

AVAILABLE FOR GROUND LEASE

PROPERTY HIGHLIGHTS

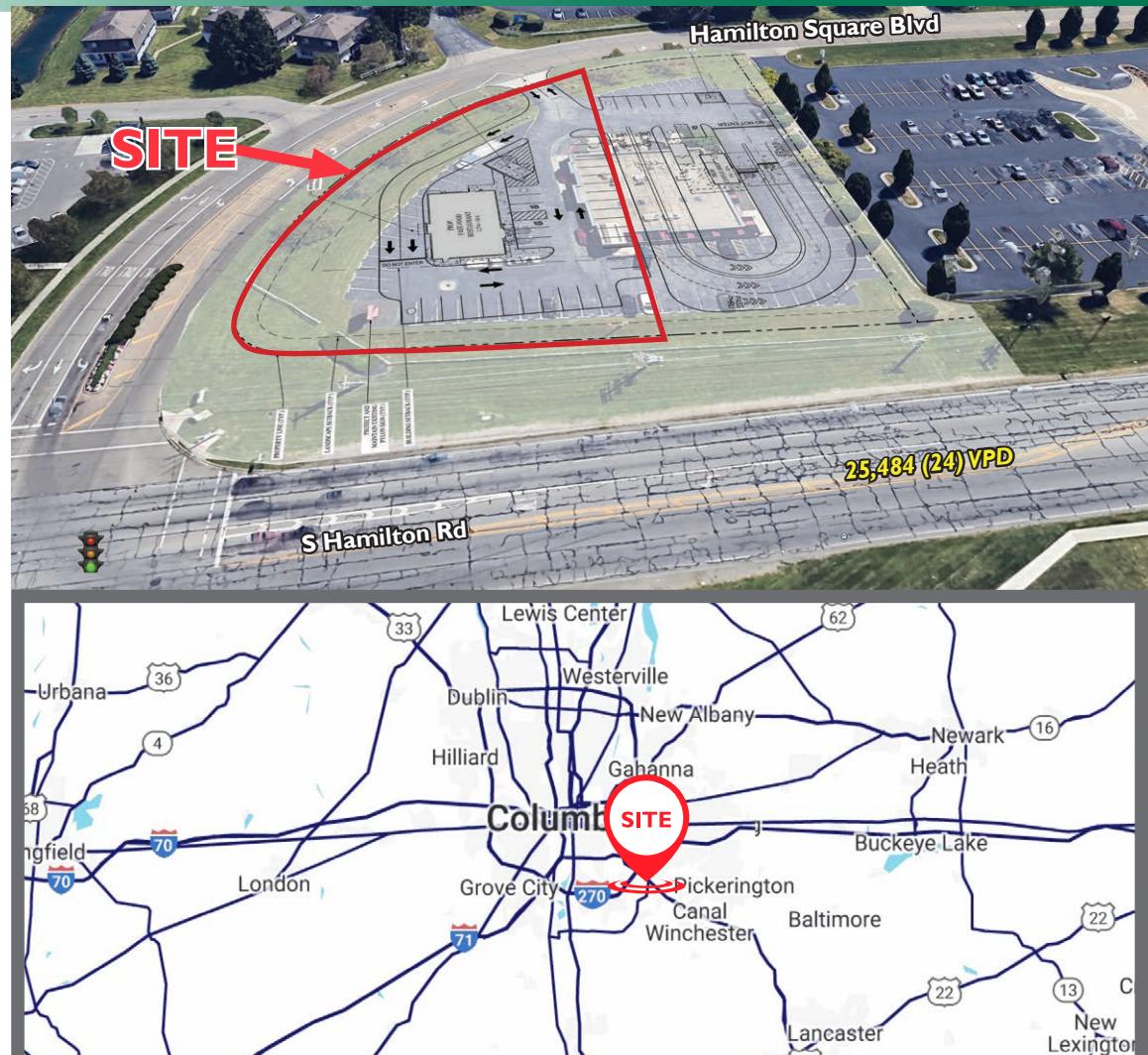
- ±0.80 AC at hard corner of signalized intersection available for ground lease
- Adjacent to a proposed national coffee user
- Excellent visibility and convenient access from Hamilton Road
- Pylon signage opportunity available
- Ideal for fast-food, banking, or retail user
- Nearby retailers include Giant Eagle, ALDI, Sheetz, and more
- Area restaurants include Chipotle, McDonald's, Raising Cane's, Bob Evans, Starbucks, Wendy's, and others

