

# STRINGTOWN CROSSING

## RETAIL FOR LEASE

4063 - 4097 HOOVER ROAD, GROVE CITY, OH 43123

**New Ownership:  
Major Renovations  
Coming**



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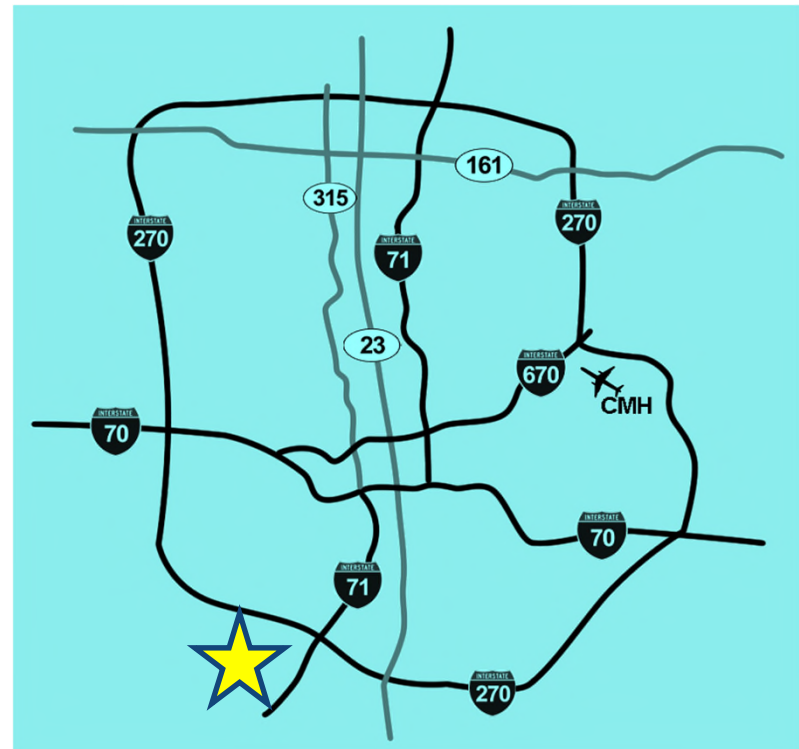
# PROPERTY HIGHLIGHTS

