

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

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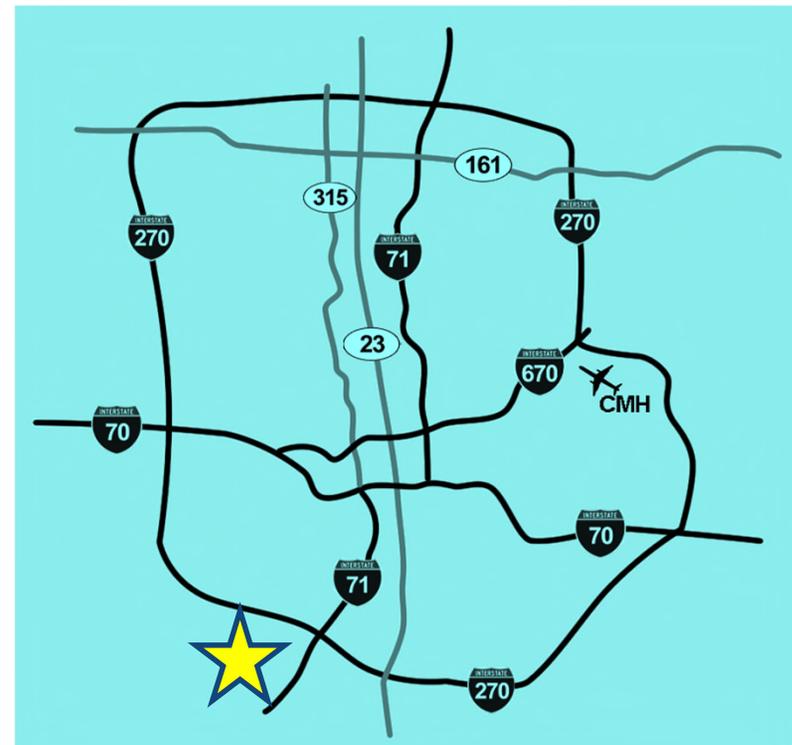
PROPERTY HIGHLIGHTS

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, Litle 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

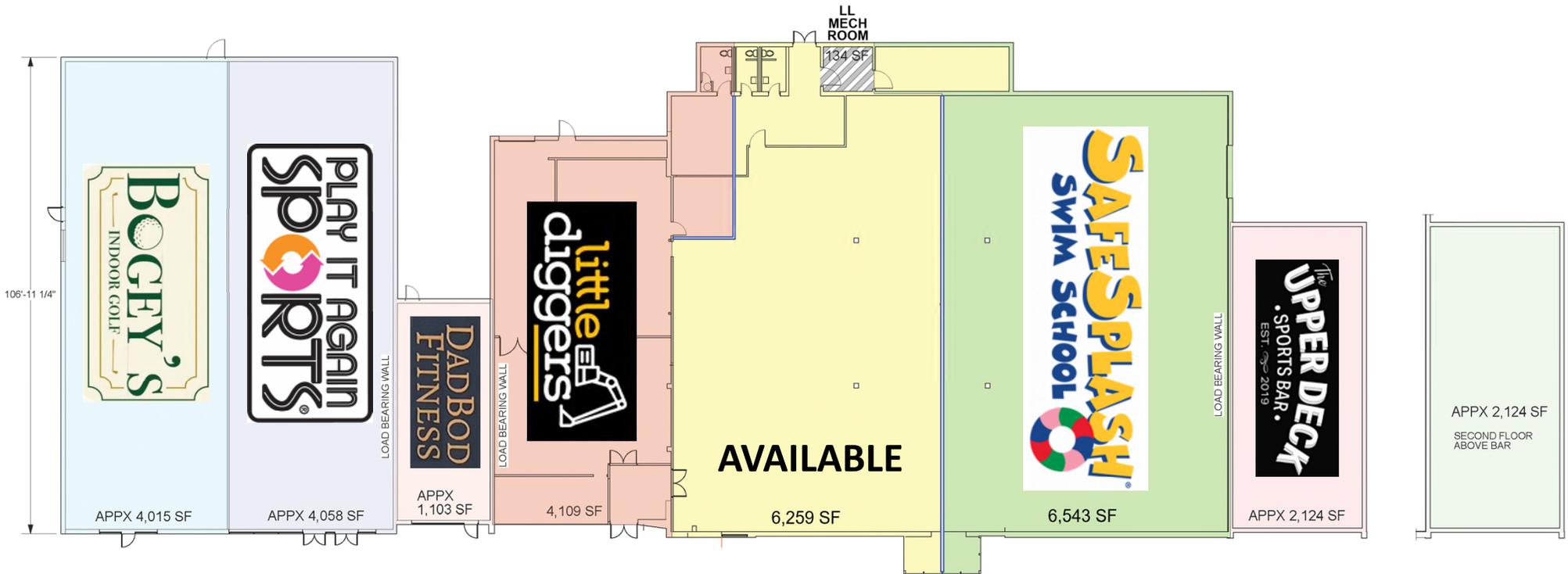


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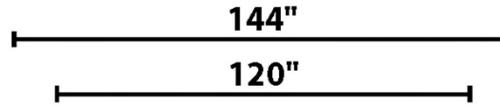
www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

