

STRINGTOWN CROSSING

RETAIL FOR LEASE

4063 - 4097 HOOVER ROAD, GROVE CITY, OH 43123

New Ownership:
Major Renovations
Coming



AARON HEATH SENIOR VICE PRESIDENT

MOBILE 614.804.9836 | DIRECT 614.334.7786
AHEATH@EQUITY.NET

equity | brokerage

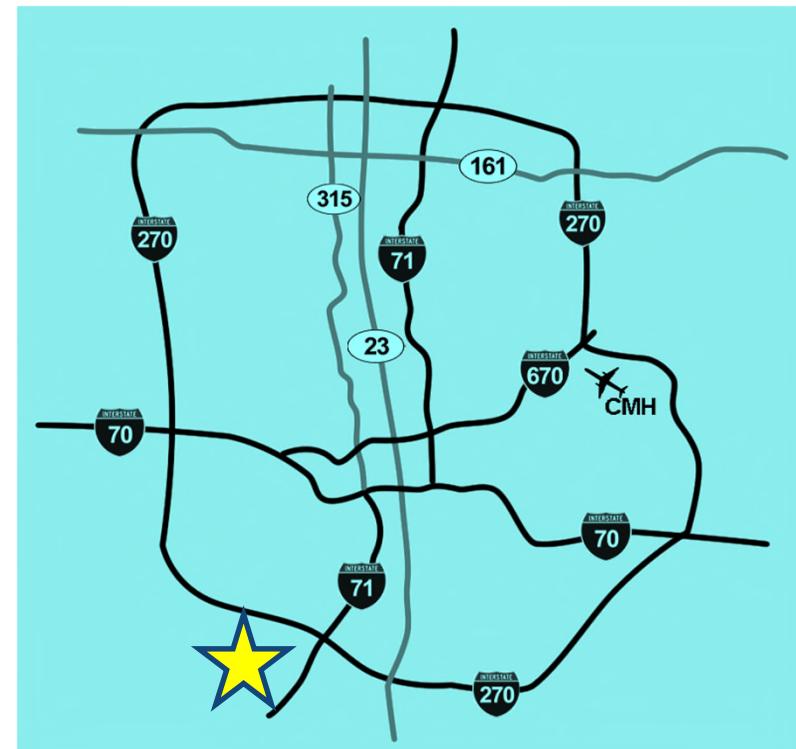
PROPERTY HIGHLIGHTS

STRINGTOWN CROSSING

RETAIL FOR LEASE

4063-4097 HOOVER ROAD, GROVE CITY, OH 43123

- +/- 6,259 SF contiguous available
- Co-tenant with Bogey's Indoor Golf, Play It Again Sports, Little Diggers, Safe Splash Swim School, Dad Bod Fitness, and Upper Deck Sports Bar
- 124 parking spaces (4.03 per 1,000)
- 19,005 vehicles per day on Stringtown Road (MORPC)
- 11,283 vehicles per day on Hoover Road (MORPC)
- Pylon signage available
- \$17.00 - \$20.00 NNN per SF plus estimated operating expenses: \$6.00 (real estate tax: \$1.35 insurance: \$0.56 CAM: \$4.09)
- Renovation of the property to begin in late 2025
- Pad site ground lease (+/- 0.60 acres): \$115,000 per year



SITE



equity brokerage

www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

SPACE PLAN

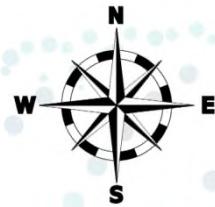


NEW PYLON SIGN

144"
120"



