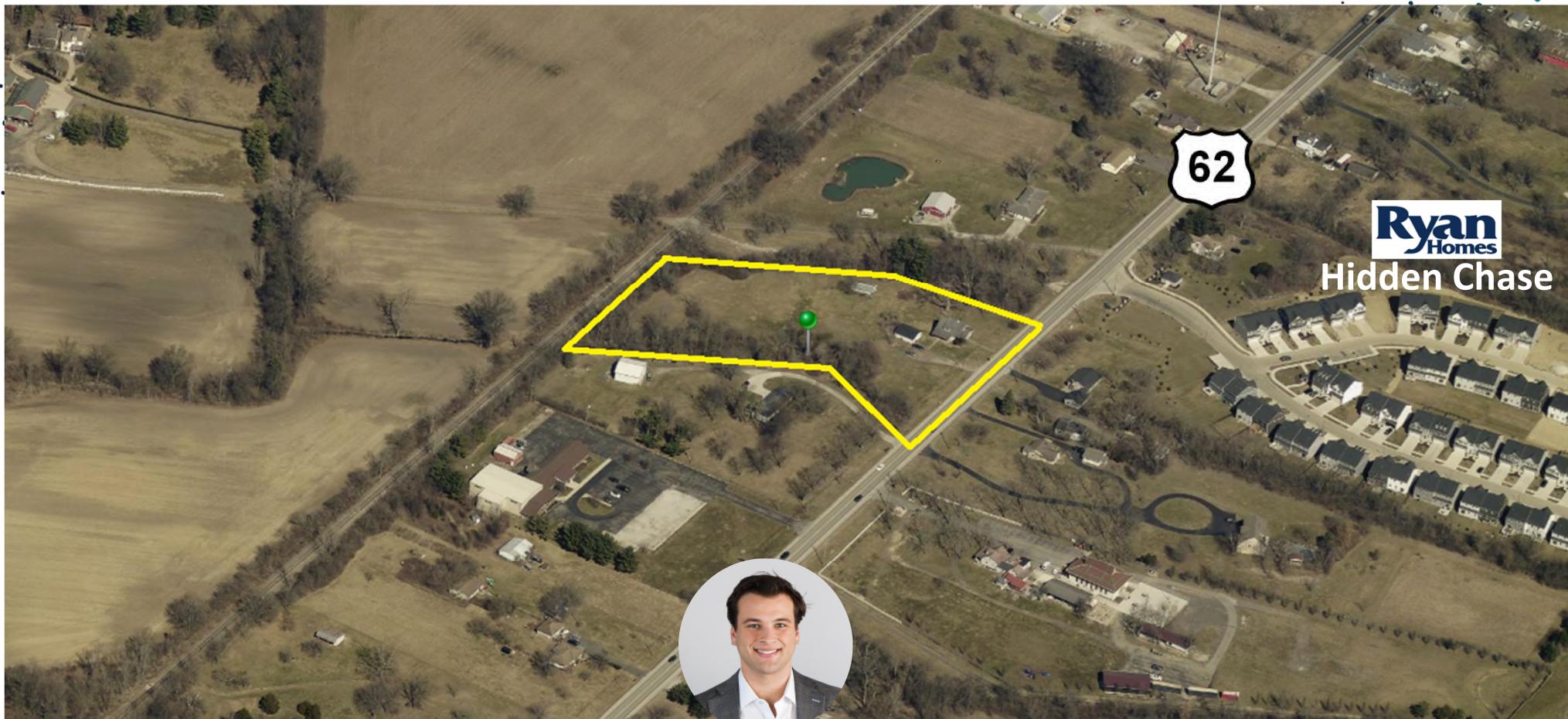


# 3.47 ACRES ON U.S. 62

## LAND FOR SALE

4671 HARRISBURG PIKE, GROVE CITY, OH 43123



DAVIS GILLIE ADVISOR

MOBILE 614.499.8411 | DIRECT 614.334.7802  
DGILLIE@EQUITY.NET

**equity** | brokerage

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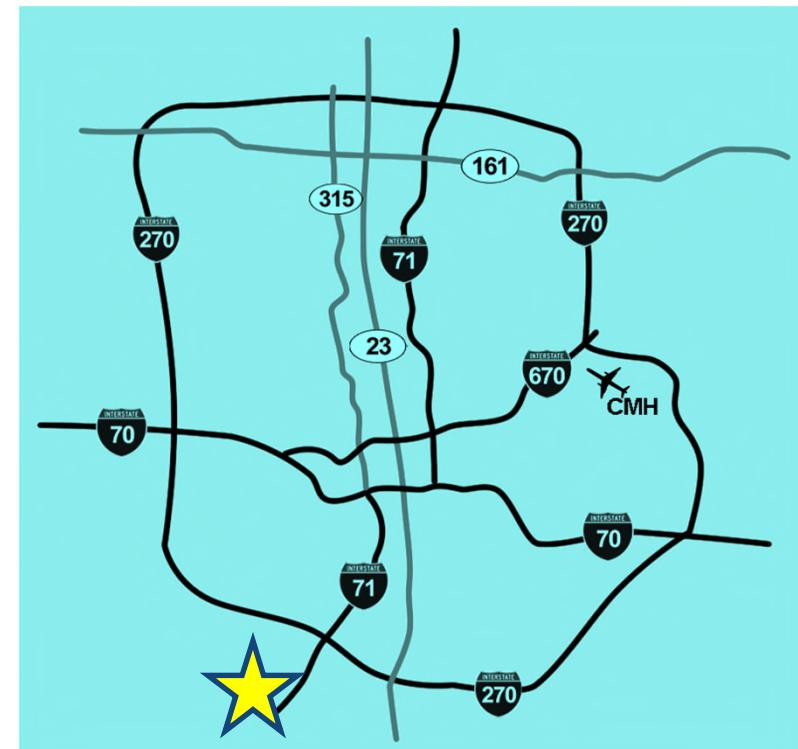
# PROPERTY HIGHLIGHTS

