



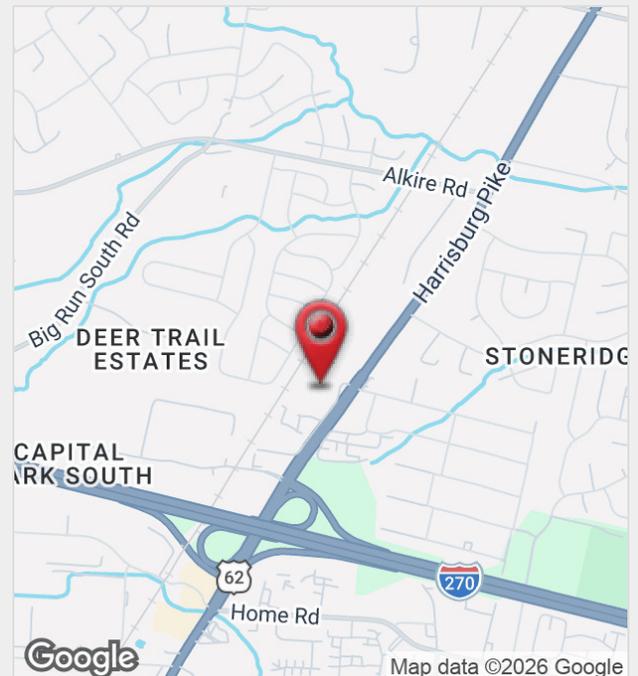
2455 Harrisburg Pike

Grove City, Ohio 43123

Property Features

- 47,332 SF Office/Warehouse For Sale
- ±3,000 SF Office Space and Lunchroom
- Situated on 4.31 Acres
- 6 Drive-In Doors (Three 12' x 14' and Three 10' x 12')
- 4 Dock Doors
- Clear Heights: 20' - 24'
- Zoned Manufacturing (M2)
- Heavy Power
- New Fire Suppression System

