

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

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1,750 +/- SF Retail Space



Appraisal Brokerage Consulting Development

PRIME RETAIL SPACE AVAILABLE

4009 Broadway, Grove City, OH 43123

PRIME RETAIL SPACE IN GROVE CITY!

1,750 +/- SF of prime retail space available for lease in the Heart of Downtown Grove City. Currently built out with existing kitchenette and dining room space, this unit is turnkey ready and ideal for any food, smoothie, cafe, deli, sandwich, bowls, juice, coffee, etc. user. This site is located at a hard corner with outdoor patio seating directly out front and it's situated in front of the intersection traffic light at Park St and Broadway, with great frontage and visibility (15,246+ VPD). Public Parking lot is directly behind the site to accommodate all parking needs. There is significant growth with the new Beulah Project nearby (park, pickleball courts, multifamily and single-family development, commercial retail and medical office) as well as the proposed and upcoming projects that the City of Grove City has planned for 2025.



Property Highlights

Address:	4009 Broadway Grove City, OH 43123
County:	Franklin
PID:	040-010001-00
Location:	Corner of Park Street and Broadway
Building Size:	5,677 +/- SF
Year Built:	1998
Space Available:	1,750 +/- SF
Lease Rate:	\$25/SF NNN (3% annual increases)
Op. Exp:	\$5/SF
Zoning:	CBD - Central Business District

1,750 +/- SF prime retail space
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Interior Photos



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Interior Photos

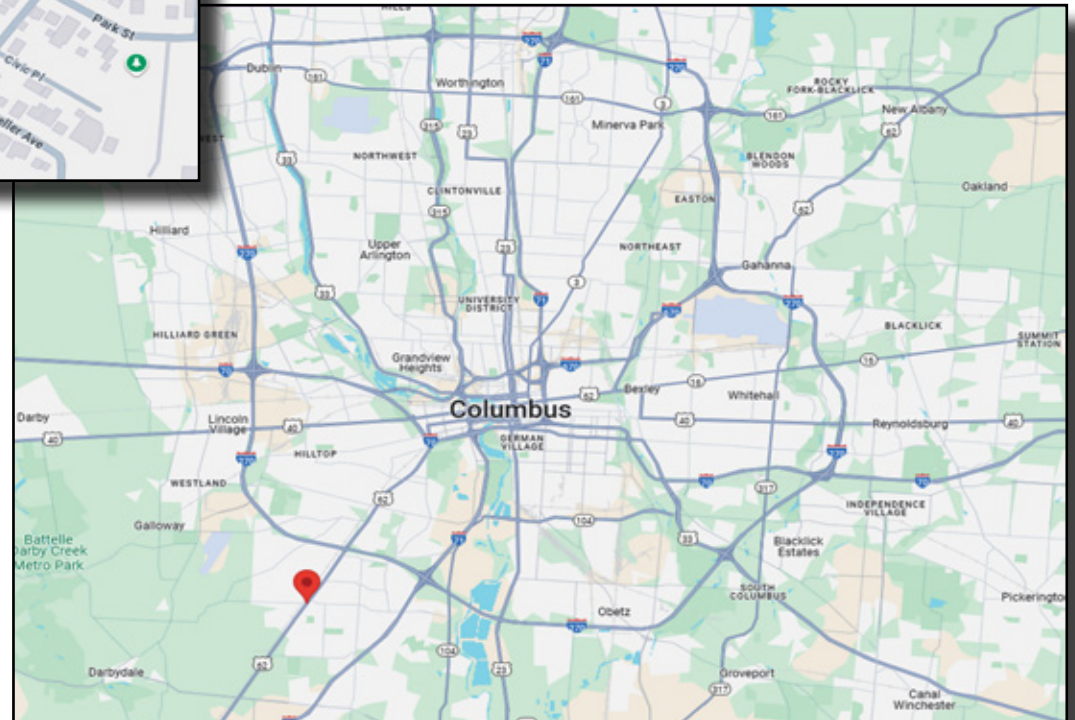
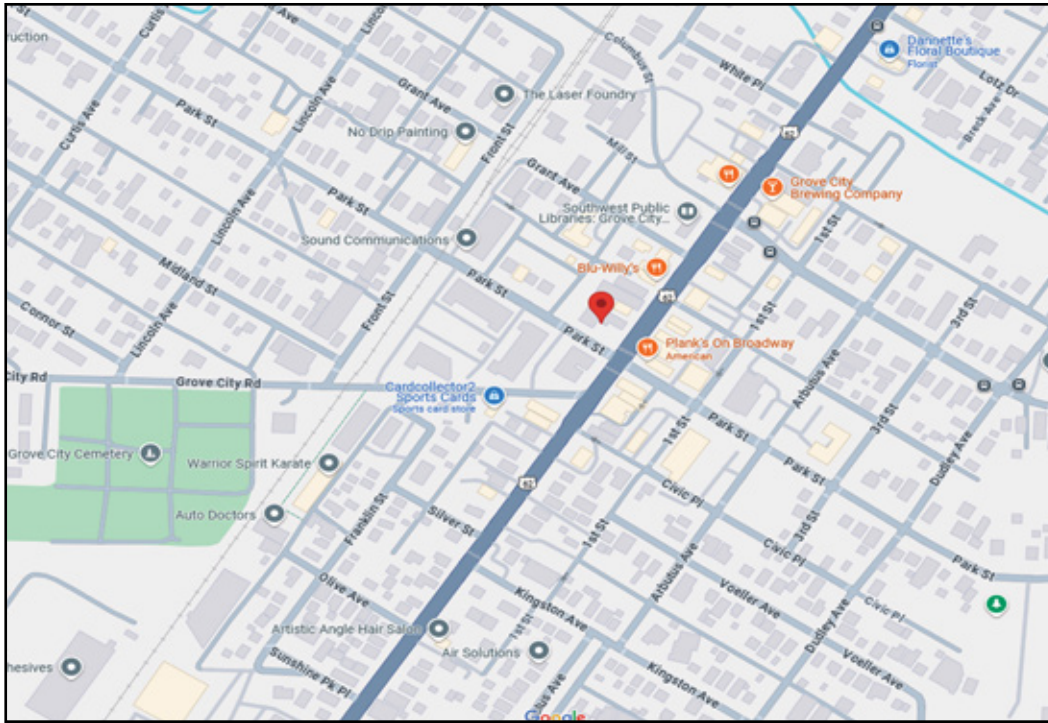