TRAFFIC COUNTS

- 25,484 (24) VPD: S Hamilton Rd near site
- 82,478 (24) VPD: US 33 West of site
- 71,761 (25) VPD: US 33 East of site

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,540	59,336	191,217
HOUSEHOLDS	3,739	23,875	77,125
AVG HH INCOME	\$100,189	\$85,208	\$86,803
EMPLOYEES	3,526	13,973	53,172



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

RYAN ERTEL
513 784 1106
rertel@anchor-associates.com

Prime Groveport, OH Outparcel

3920 S HAMILTON RD | GROVEPORT, OH 43125

Anchor
ASSOCIATES



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ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

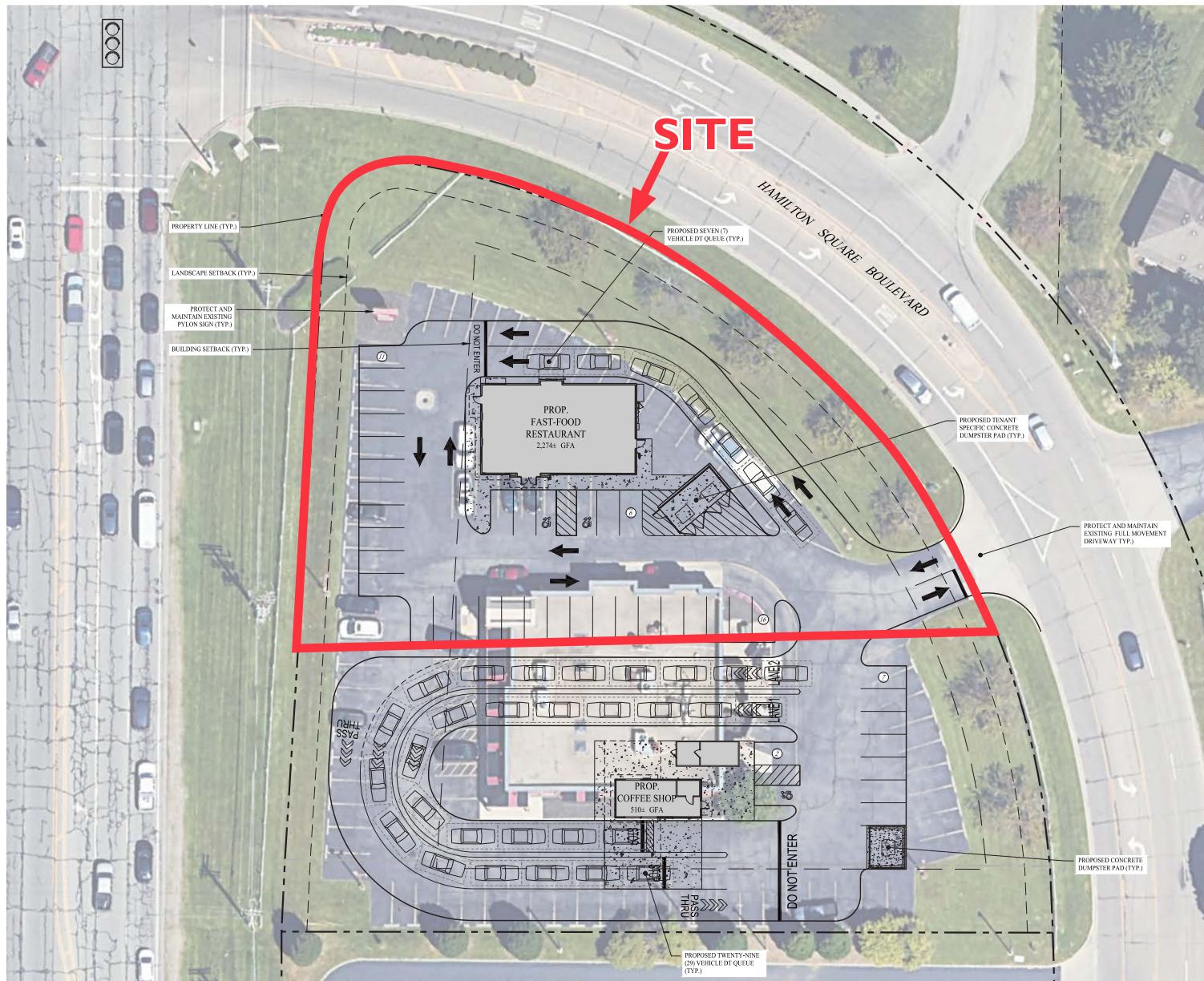
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Prime Groveport, OH Outparcel

