



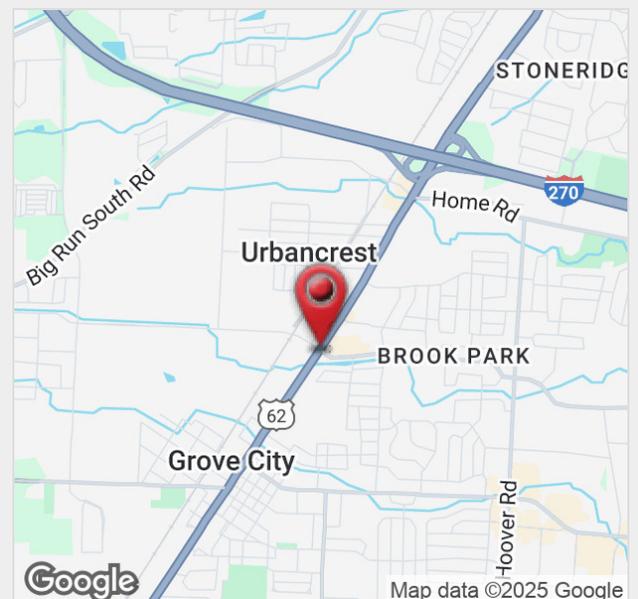
3586 Broadway

Grove City, Ohio 43123

Property Features

- ±0.6 Acres for Sale or Lease
- Situated on the Signalized Intersection of Broadway & Southwest Blvd
- Building Can Be Demolished
- To Be Delivered Shovel Ready
- Over 23,000 VPD on the signalized corner of Broadway and Southwest Blvd
- Less Than One Mile from Downtown Grove City
- Surrounded by Retail, Restaurants, Single and Multi-family Housing
- Easy Access to I-270, I-71, Rt-665 & Stringtown Rd

Ground Lease Rate: Undisclosed
Sale Price: \$995,000



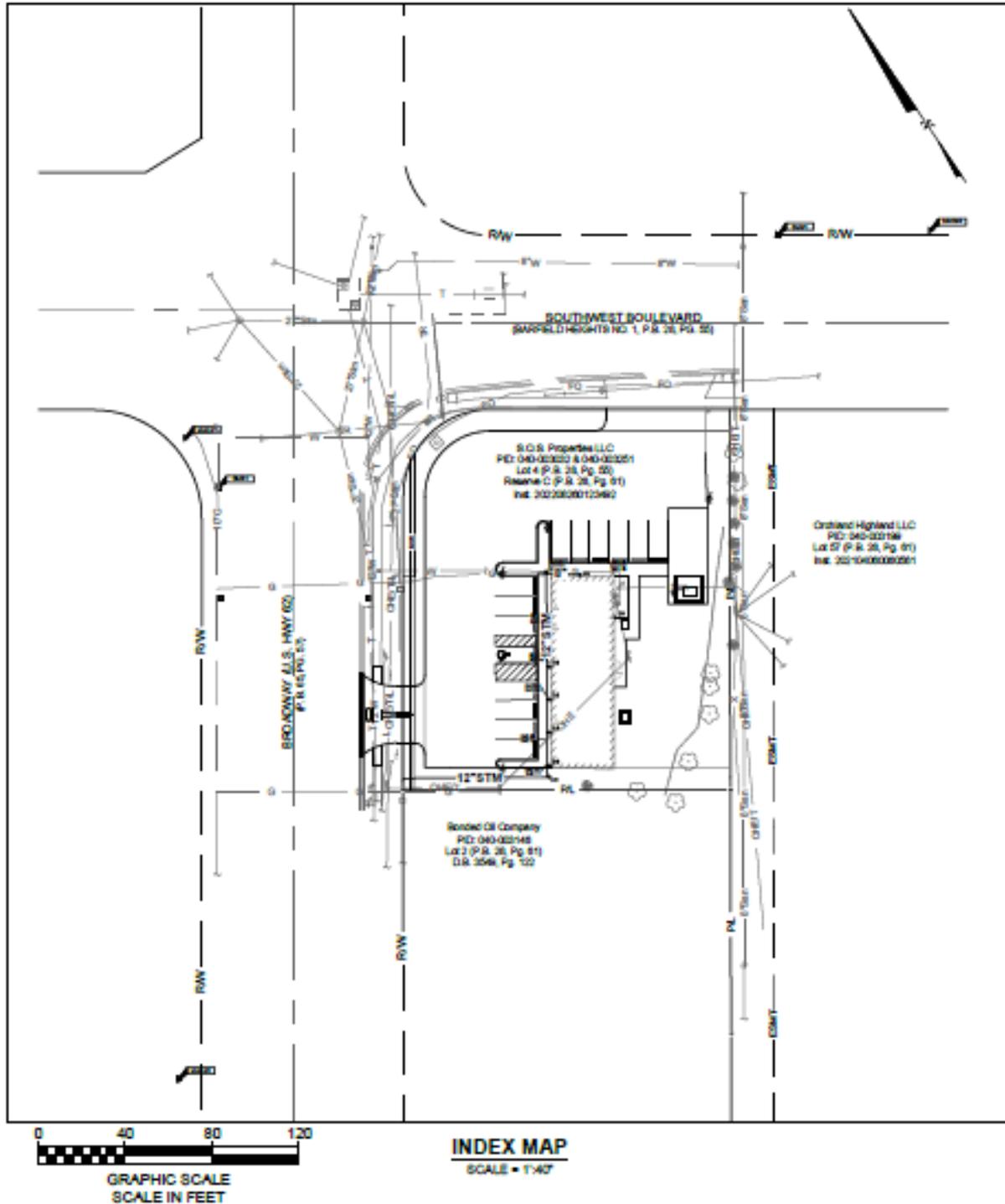
For more information:

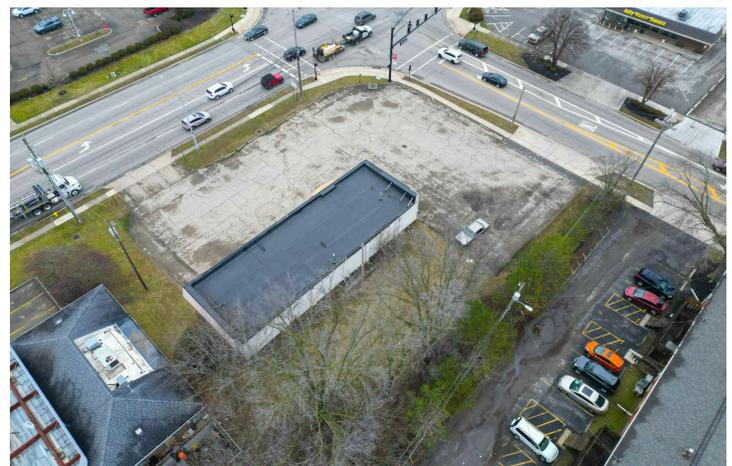
Chad Boggs

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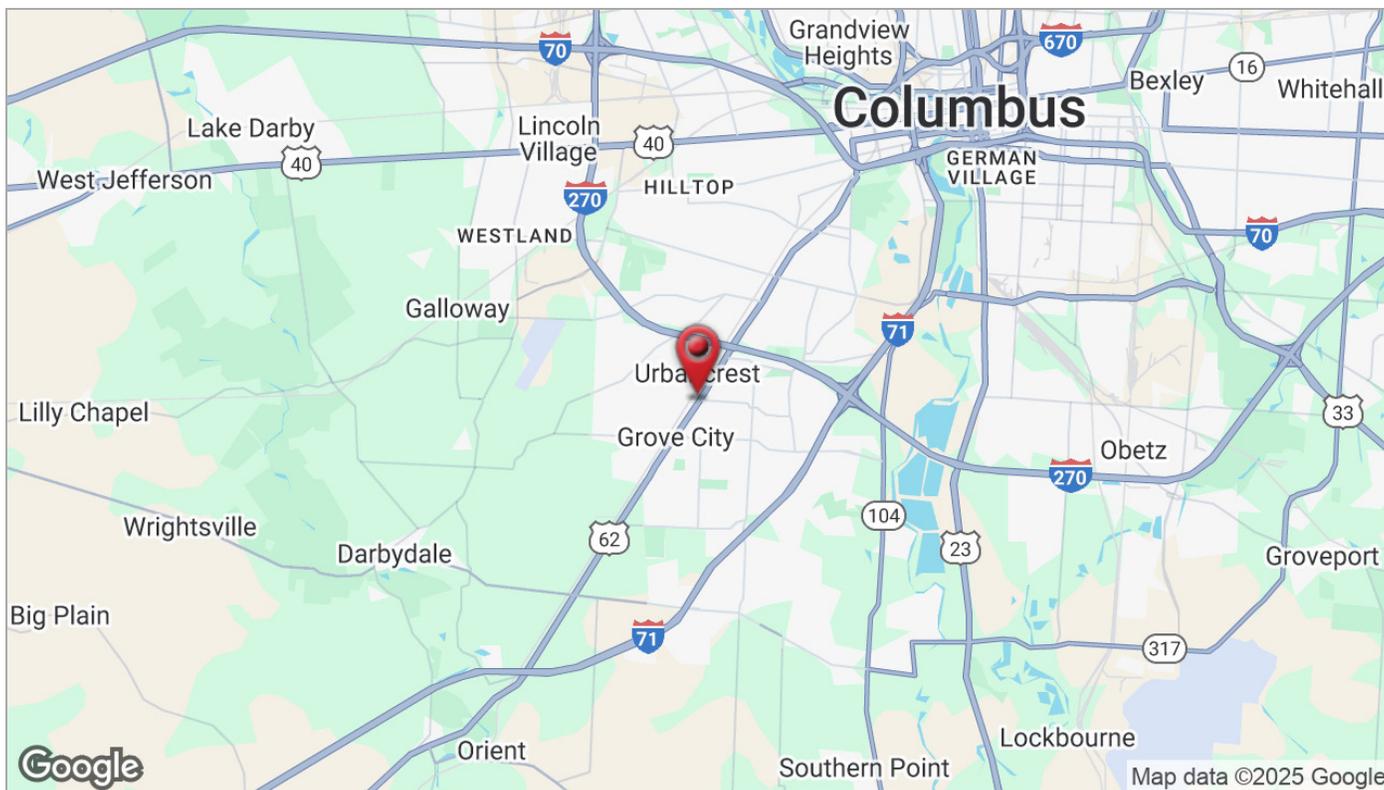
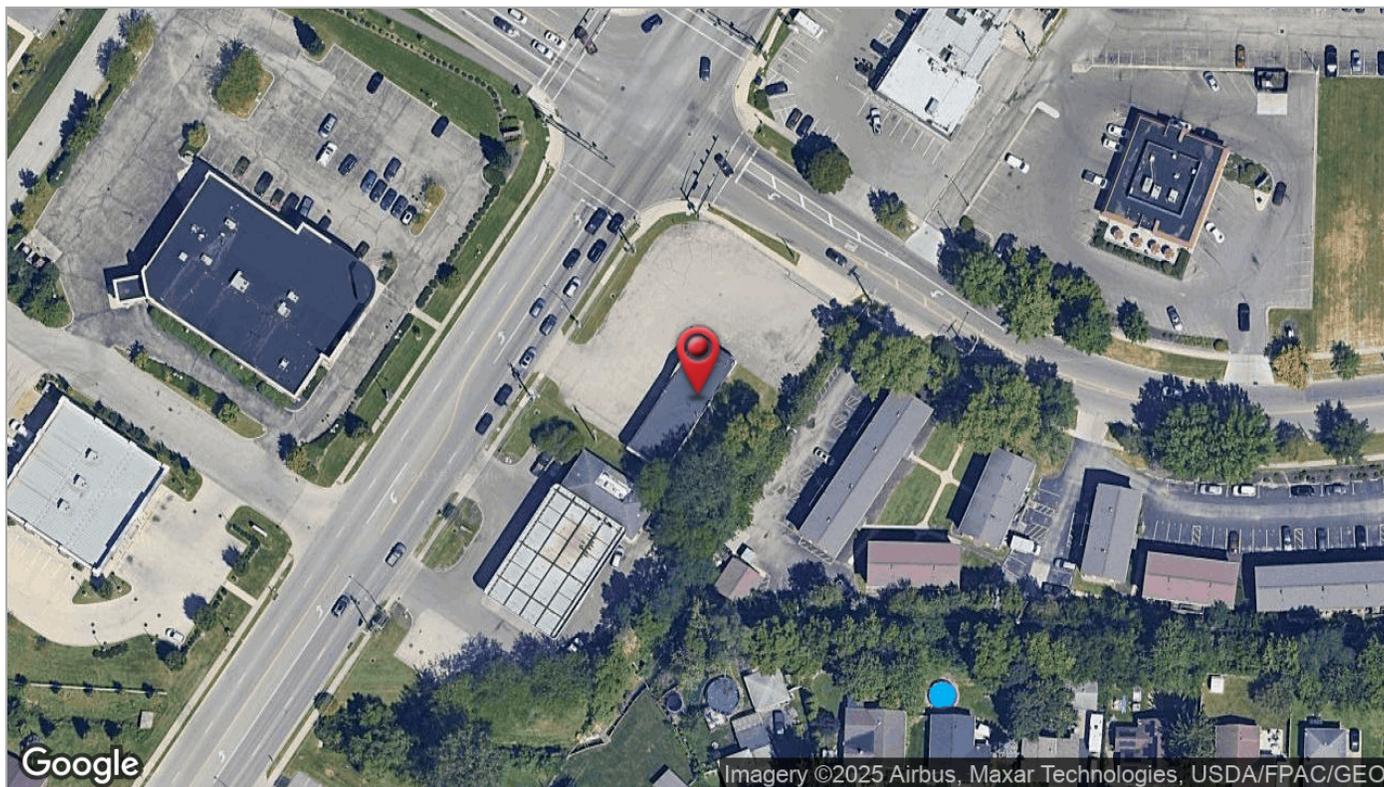
Max Ward