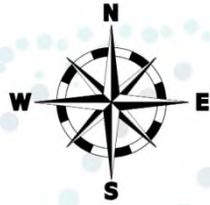
SPACE PLAN



NEW PYLON SIGN



OU PARCEL GROUND LEASE



COLUMBUS STREET

+/- 0.60 ACRES

**Advance
Auto Parts**

**The
UPPER DECK**
SPORTS BAR
EST. 2019

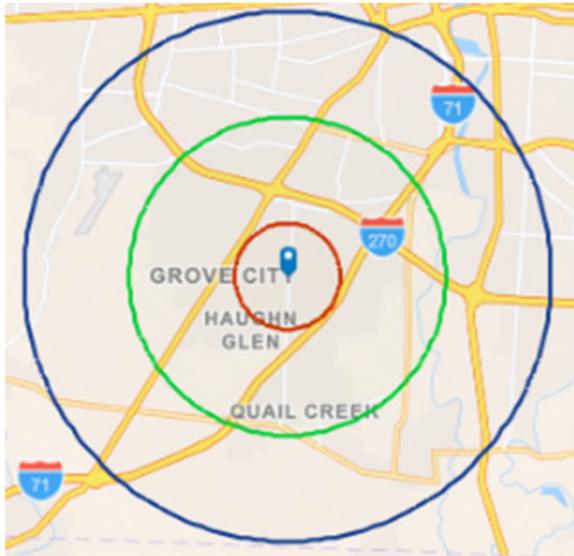
KNAPP
DRIVE

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1-MILE RADIUS DEMOS



KEY FACTS

11,834
Population

2.3
Average
Household Size

40.4
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 %

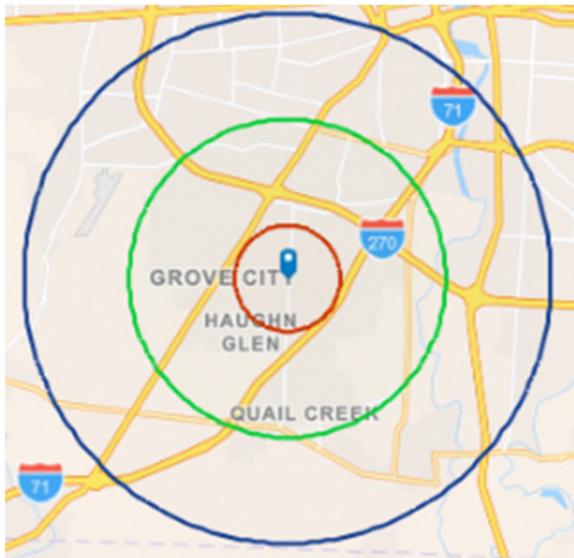


17.4
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

61,232
Population

2.5
Average
Household Size

38.7
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 %



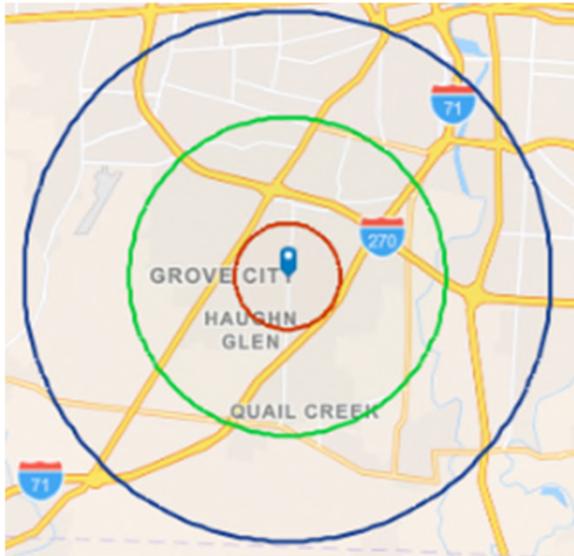
16.9

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

148,934
Population

2.6
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
%

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