

THE SHOPPES AT NORTH MEADOWS AVAILABLE FOR LEASE

2950 LONDON GROVEPORT RD, GROVE CITY, OH 43123



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COMMERCIAL BROKERAGE

THE OPPORTUNITY

THE SHOPPES AT NORTH MEADOWS
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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- New construction strip center
- Signalized intersection positioning
- Directly at I-71 ramps (600 ft away)
- Over 27,000 VPD on London Groveport Rd
- Drive thru space available
- High growth market with strong anchor retailers in trade area

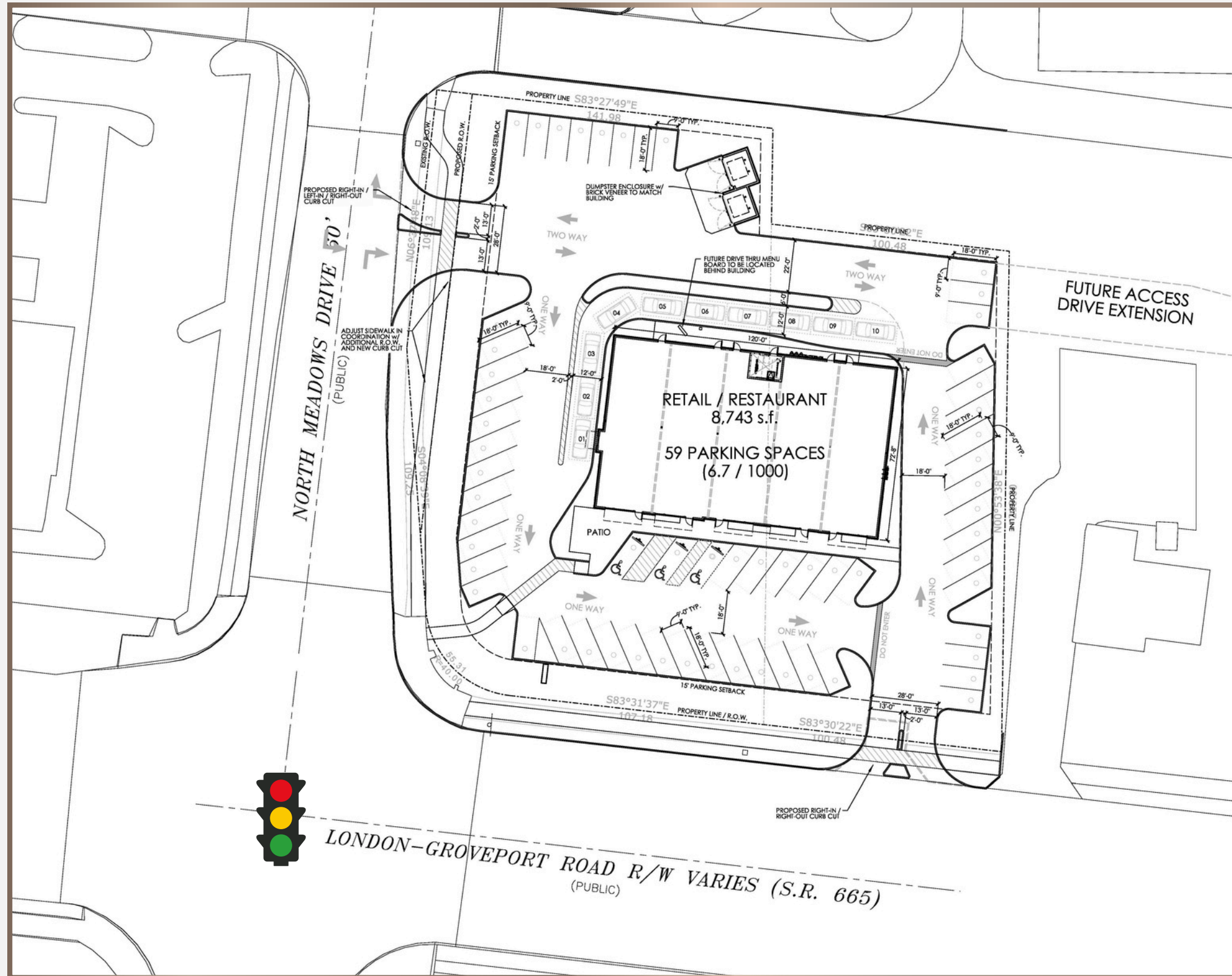


PROPERTY INFORMATION

Address	2950 London Groveport Rd, Grove City, OH 43123
GLA	8,743 SF
Acerage	1.31 AC
Parking Spaces	59 spaces
Availability (Existing)	8,743 SF (demisable)
Primary St	London Groveport Rd
Secondary St	N Meadows Dr
Primary Frontage	251 ft
Secondary Frontage	252 ft
Primary Traffic	27,790 VPD
Secondary Traffic	2,789 VPD
Year Built	2027
PPN	040-004969

AVAILABILITY	SIZE	PRICING
End Cap Drive Thru	Configurable	\$45/SF/YR NNN
East End Cap	Configurable	\$42/SF/YR NNN
Inline Units	Configurable	\$40/SF/YR NNN

