

# 3.47 ACRES ON U.S. 62

## LAND FOR SALE

4671 HARRISBURG PIKE, GROVE CITY, OH 43123



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**equity** | brokerage

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 The submission may be modified or withdrawn at any time by the property owner.

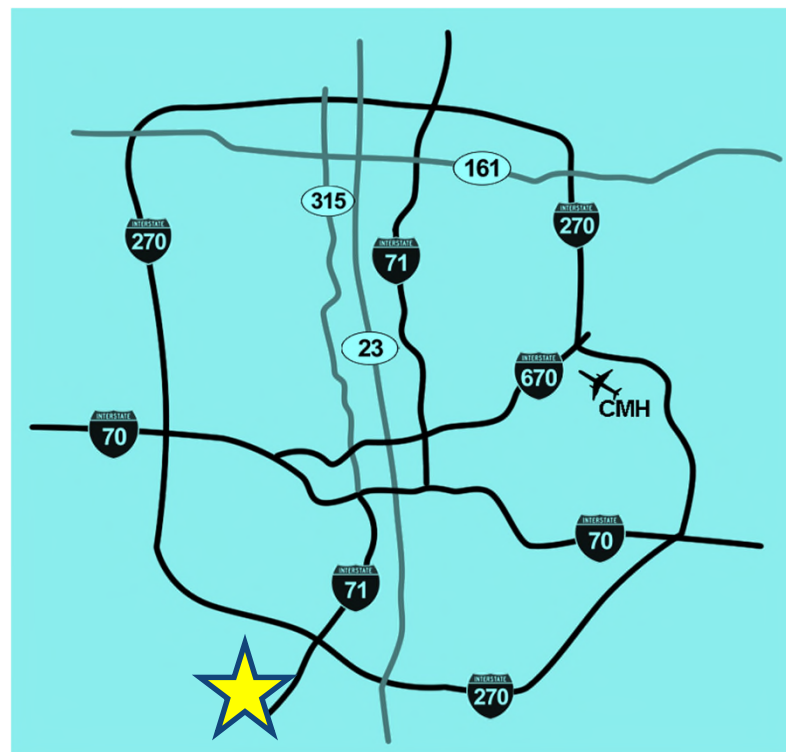
# PROPERTY HIGHLIGHTS

3.47 ACRES ON U.S. 62

LAND FOR SALE

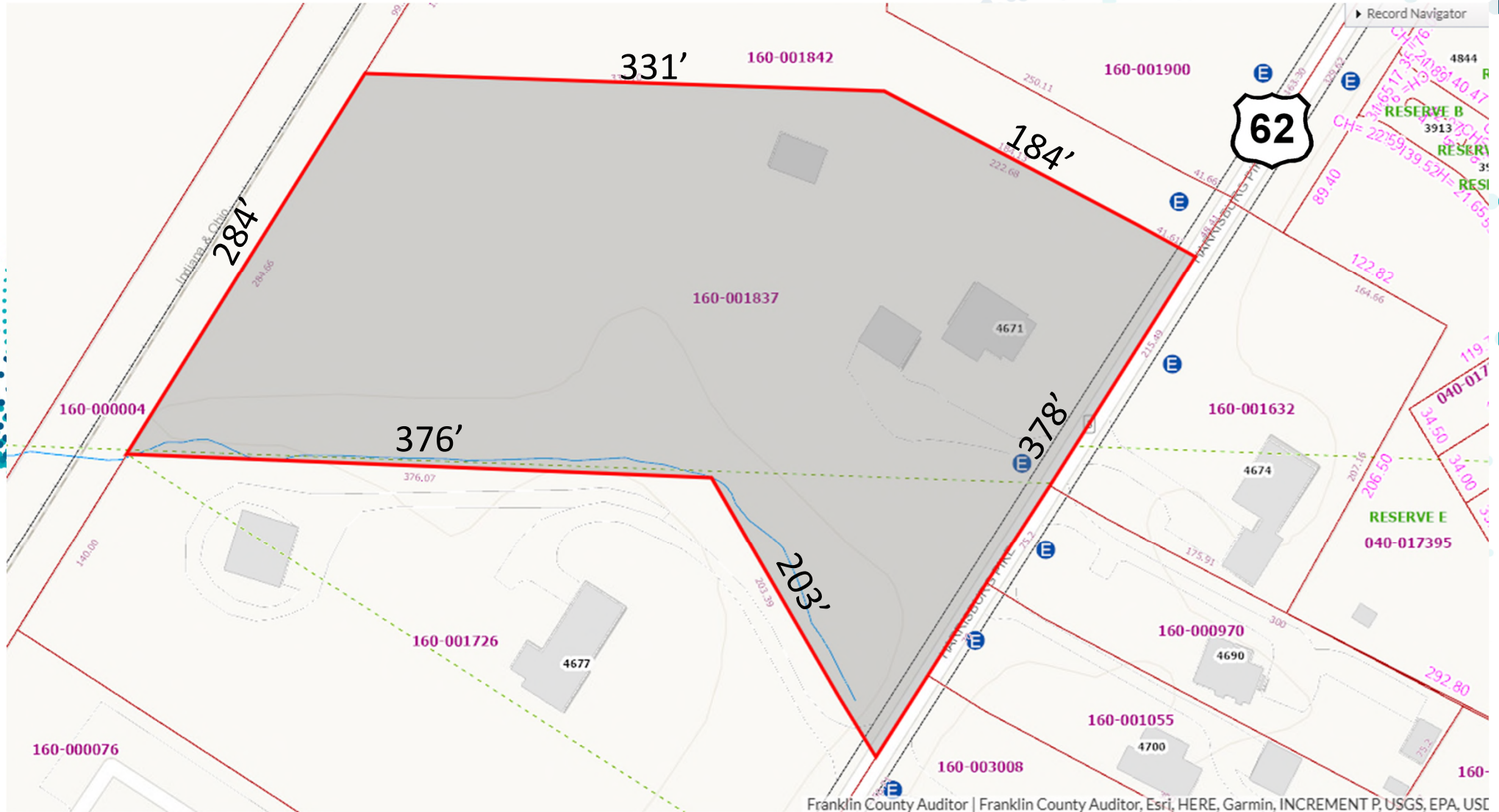
4671 HARRISBURG PIKE, GROVE CITY, OH 43123