3.47 ACRES ON U.S. 62

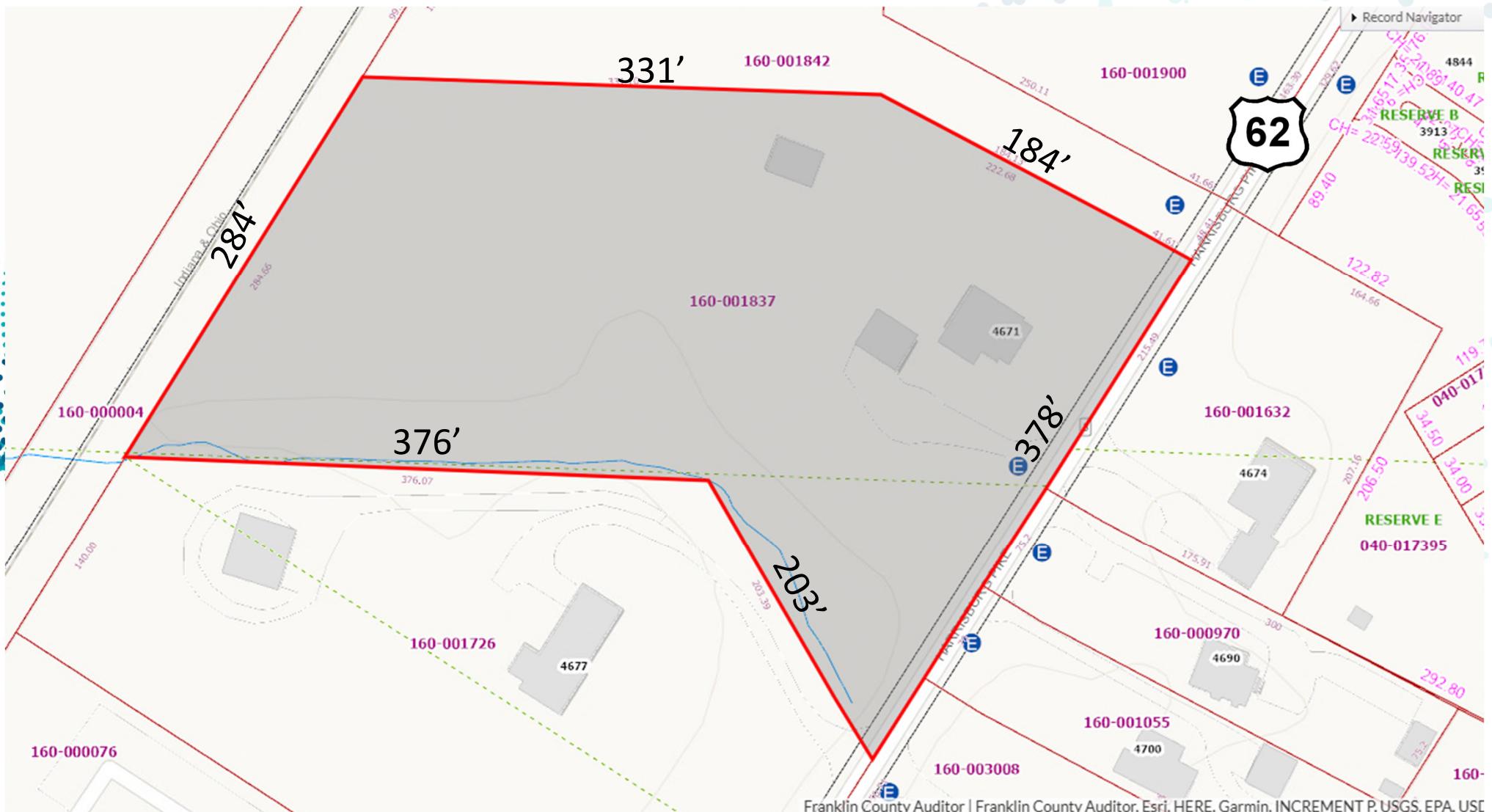
## LAND FOR SALE

4671 HARRISBURG PIKE, GROVE CITY, OH 43123

- +/- 3.47 acre development opportunity
- 3-mile radius: Average Household Income \$ 112,104
- +/- 378' frontage
- 6,933 vehicles per day on Harrisburg Pike (U.S. 62)
- Located just minutes from I-71, State Route 665, and I-270
- Sale price: \$ 500,000



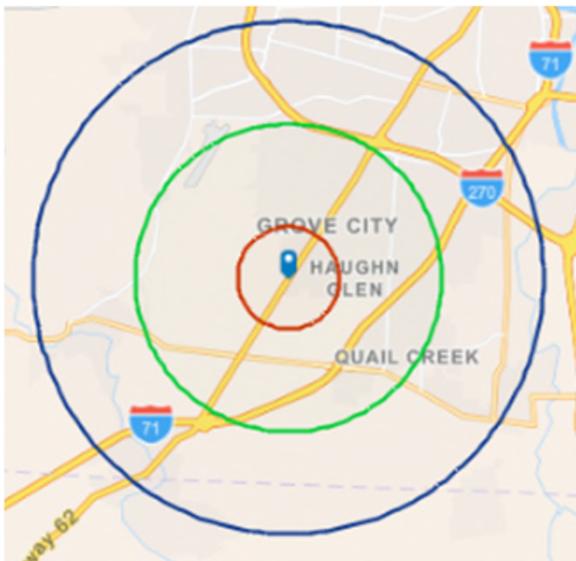
# PARCEL PLAN



# SUMMARY

- +/- 3.47 Acres Along Harrisburg Pike in Jackson Township with over 300' of frontage on a key arterial corridor. Located just outside Grove City limits and minutes from I-71, I-270, and SR-665.
- Positioned in the Path of Growth: Surrounded by major annexations and future development, including Grove City's planned Medical Innovation Gateway district. Immediate area expected to transition into employment, medical, and mixed-use nodes.
- Development Opportunity: Ideal site for multifamily, medical office, or light industrial/flex uses. Structure on site is obsolete and likely to be razed. Highest and best use will require rezoning and/or annexation into Grove City for access to utilities and higher density zoning.
- Utilities & Zoning: Currently on well and septic. Zoned Semi-Rural Residential (SR), but adjacent parcels have already been annexed to the city and rezoned for higher uses. Excellent candidate for rezoning to commercial, office, or multifamily.
- Surrounding Anchors: 2 miles from Mount Carmel Grove City Hospital, and within 5 miles of major retail along Stringtown Road and downtown Grove City. Located in the South-Western City School District.