OUPARCEL GROUND LEASE

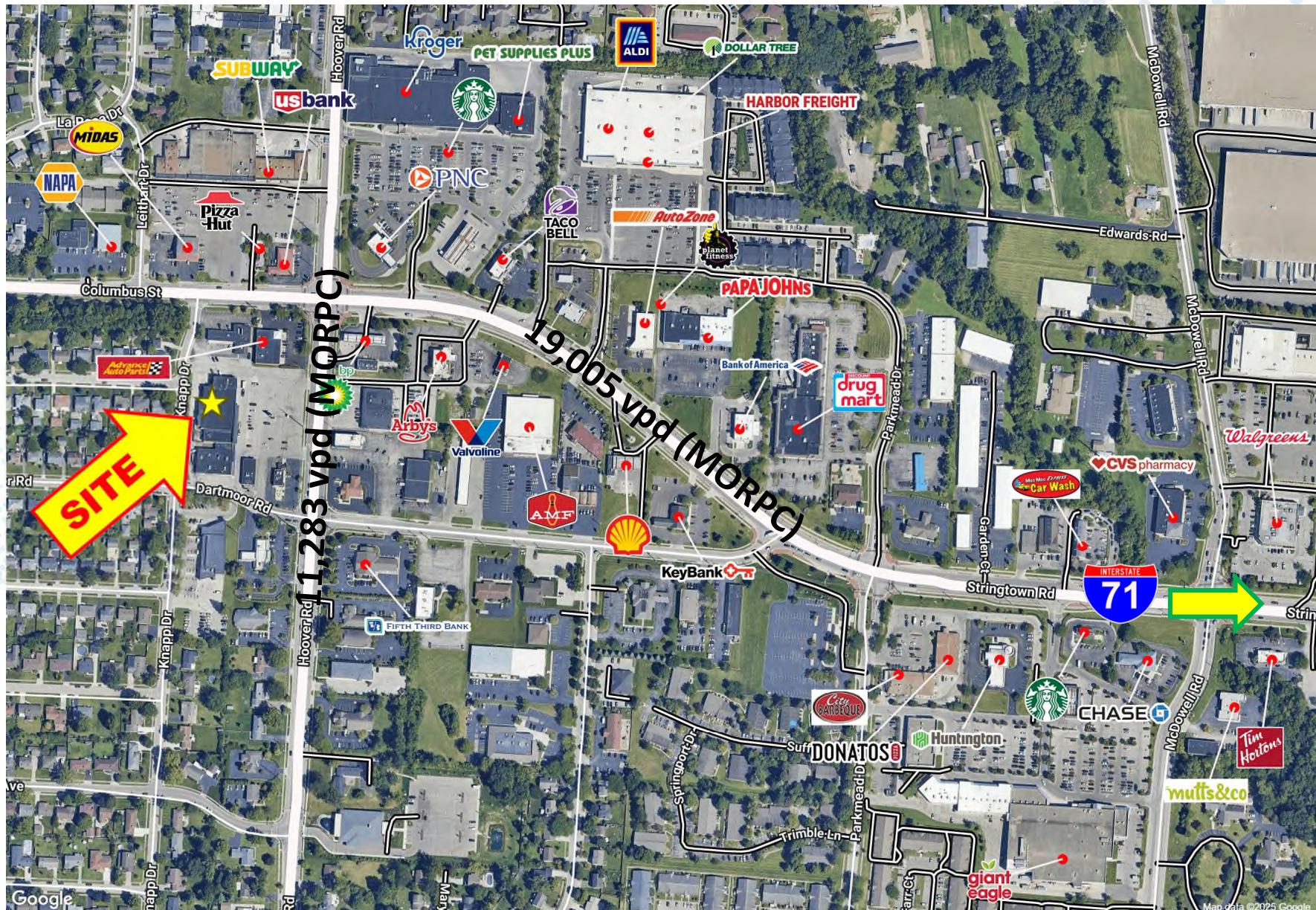


equity | brokerage

www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

AERIAL

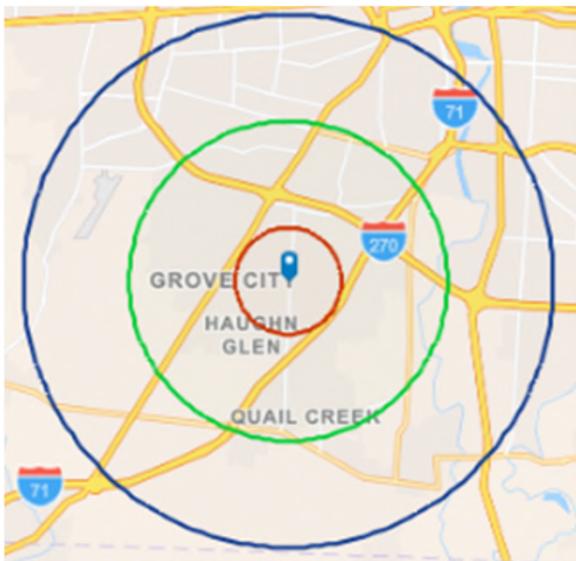


equity brokerage

www.equity.net

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.