- +/- 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

## STRINGTOWN CROSSING

### RETAIL FOR LEASE

4063-4097 HOOVER ROAD, GROVE CITY, OH 43123





# SITE





# SPACE PLAN





# NEW PYLON SIGN



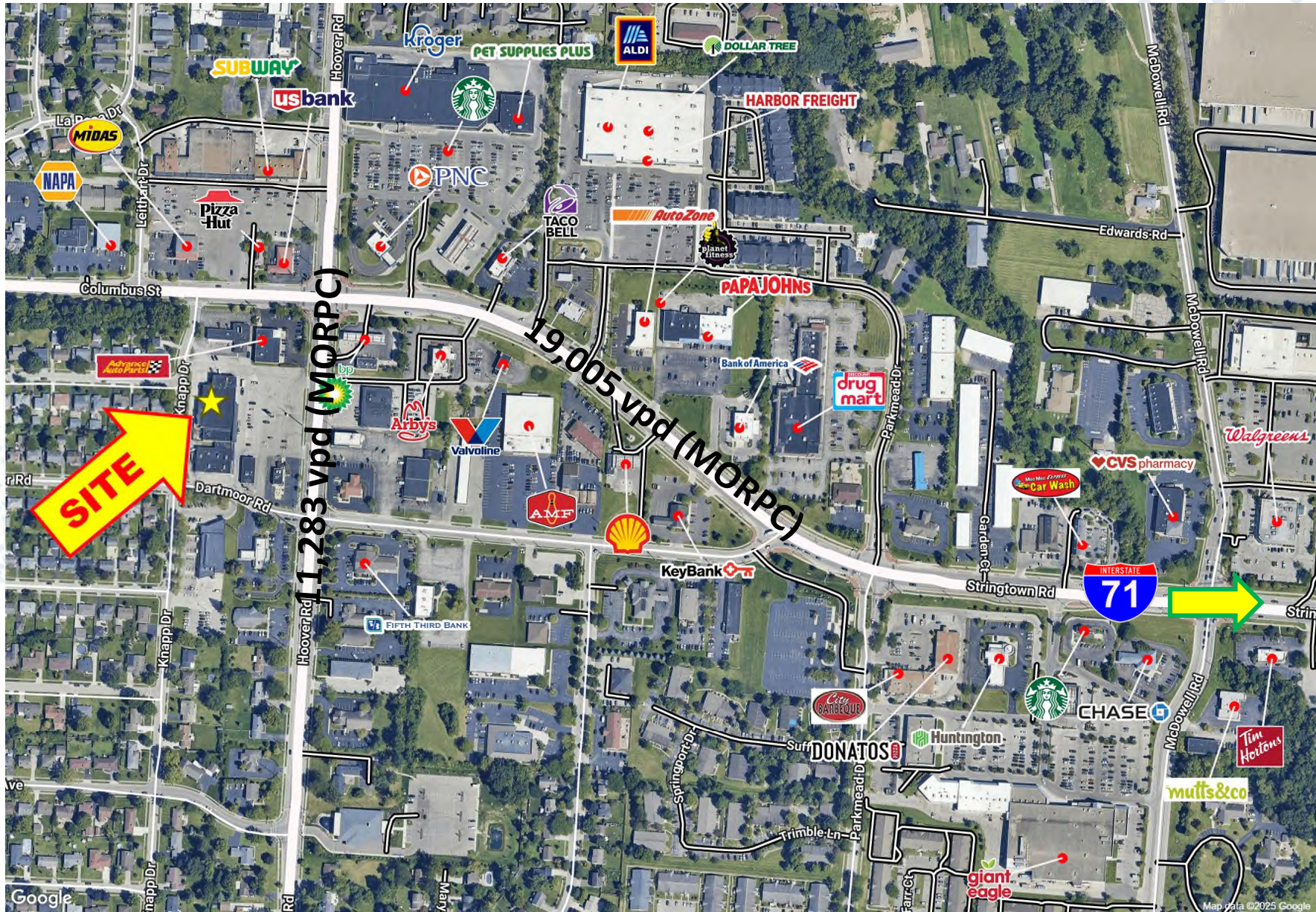


# OU PARCEL GROUND LEASE



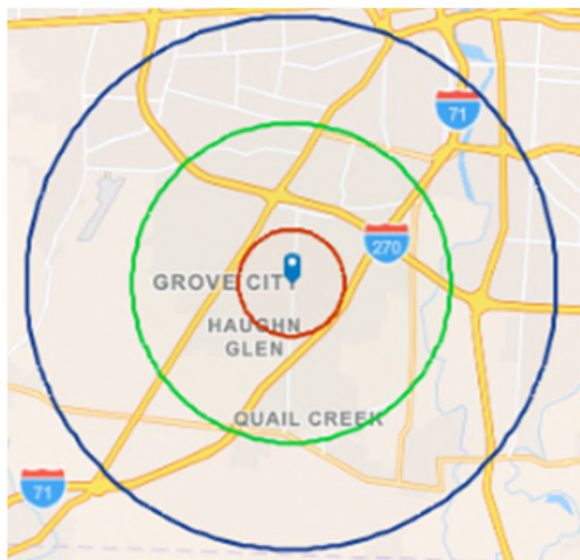


# AERIAL





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 The submission may be modified or withdrawn at any time by the property owner.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

**11,834**

Population



Average  
Household Size



Median Age

**\$70,738**

Median Household Income

## BUSINESS



**551**

Total Businesses



**7,940**

Total Employees

## EDUCATION



**9%**

No High School  
Diploma



**35%**

High School  
Graduate



**28%**

Some  
College



**27%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,792**

Per Capita  
Income



**\$70,538**

Median  
Household  
Income



**\$94,636**

Average  
Household  
Income

## EMPLOYMENT



**57.9**

White  
Collar %



**24.7**

Blue  
Collar %

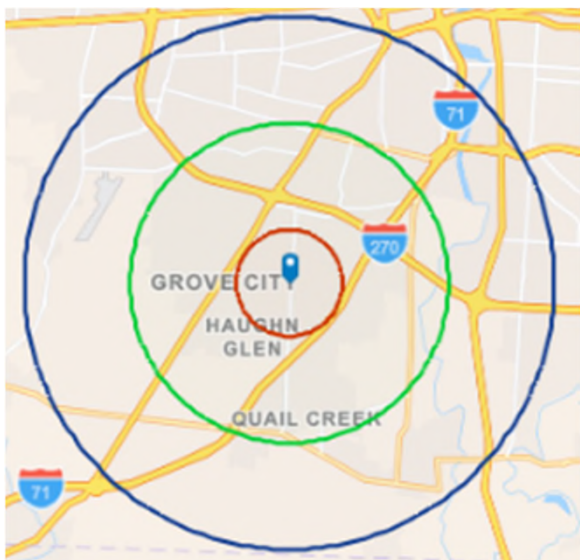


**17.4**

Services  
%



# 3-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**61,232**

Population



Average  
Household Size



Median Age

**\$85,194**

Median Household Income

## BUSINESS



**1,807**

Total Businesses



**29,037**

Total Employees

## 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 %

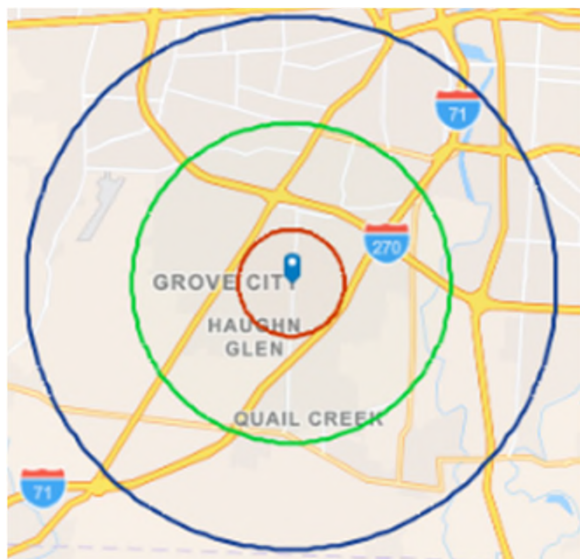


**16.9**

Services  
%



# 5-MILE RADIUS DEMOS



## KEY FACTS

**148,934**

Population



Average  
Household Size



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  
%

**equity** | brokerage

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