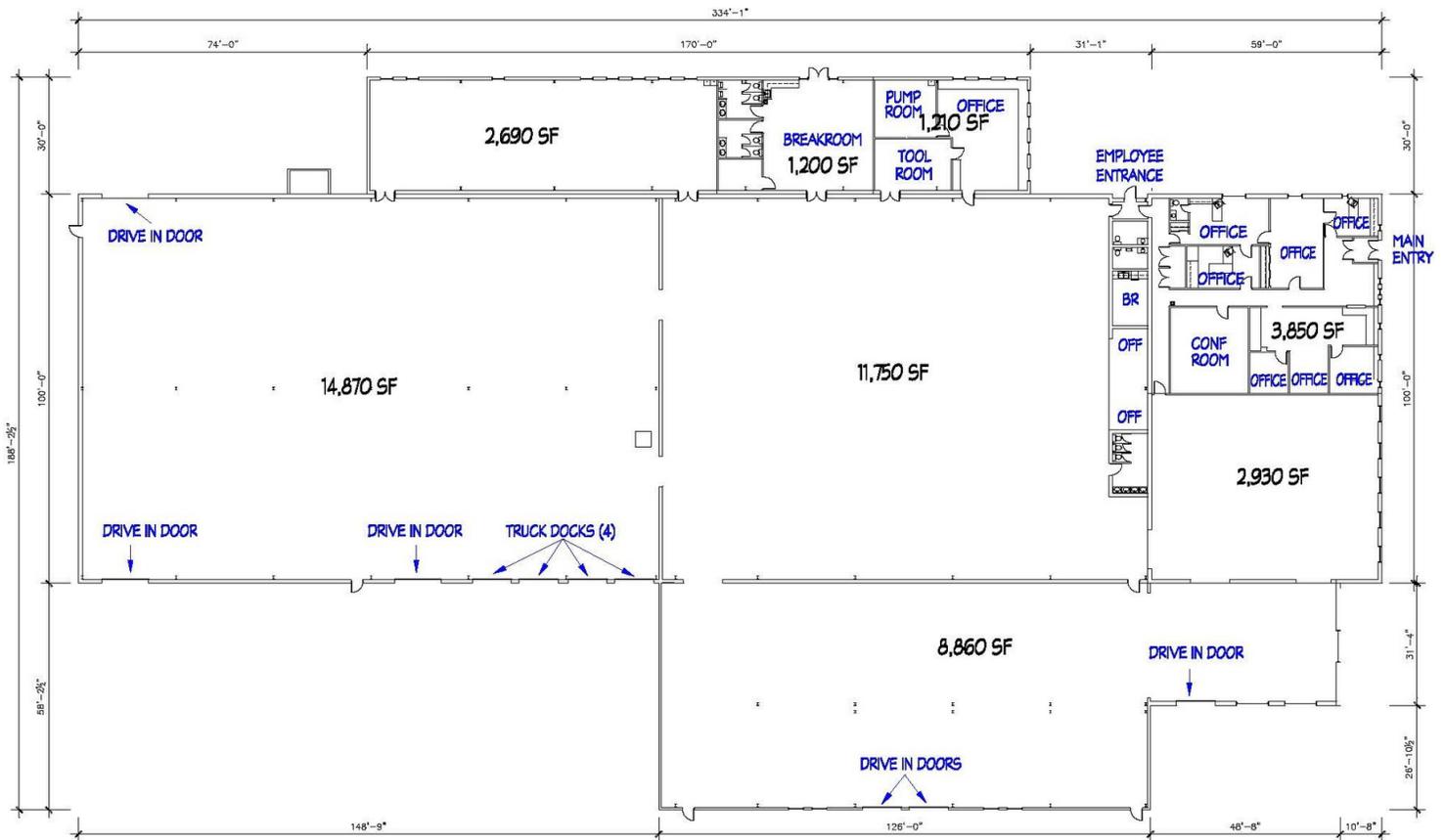
Sale Price: \$4,200,000



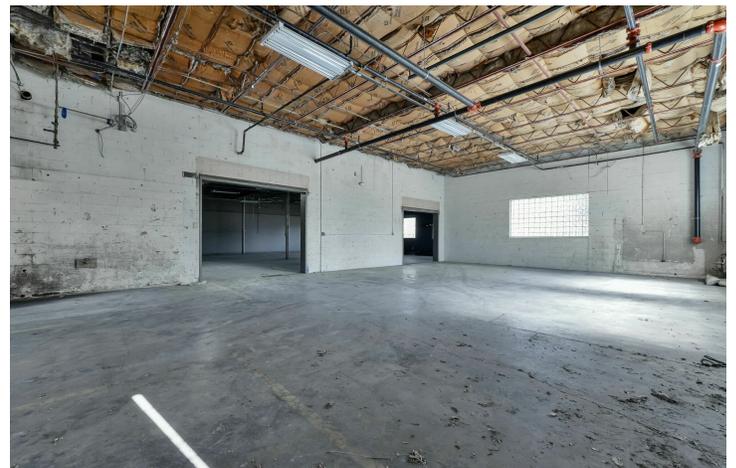
For more information:

Ryan McGreevy

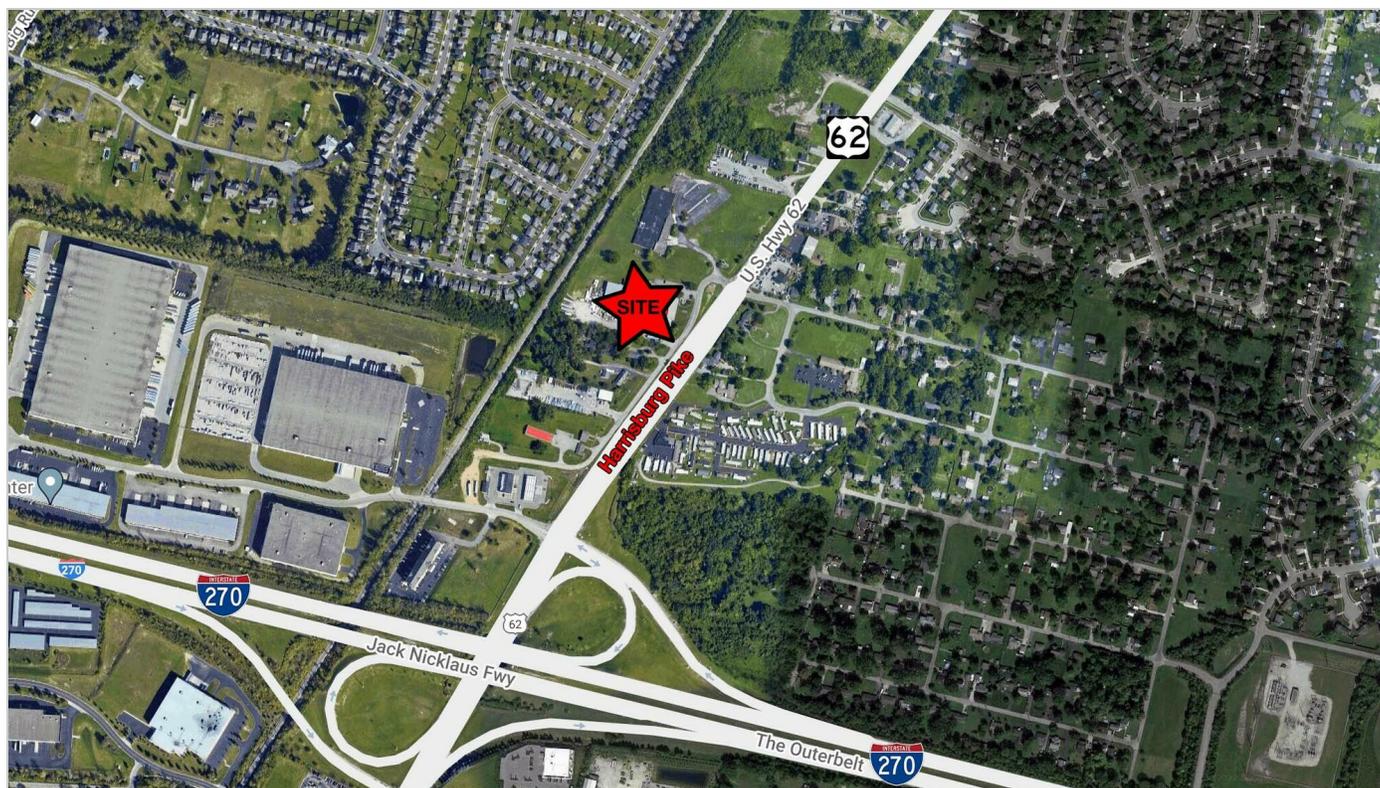
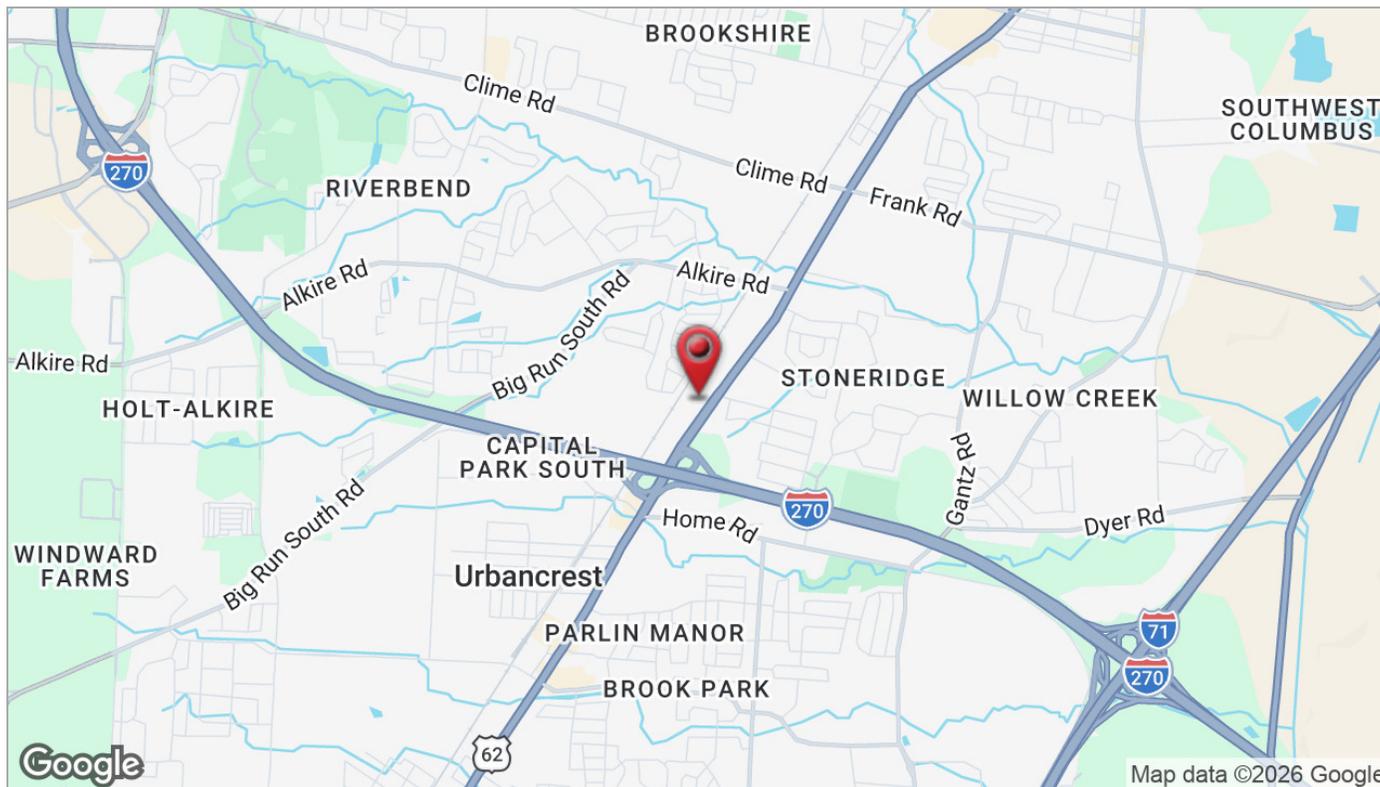
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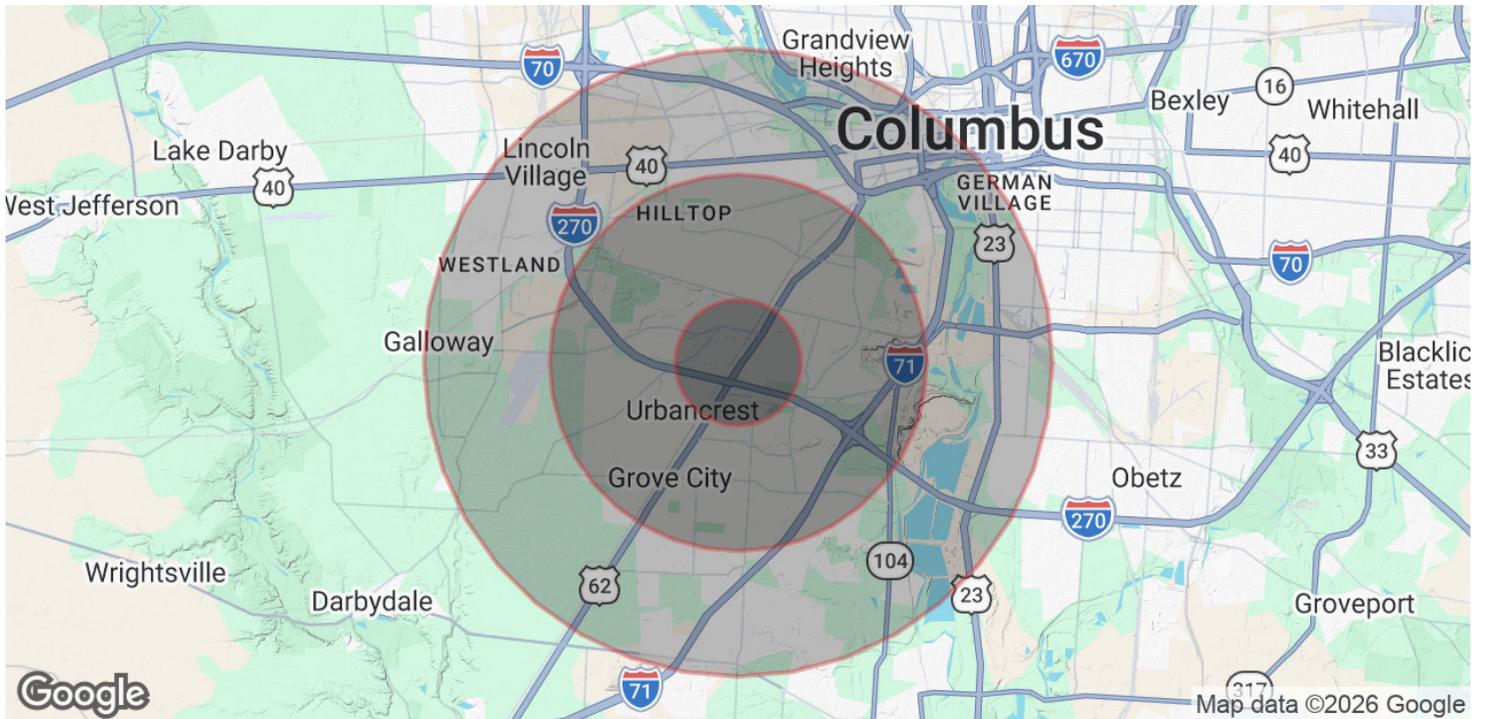












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,782	91,688	188,052
Average Age	35.4	35.2	33.8
Average Age (Male)	34.5	32.8	32.4
Average Age (Female)	36.0	36.7	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,188	34,917	70,680
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$62,443	\$51,625	\$50,721
Average House Value	\$136,374	\$126,877	\$141,687

* Demographic data derived from 2020 ACS - US Census