- +/- 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





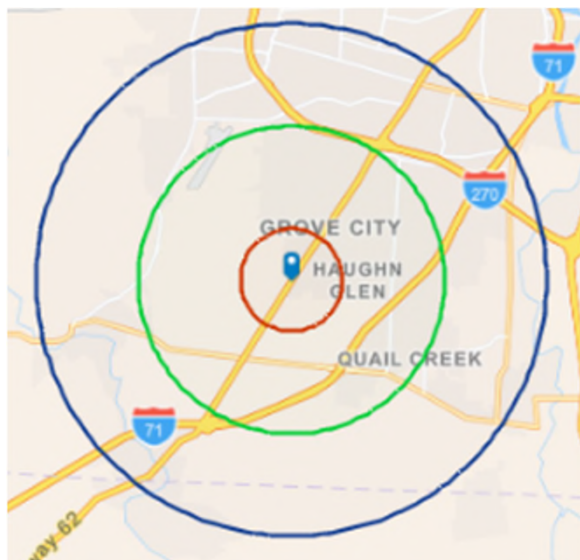
# PARCEL PLAN



# 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 Structure on site is obsolete and likely to be razed.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

**2.6**  
Average  
Household Size

**40.2**  
Median Age

**\$108,816**  
Median Household Income

## BUSINESS



**72**

Total Businesses



**701**

Total Employees

## EDUCATION



**5%**

No High School  
Diploma



**26%**

High School  
Graduate



**27%**

Some  
College



**41%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$45,194**

Per Capita  
Income



**\$108,816**

Median  
Household  
Income



**\$127,019**

Average  
Household  
Income

## EMPLOYMENT



**67.1**

White  
Collar %



**18.1**

Blue  
Collar %



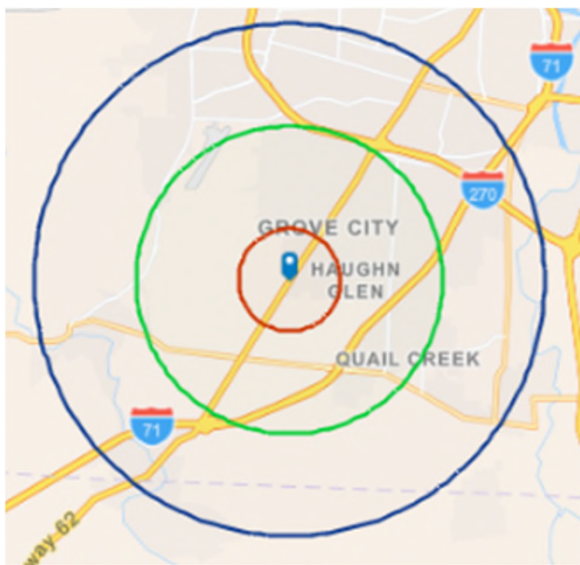
**14.9**

Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**39,540**

Population



**2.5**

Average  
Household Size



**39.5**

Median Age

**\$85,537**

Median Household Income

## BUSINESS



**1,313**

Total Businesses



**20,587**

Total Employees

## 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**

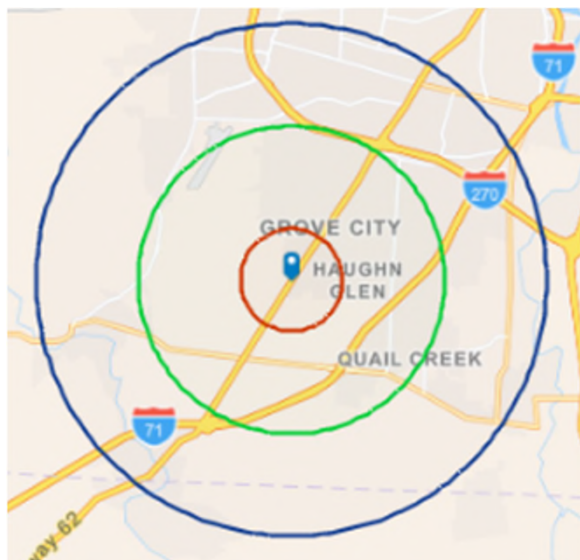
Services  
%

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# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**106,125**

Population



Average  
Household Size



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  
%