



## Groveport Plaza

6011 London Groveport Rd, Groveport, OH 43125

### Property Description

Groveport Plaza is a 104,216 square foot Kroger-anchored retail shopping center ideally located at the gateway to the growing community of Groveport in southeastern Franklin County. Built in 2000, the center offers excellent visibility, accessibility, and convenient parking. Groveport Plaza benefits from a dominant grocery anchor that drives consistent, year-round traffic, a strong residential base fueled by one of the fastest-growing logistics and industrial corridors in Ohio, and a captive consumer population with limited competing retail options in the immediate trade area.

### Property Highlights

- Two spaces currently available, 1,600 SF former Subway endcap space and a 4,896 SF space that has potential to be split
- Strategically positioned at the gateway to Groveport, approximately 11 miles from the Columbus CBD
- London Groveport and Groveport Roads have combined traffic counts of 40,000+ VPD
- Located in one of Ohio's fastest-growing logistics and e-commerce corridors
- Home to major distribution centers for Amazon, FedEx, UPS and the under construction Anduril campus



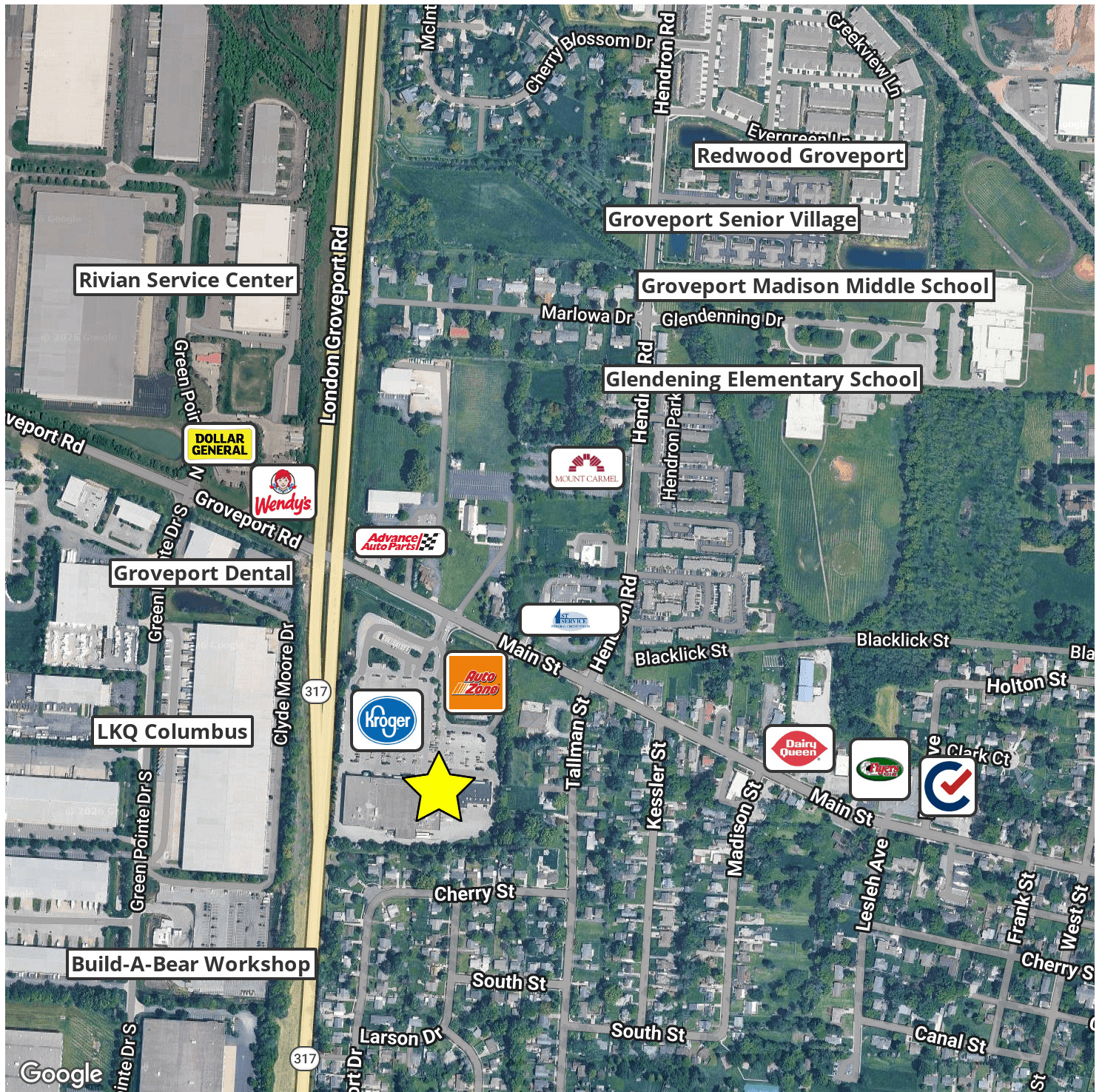
### Building Summary

Building Size:	104,216 SF
Available SF:	1,600 - 4,896 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.00/SF

