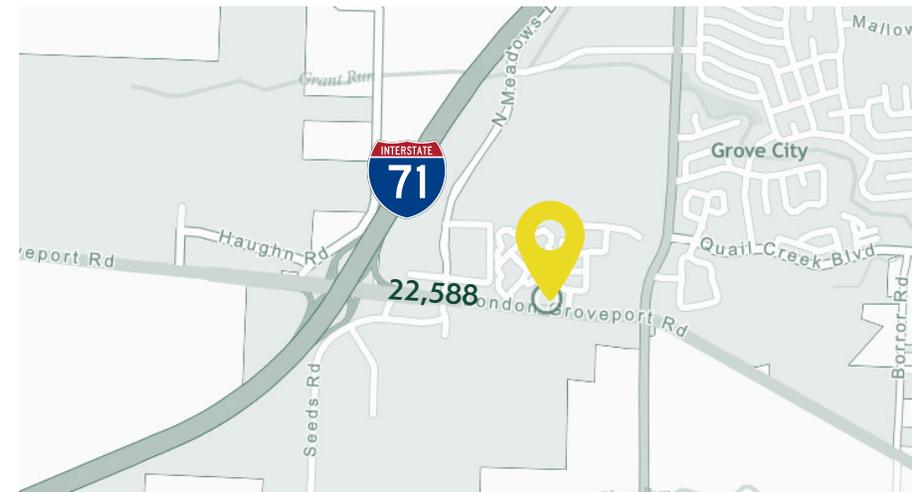
within 5 miles of neighborhood shopping center

Population	65,230	Apparel	\$43,911,795
Households	25,024	Entertainment, Hobbies, etc.	\$130,142,572
Avg HHI	\$103,908	Food & Alcohol	\$229,544,010
Businesses	2,768	Household	\$141,771,183
Employees	25,488	Healthcare	\$44,089,651

Notable Companies in the Area



Traffic Counts



Contact Us



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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