Aerial & Plat Map



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Street Maps



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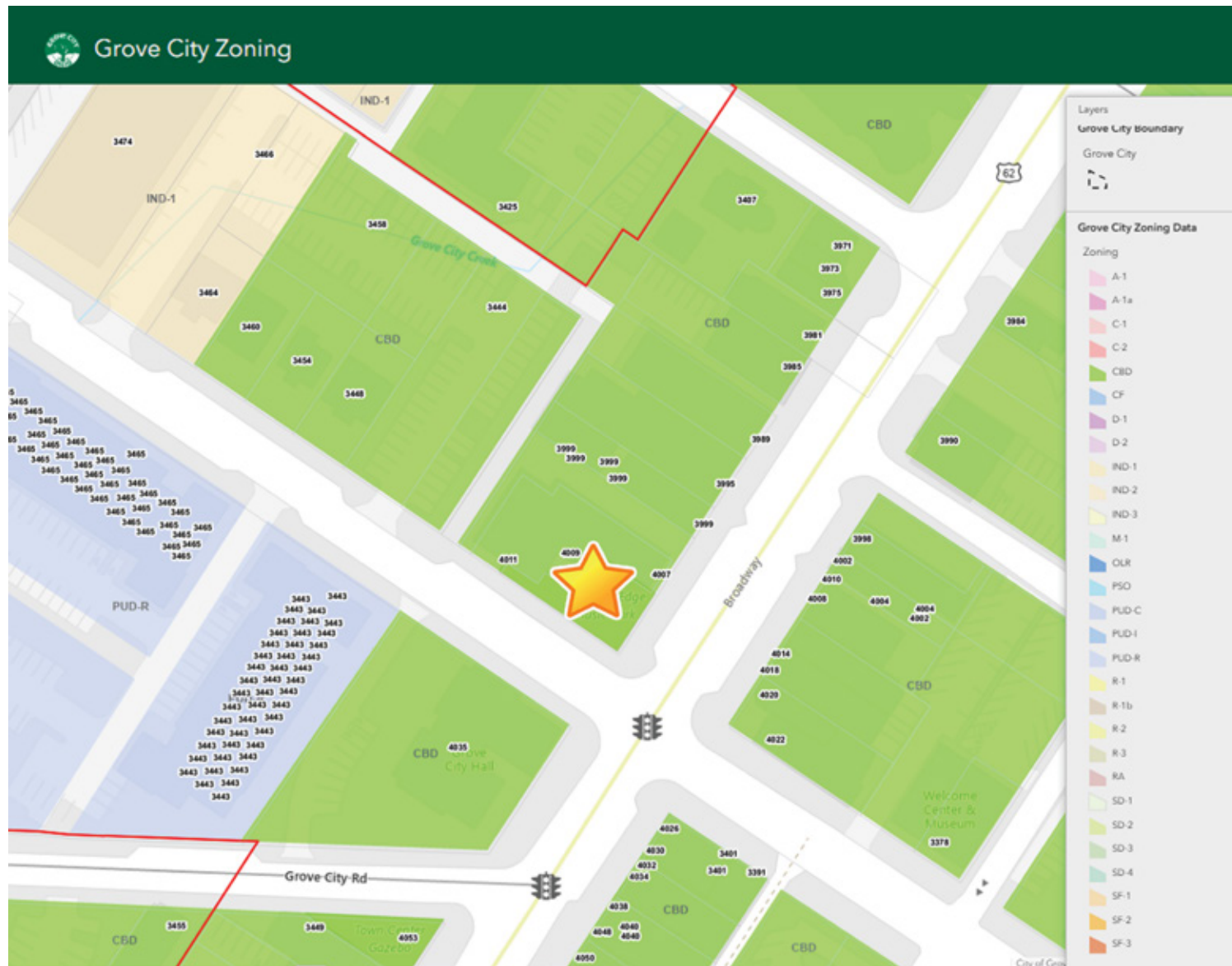
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Location Map