# Retailer Map

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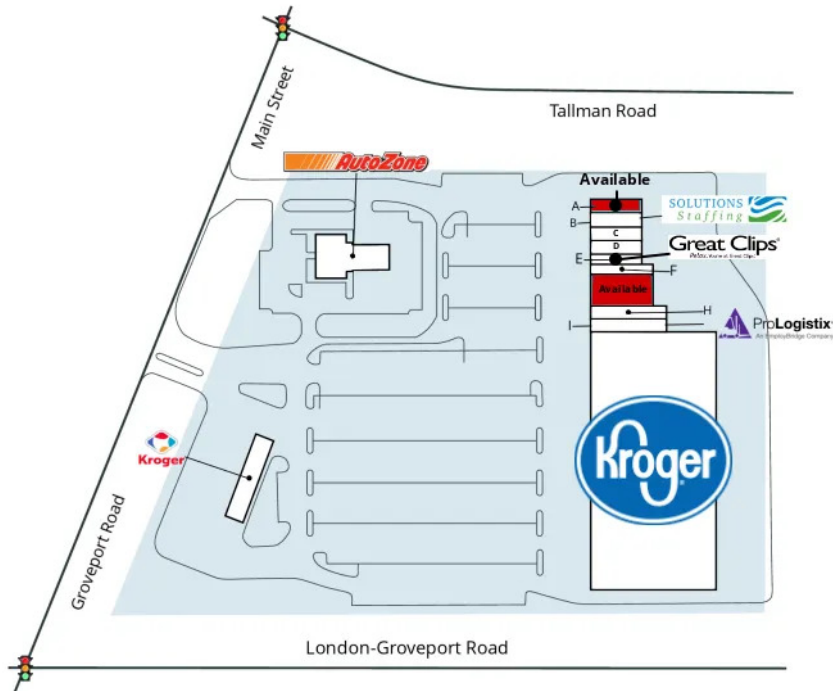


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# Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Available	Available	1,600 SF	Suite G	Available	4,896 SF
Suite B	Solutions Staffing	1,600 SF	Suite H	Groveport Smoke Shop	2,400 SF
Suite C	Accelerated Test Labs	1,600 SF	Suite I	ProLogistix	2,400 SF
Suite D	Great Wall Chinese Restaurant	1,600 SF	OP1	Autozone	7,381 SF
Suite E	Great Clips	1,200 SF	Kroger	Kroger	81,807 SF
Suite F	Venus Nails	1,393 SF			

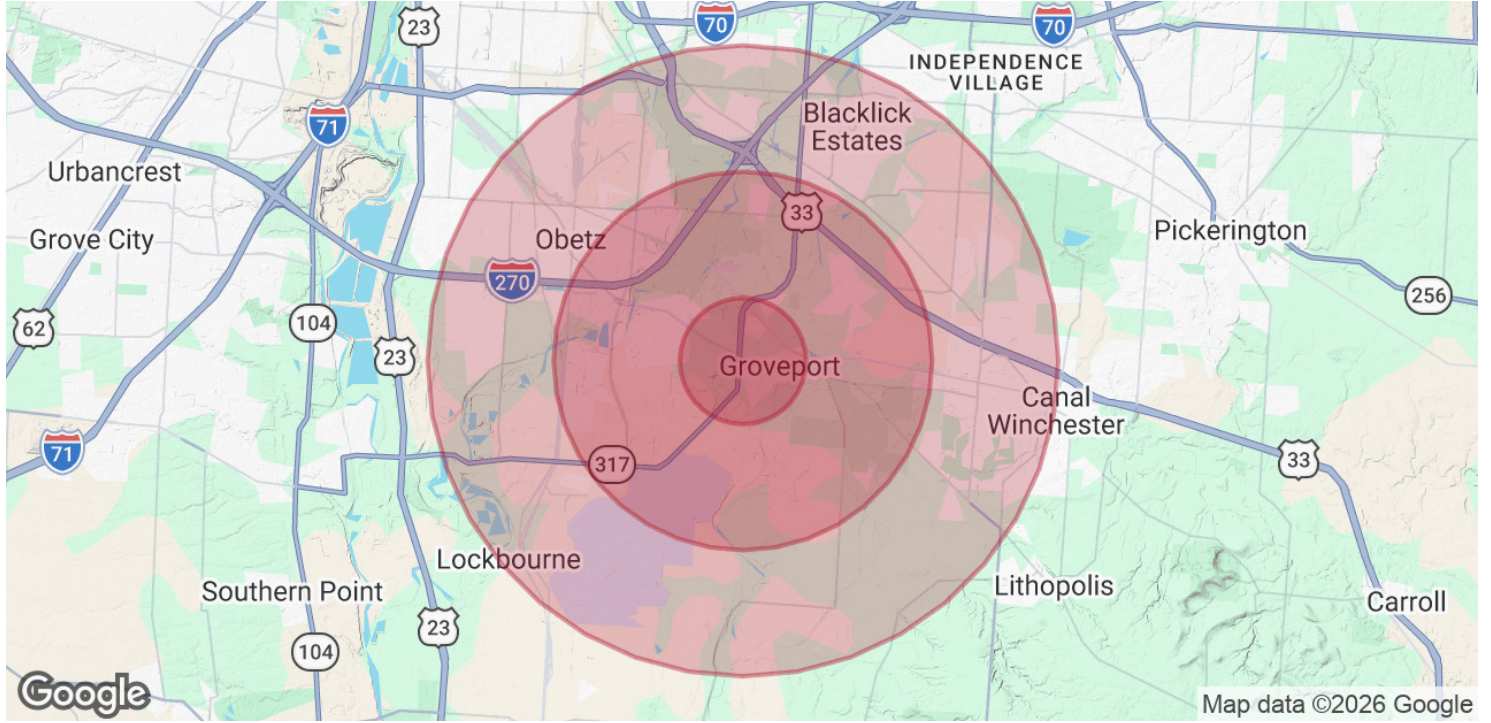
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,778	18,464	85,173
Average Age	38.0	38.3	37.6
Average Age (Male)	32.6	35.4	35.0
Average Age (Female)	41.5	40.9	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,390	7,140	33,717
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$102,020	\$89,951	\$83,596
Average House Value	\$250,304	\$228,656	\$204,474

2023 American Community Survey (ACS)

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