

# 2181 HOLT ROAD

GROVE CITY, OH 43213



## **±2.26 ACRES POSITIONED FOR RETAIL REDEVELOPMENT**

2181 Holt Road is a 2.26-acre parcel that presents a rare redevelopment opportunity in the rapidly expanding Grove City submarket. The existing residential structure is slated for demolition, allowing for a clean, build-ready site suitable for a variety of potential uses. The flat, usable acreage combined with strong road frontage makes the property well-positioned for future development or long-term investment. Its size and location offer flexibility that is increasingly difficult to find within close proximity to Columbus.

**NAI**Ohio Equities

**Chad Boggs**

614-629-5261

[cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

# PROPERTY SUMMARY



**Address**

2181 Holt Road,  
Grove City, OH 43123

**Sale Price**

Contact Agent for More  
Information

**Ground Lease  
Rate**

Contact Agent for More  
Information

**Acreage**

2.26 Acres

**Ingress/Egress**

Holt Road

**Utilities**

Gas, Electric, Water and Sewer

**Lot Frontage**

±322' (Approximate)

**Lot Depth**

±305' (Approximate)

**Current Zoning**

Residential

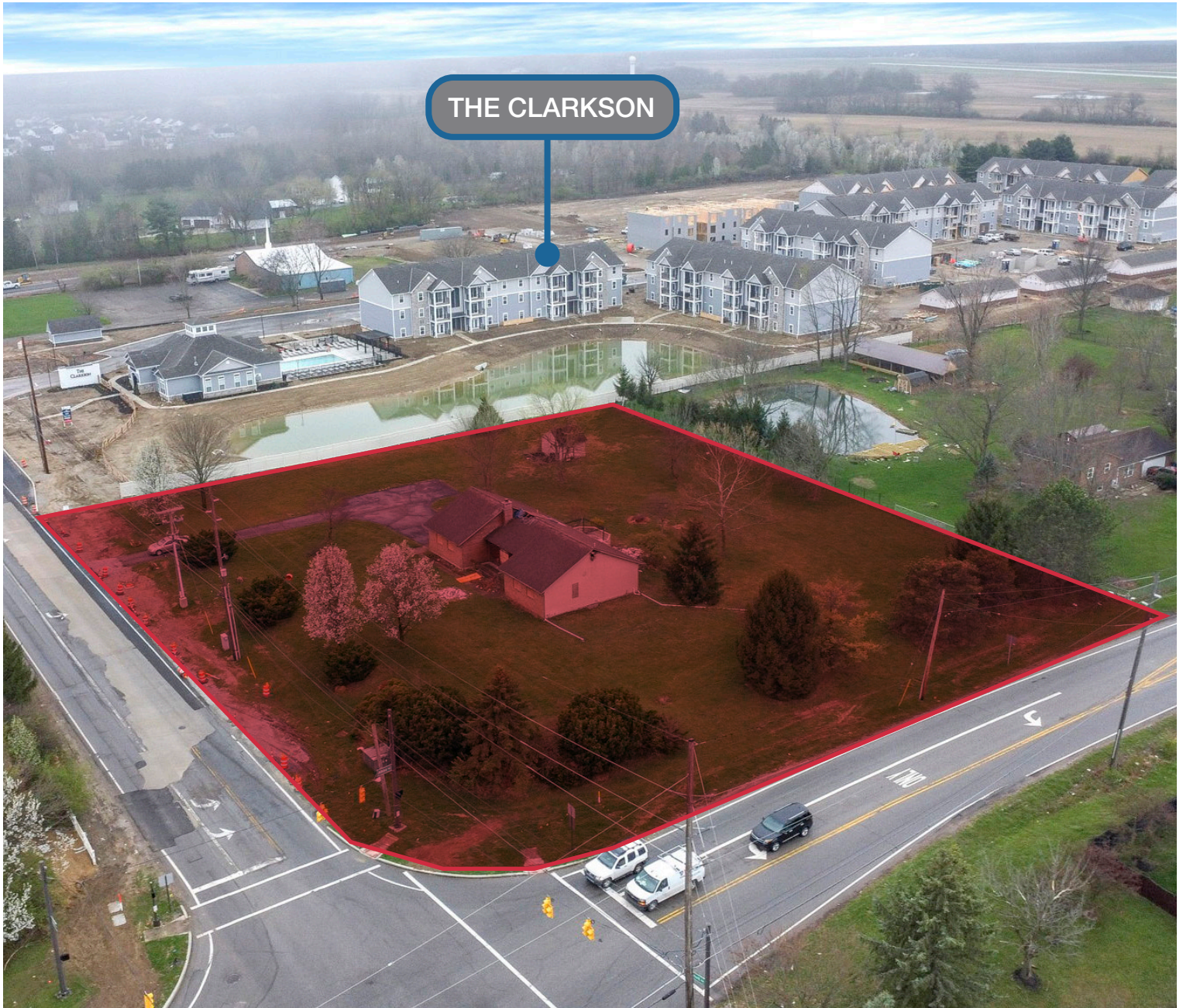
**County**

Franklin

**Parcel ID**

570-199631-00

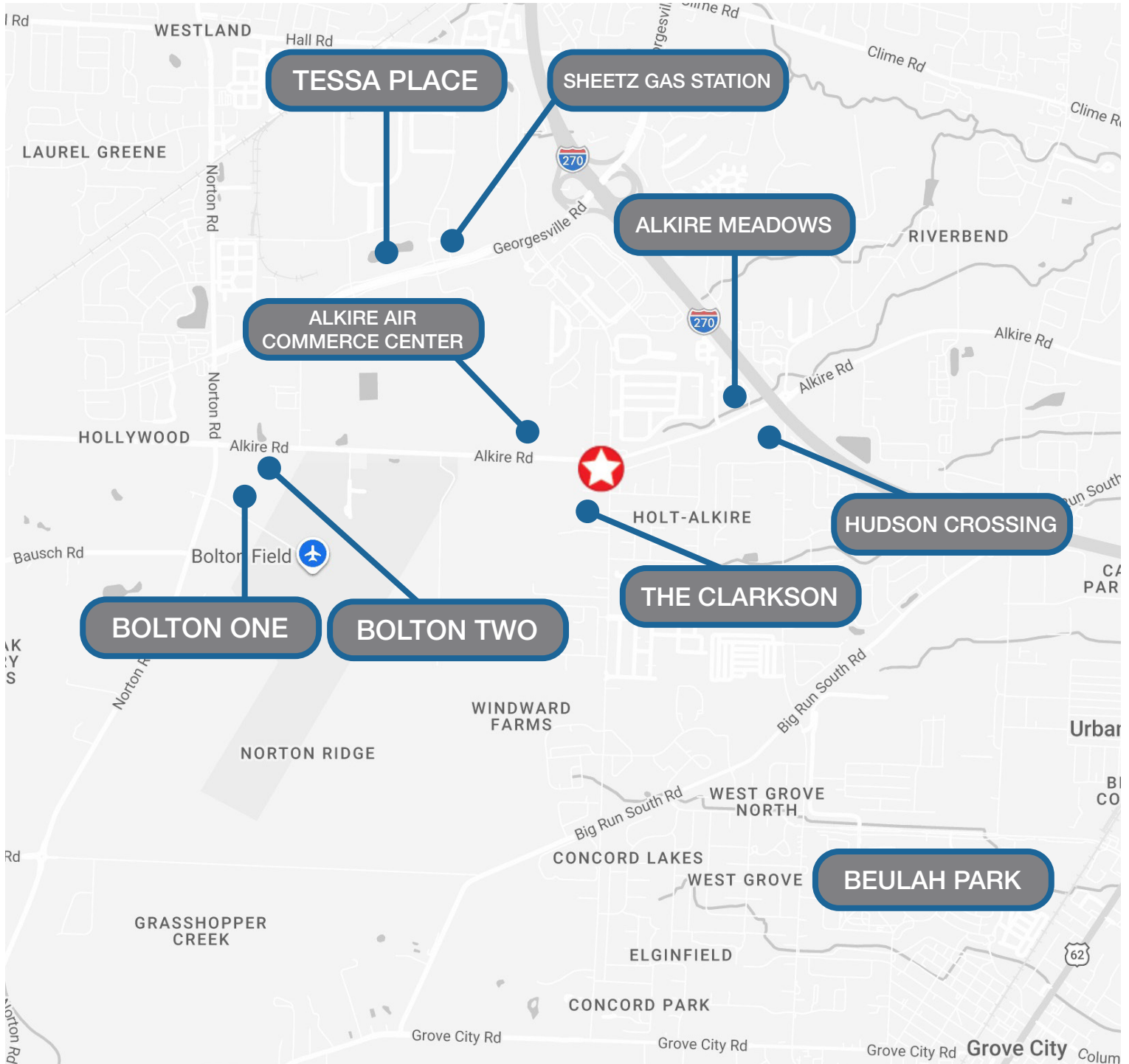
# PROPERTY AERIAL



## PROPERTY HIGHLIGHTS

- ▶ 2.26 Acres of Usable Land Positioned for Redevelopment
- ▶ Clean Slate Site with Existing Structure to be Demolished
- ▶ Strong Frontage Along Holt Rd Providing Excellent Visibility
- ▶ Located in High-Growth Grove City Submarket within Columbus MSA
- ▶ Surrounded by Mix of Commercial, Industrial, and Residential Development
- ▶ Proximity to Major Employment Hubs Including Rickenbacker Logistics Corridor
- ▶ Less than 20 Minutes to Downtown Columbus
- ▶ Quick Access to I-71 and I-270 for Regional Connectivity
- ▶ Convenient Access to I-70 via Nearby Interchanges
- ▶ Approximately 20-25 Minutes to John Glenn Columbus International Airport