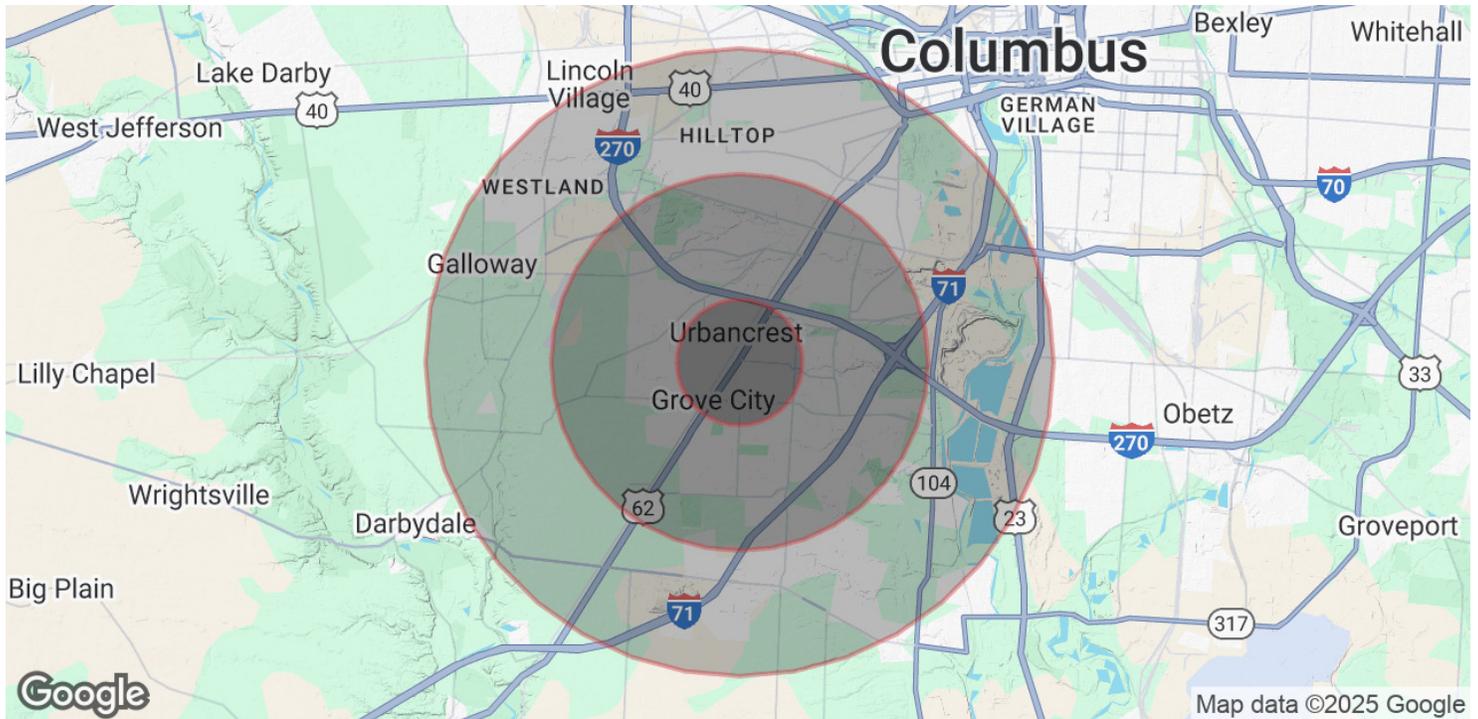
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,956	69,448	168,868
Average Age	36.8	38.4	36.3
Average Age (Male)	35.7	37.4	35.5
Average Age (Female)	37.7	39.9	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,602	27,687	68,004
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,617	\$77,715	\$66,141
Average House Value	\$132,835	\$161,932	\$135,982

2020 American Community Survey (ACS)