1-MILE RADIUS DEMOS



KEY FACTS

11,834
Population



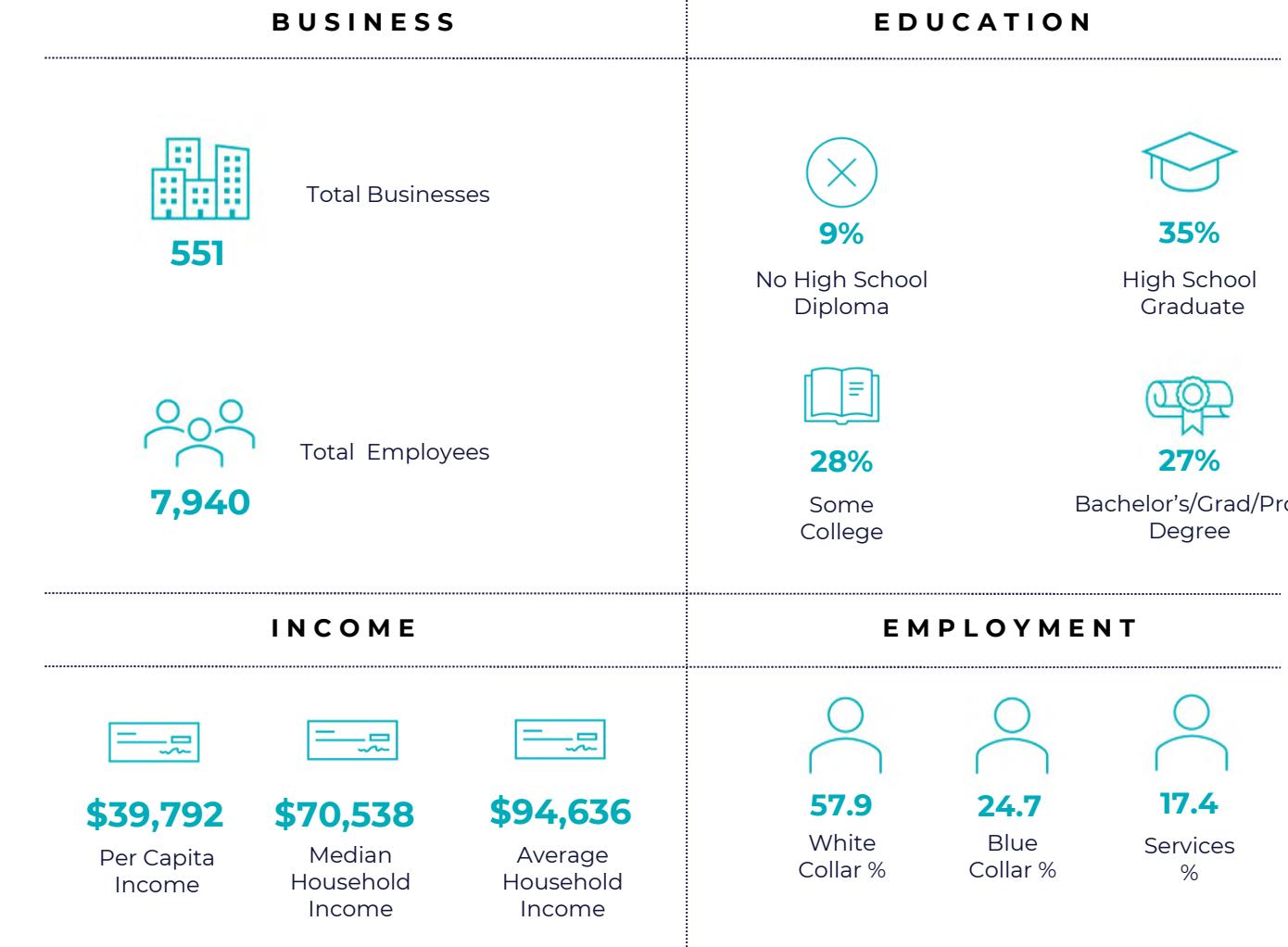
Average Household Size

40.4

Median Age

\$70,738

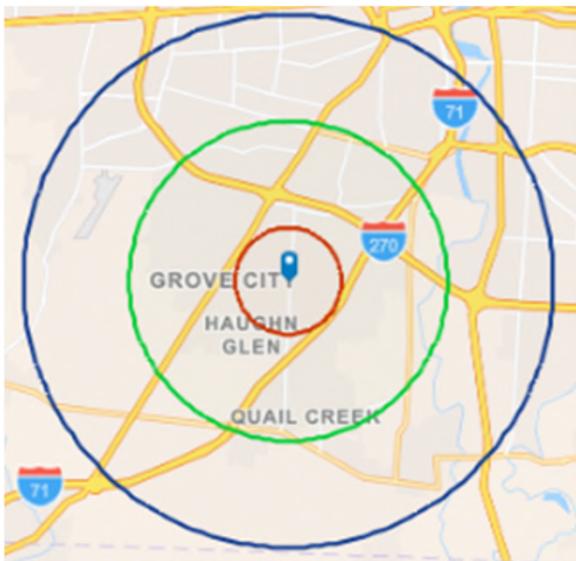
Median Household Income



equity | brokerage

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.

3-MILE RADIUS DEMOS



equity | brokerage

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.

KEY FACTS

61,232
Population



Average
Household Size

38.7

Median Age

\$85,194

Median Household Income

BUSINESS



Total Businesses

1,807



Total Employees

29,037

EDUCATION



8%

No High School
Diploma



32%

High School
Graduate



28%

Some
College



32%

Bachelor's/Grad/Prof
Degree

INCOME



\$42,846

Per Capita
Income



\$85,194

Median
Household