# NEARBY DEVELOPMENTS



## APARTMENTS / RESIDENTIAL

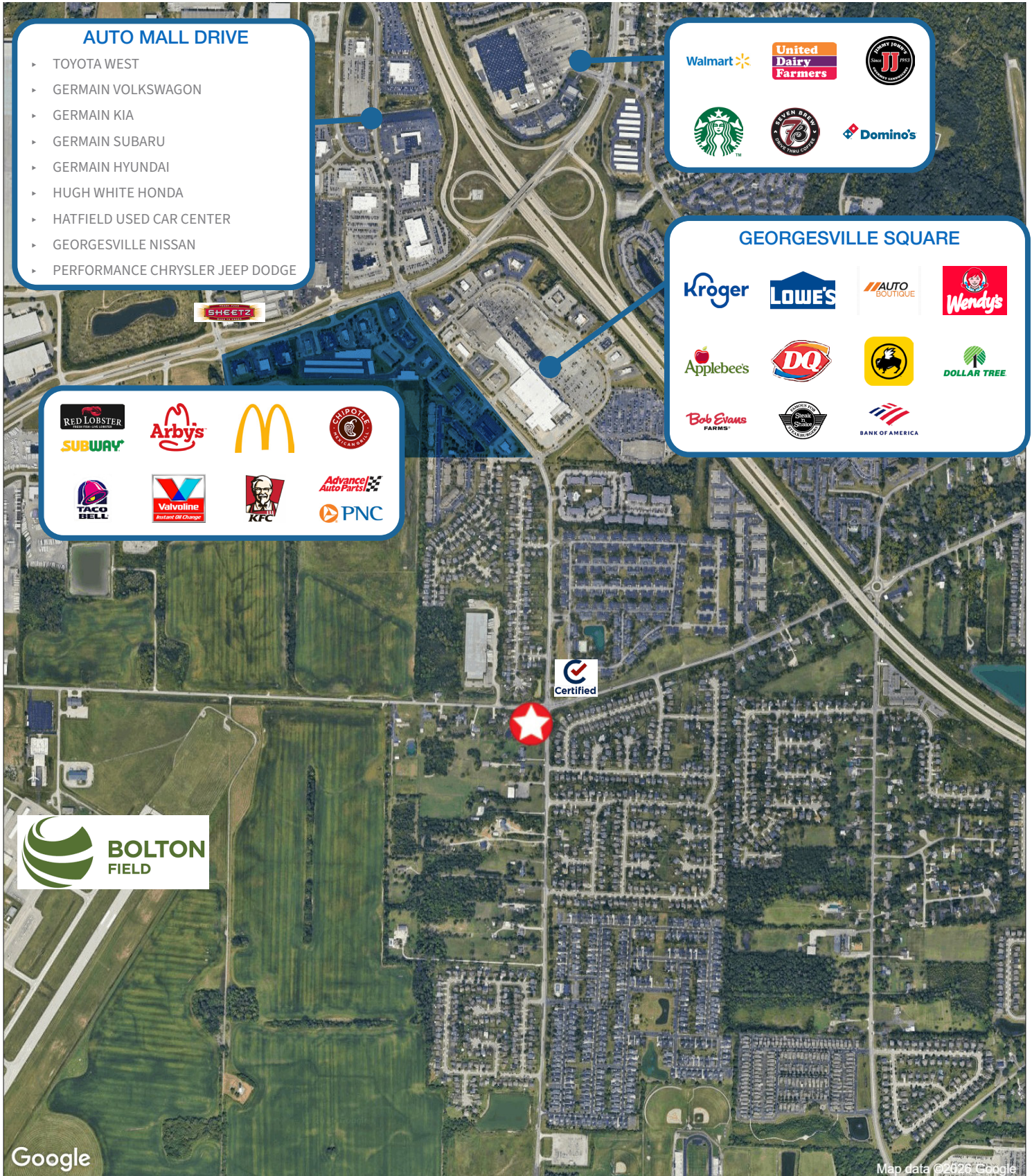
- ▶ Tessa Place | 408 Units | Under Construction
- ▶ The Clarkson | 360 Units | Under Construction
- ▶ Hudson Crossing | 166 Units | Completed
- ▶ Alkire Meadows | 130 Units | Completed
- ▶ Beulah Park | 220-Acre Master Planned Community



