



CAPITOL
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FOR SALE

Providing creative commercial real estate solutions since 1997



INVESTMENT + DEVELOPMENT

RETAIL + ACREAGE

3504 BROADWAY, GROVE CITY, OH 43123

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Property Summary



Property Description

Introducing an attractive investment opportunity in the heart of Grove City, Ohio. This property offers a 3,475 SF retail building, 100% occupied through 2030, plus additional, undeveloped land.

Perfectly positioned in the vibrant Grove City area, this property presents an attractive prospect for retail/street retail investors seeking a lucrative addition to their portfolio.

Property Highlights

- Property includes a 3,475 SF retail building, 100% leased to a long-term operator who recently signed an amendment through 2030
- Site also includes approximately 0.43 acres undeveloped land for future development, with access via both Broadway and Addison Drive
- Located in the thriving Grove City commercial corridor, next to several national retailers and restaurants, and within walking distance of the vibrant Old Downtown Community

OFFERING SUMMARY

Sale Price	\$875,000
Site	0.8 acres total, with 0.43 acres undeveloped corner lot
Retail Center	3,475 SF 100% leased thru 1/2030
Gross Scheduled Income	\$56,856
Operating Expenses	\$32,309
NOI	\$24,547

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Aerial Map



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Neighborhood Map



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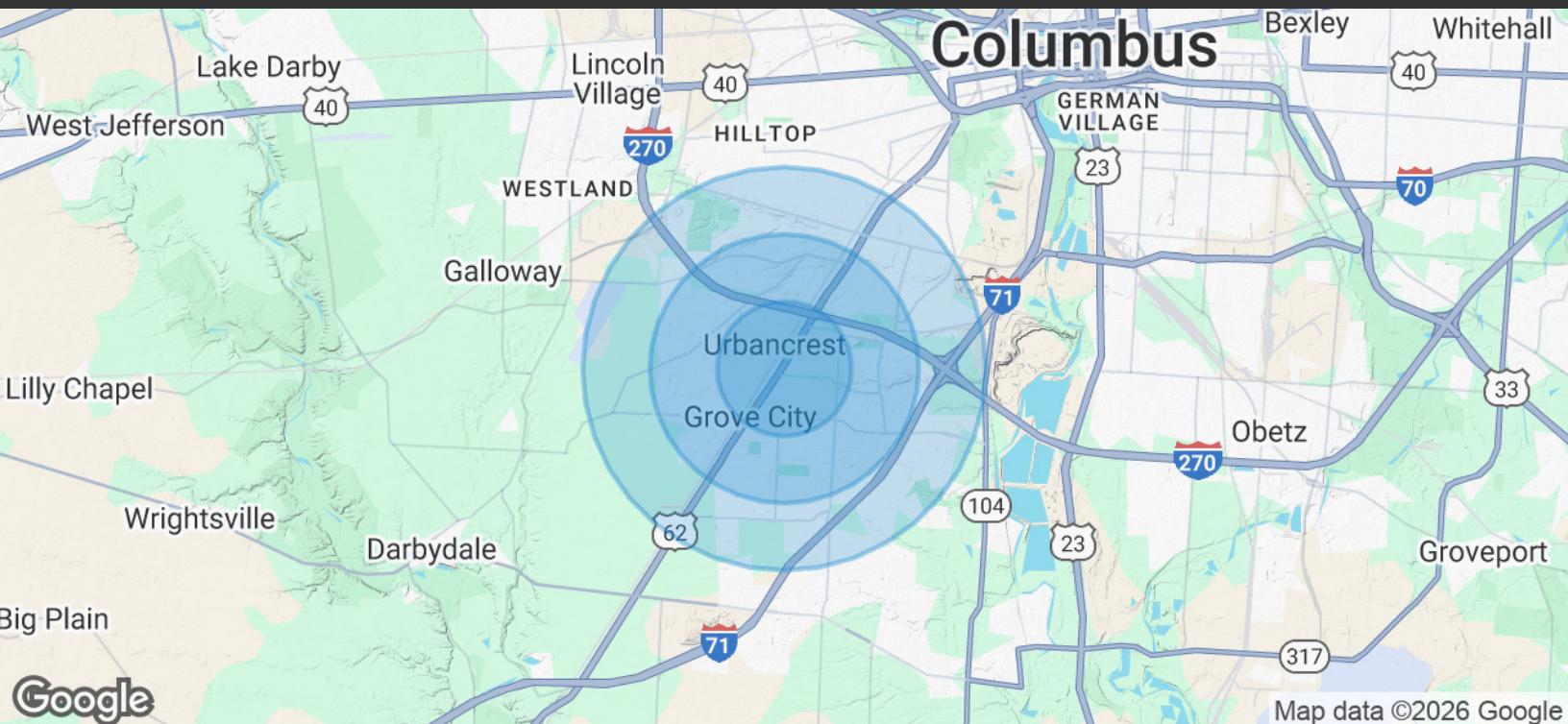
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,909	39,887	73,299
Average Age	39	39	39
Daytime Employees	4,774	14,147	23,858

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,565	15,610	28,255
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$78,821	\$95,744	\$97,164
Average House Value	\$233,807	\$247,538	\$251,898

Demographics data derived from AlphaMap

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