SITE PLAN



CLOSE AERIAL

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TRADE AERIAL

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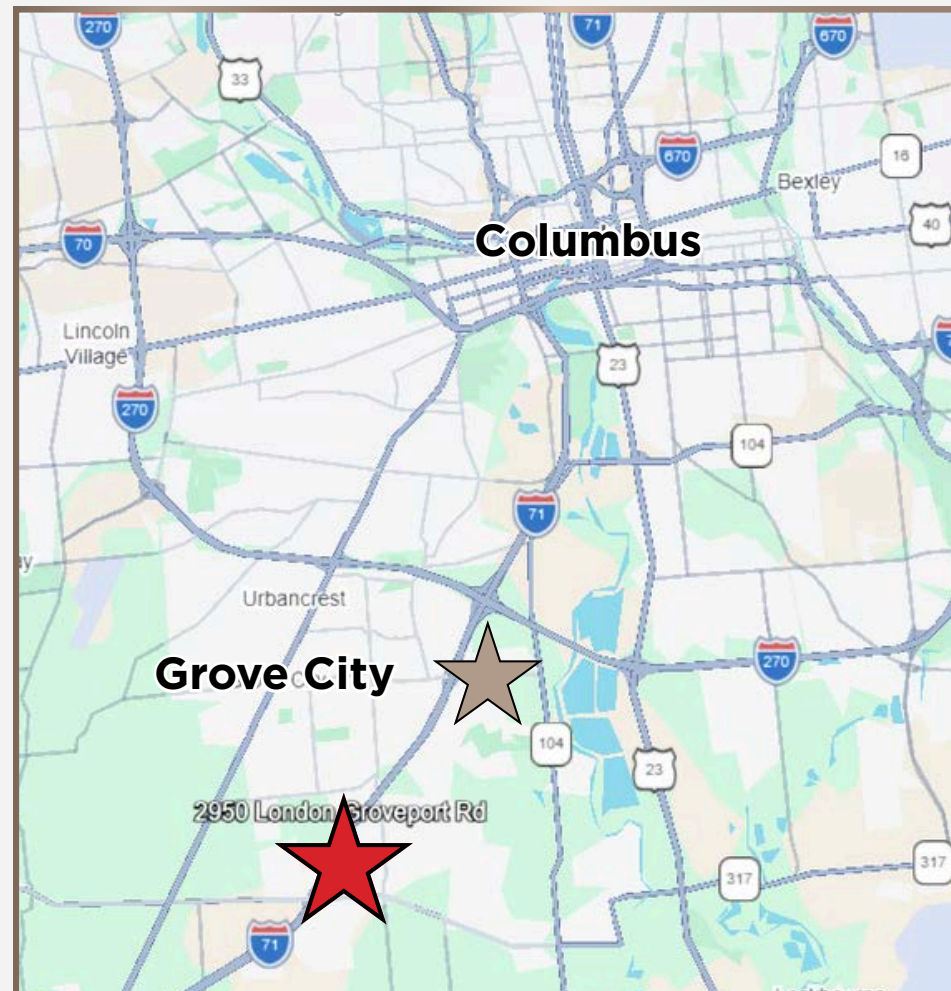


NOTABLE DEVELOPMENTS

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Stringtown Road is one of Central Ohio's premier commercial corridors, serving as the primary retail, dining, and service destination for Grove City and southwest Columbus. With strong traffic counts, excellent visibility, and direct access to Interstate 71, the corridor attracts both local residents and regional consumers. Anchored by major national retailers including Walmart, Target, Kroger, Giant Eagle, Home Depot, Lowe's, and Aldi, along with a diverse mix of restaurants and service businesses, Stringtown Road generates substantial daily consumer activity and remains a leading shopping destination in the region.



CONCEPTUAL RENDERINGS

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LOCATION OVERVIEW

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Stringtown Road has evolved into one of Central Ohio’s most active and established commercial corridors, serving as the primary retail, dining, and service destination for Grove City and the surrounding southwest Columbus market. The corridor benefits from exceptional traffic volumes, strong visibility, and direct connectivity to Interstate 71, making it a highly accessible destination for both local residents and regional consumers.

The trade area is anchored by a diverse concentration of national retailers, grocery stores, restaurants, entertainment venues, healthcare providers, and service-oriented businesses that collectively generate significant daily consumer activity. Major retail brands, including Walmart, Target, Kroger, Giant Eagle, Home Depot, Lowe’s, Aldi, and numerous national restaurant operators, have established a strong presence along the corridor, reinforcing Stringtown Road’s position as one of the region’s premier shopping and commercial destinations. This broad mix of uses creates a vibrant environment with consistent traffic throughout the day and across all seasons.

Grove City’s continued growth has further strengthened the corridor’s importance within the Columbus metropolitan area. The community has experienced sustained residential expansion, increasing household incomes, and ongoing commercial investment, driving demand for retail, dining, healthcare, and professional services. New housing developments, business growth, and infrastructure improvements continue to expand the area’s customer base while supporting long-term economic vitality.

The corridor also benefits from its proximity to several of Central Ohio’s largest employment centers, including the **Rickenbacker Inland Port, downtown Columbus**, and a growing network of industrial, logistics, and distribution facilities throughout southwest Franklin County. These employment drivers bring thousands of workers into the area each day, contributing to strong daytime populations and supporting local businesses.

GROVE CITY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	1,711	29,742	71,231
Total Employees	3,306	8,063	22,288
Average Household Income	\$148,044	\$147,109	\$130,588
Median Household Income	\$120,886	\$112,595	\$97,717
Consumer Spending	\$150M	\$840M	\$1.4B

CONTACT

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N Meadows Dr

London Groveport Rd
27,790 VPD

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