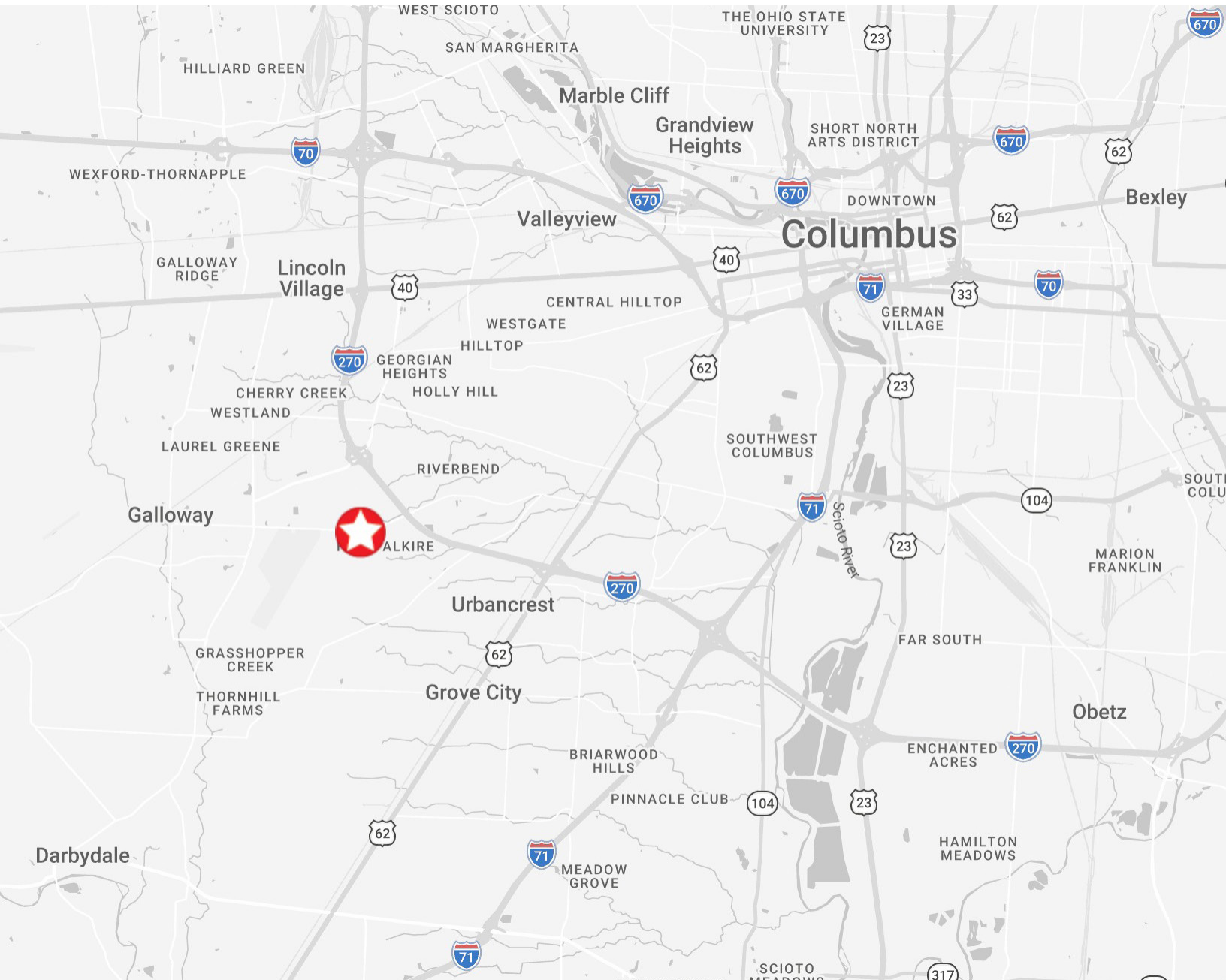
## INDUSTRIAL

- ▶ Alkire Air Commerce Center | 110,835 SF Warehouse | Under Construction
- ▶ Bolton One | 332,529 SF Distribution | Completed
- ▶ Bolton Two | 338,311 SF Warehouse | Proposed

# SURROUNDING BUSINESSES



# LOCATION MAP



## CURRENT DEMOGRAPHICS



90,011 RESIDENTS



33.6 MEDIAN AGE



\$93,537 AVERAGE HOUSEHOLD INCOME



\$247,604 MEDIAN HOME VALUE (OWNER-OCCUPIED)



\$1,025 MEDIAN RENT



\$7,694 MONTHLY HOUSEHOLD EXPENDITURE

Based on 3 mile radius.

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

# FOR MORE INFORMATION



**Chad Boggs**

Senior Associate



614-629-5261



614-595-2752



[cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