# 1-MILE RADIUS DEMOS



## KEY FACTS

**3,971**  
Population



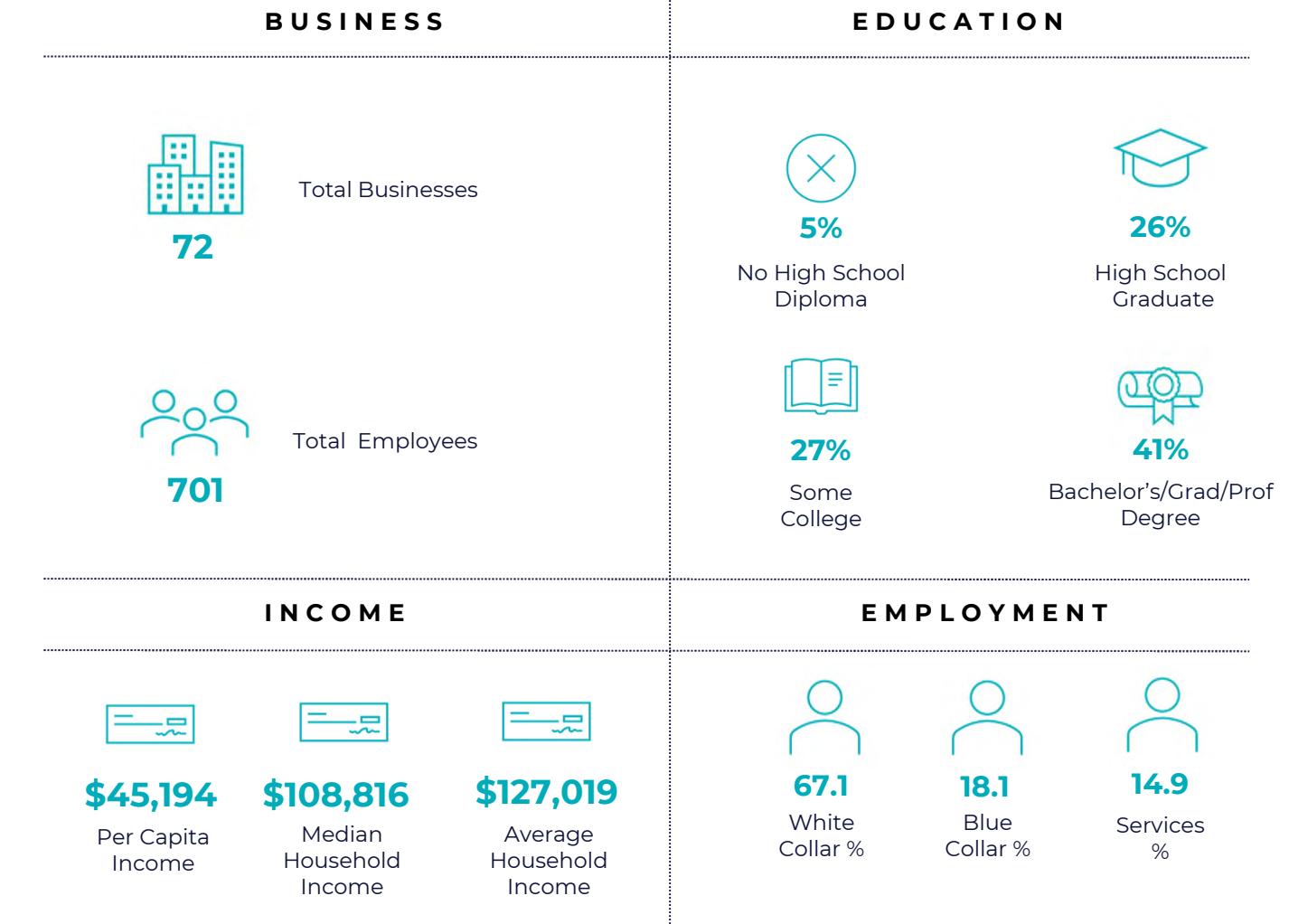
Average  
Household Size

**40.2**

Median Age

**\$108,816**

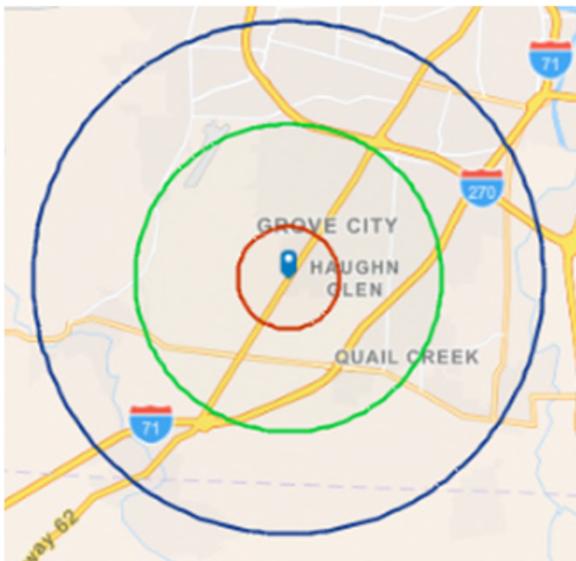
Median Household Income



**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**39,540**  
Population



Average Household Size

**39.5**

Median Age

**\$85,537**

Median Household Income

## BUSINESS



Total Businesses

**1,313**



Total Employees

**20,587**

## EDUCATION



**7%**

No High School Diploma



**32%**

High School Graduate



**28%**

Some College



**33%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$44,336**

Per Capita  
Income



**\$85,537**

Median  
Household  
Income



**\$112,104**

Average  
Household  
Income

## EMPLOYMENT



**63.4**

White  