Income



\$109,523

Average
Household
Income

EMPLOYMENT



62.4

White
Collar %



20.6

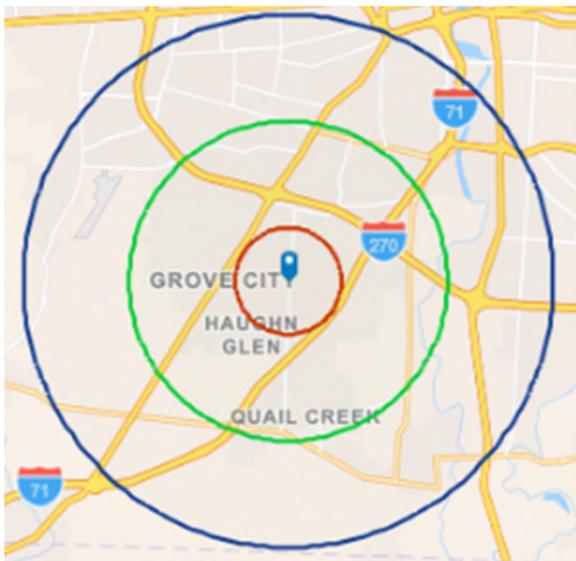
Blue
Collar %



16.9

Services
%

5-MILE RADIUS DEMOS



equity | brokerage

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.

KEY FACTS

148,934

Population



Average Household Size

37.1

Median Age

\$69,465

Median Household Income

BUSINESS



3,404

Total Businesses



49,969

Total Employees

EDUCATION



12%

No High School Diploma



36%

High School Graduate



27%

Some College



25%

Bachelor's/Grad/Prof Degree

INCOME



\$35,379

Per Capita Income



\$69,465

Median Household Income



\$92,641

Average Household Income

EMPLOYMENT



56.7

White Collar %



25.8

Blue Collar %



17.5

Services %