3920 S HAMILTON RD | GROVEPORT, OH 43125

Anchor ASSOCIATES

EXAMPLE SITE PLAN



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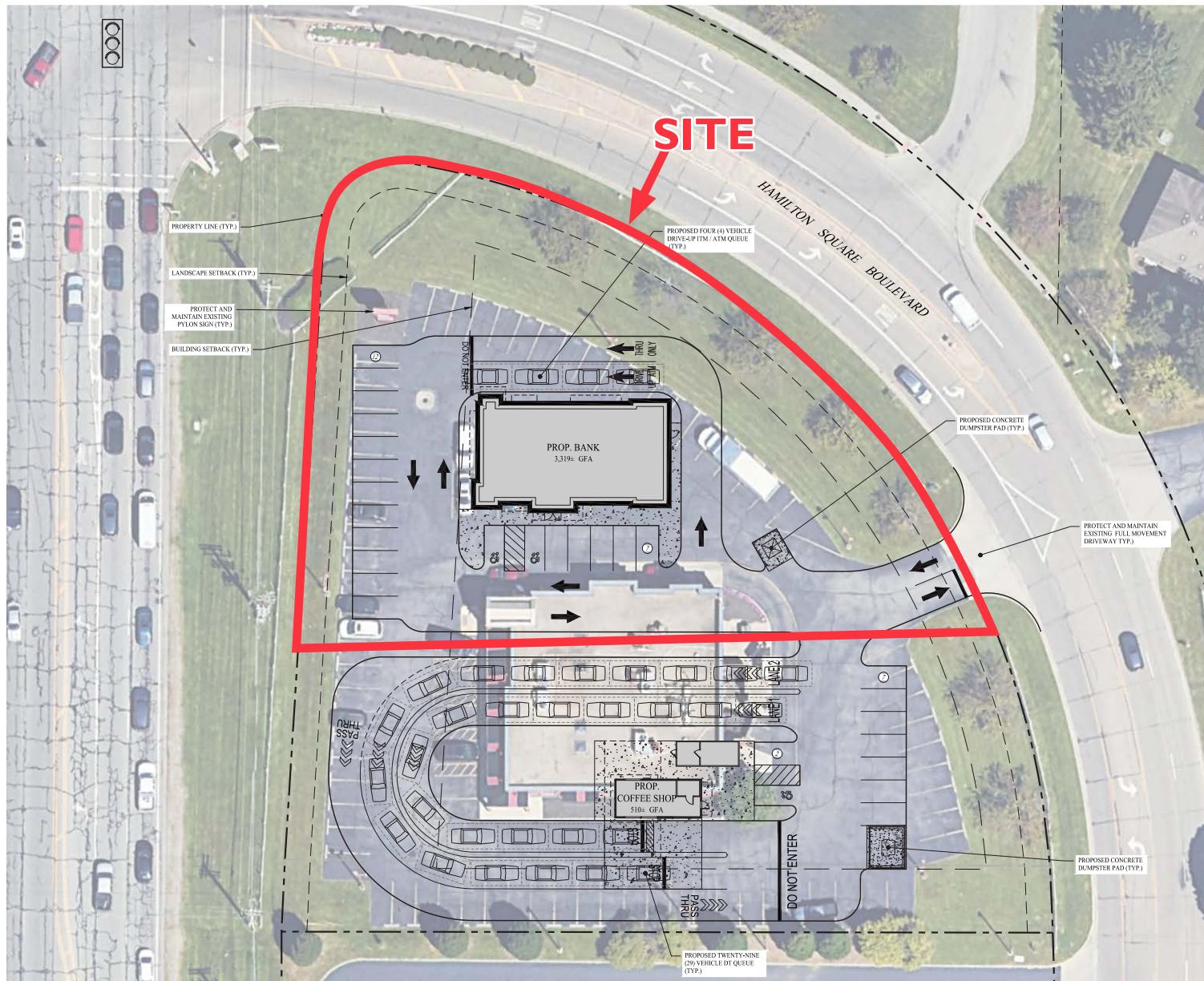
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