Collar %



**20.9**

Blue  
Collar %



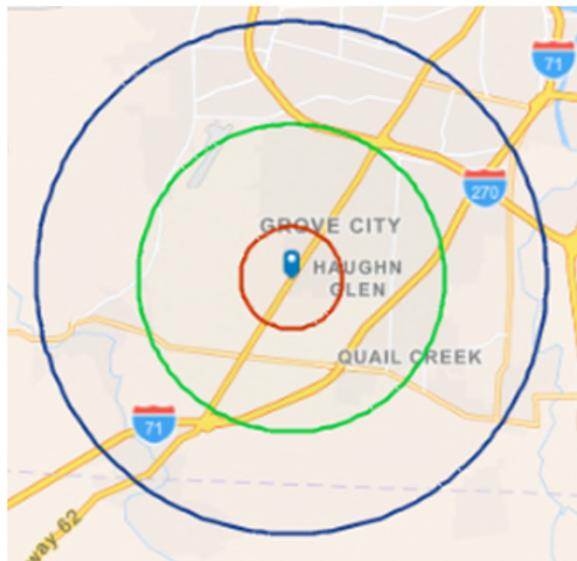
**15.7**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**106,125**

Population



Average Household Size

**37.3**

Median Age

**\$78,451**

Median Household Income

## BUSINESS



**2,468**

Total Businesses



**37,267**

Total Employees

## EDUCATION



**9%**

No High School Diploma



**34%**

High School Graduate



**28%**

Some College



**29%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$39,244**

Per Capita Income



**\$78,451**

Median Household Income



**\$102,276**

Average Household Income

## EMPLOYMENT



**57.9**

White Collar %



**23.6**

Blue Collar %



**16.7**

Services %

**equity** | brokerage

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