Great Location!

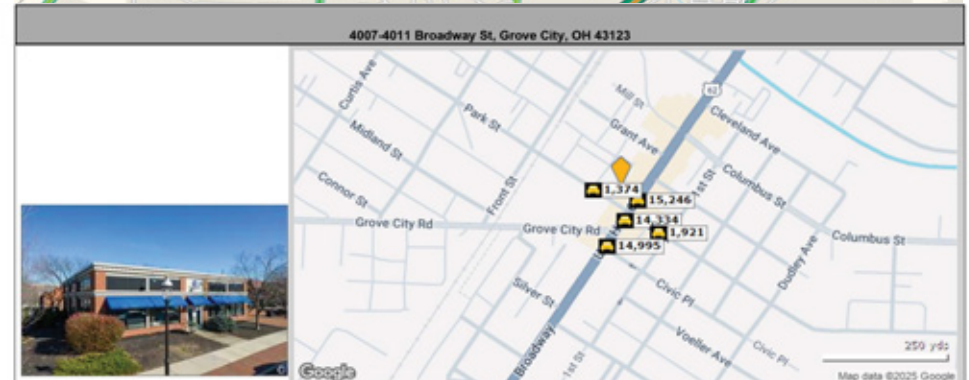
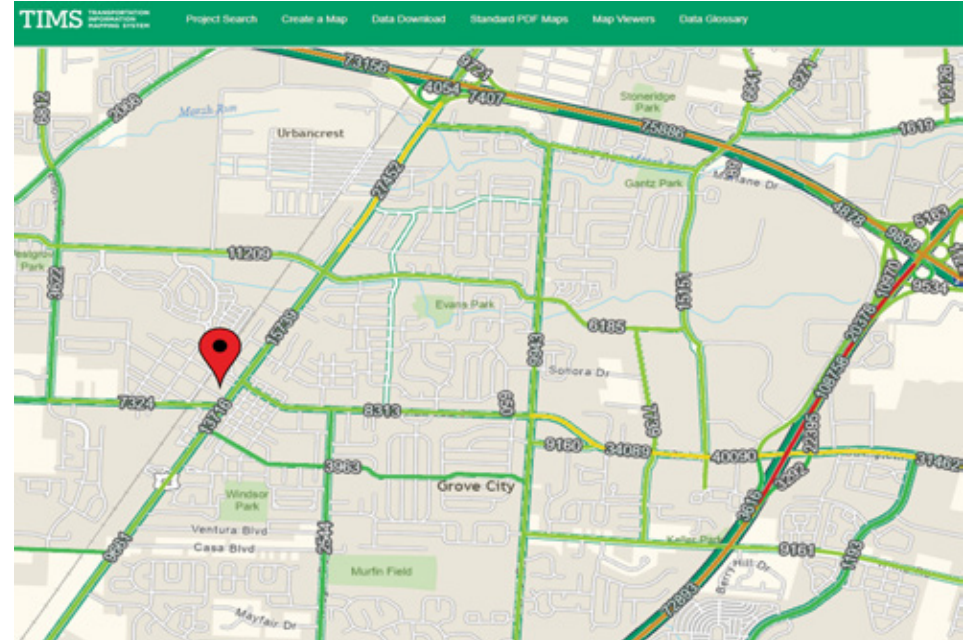
South of I-270
Easy access to major arteries
15 minutes to Downtown Columbus



CBD - Central Business District
Click [here](#) to see zoning text

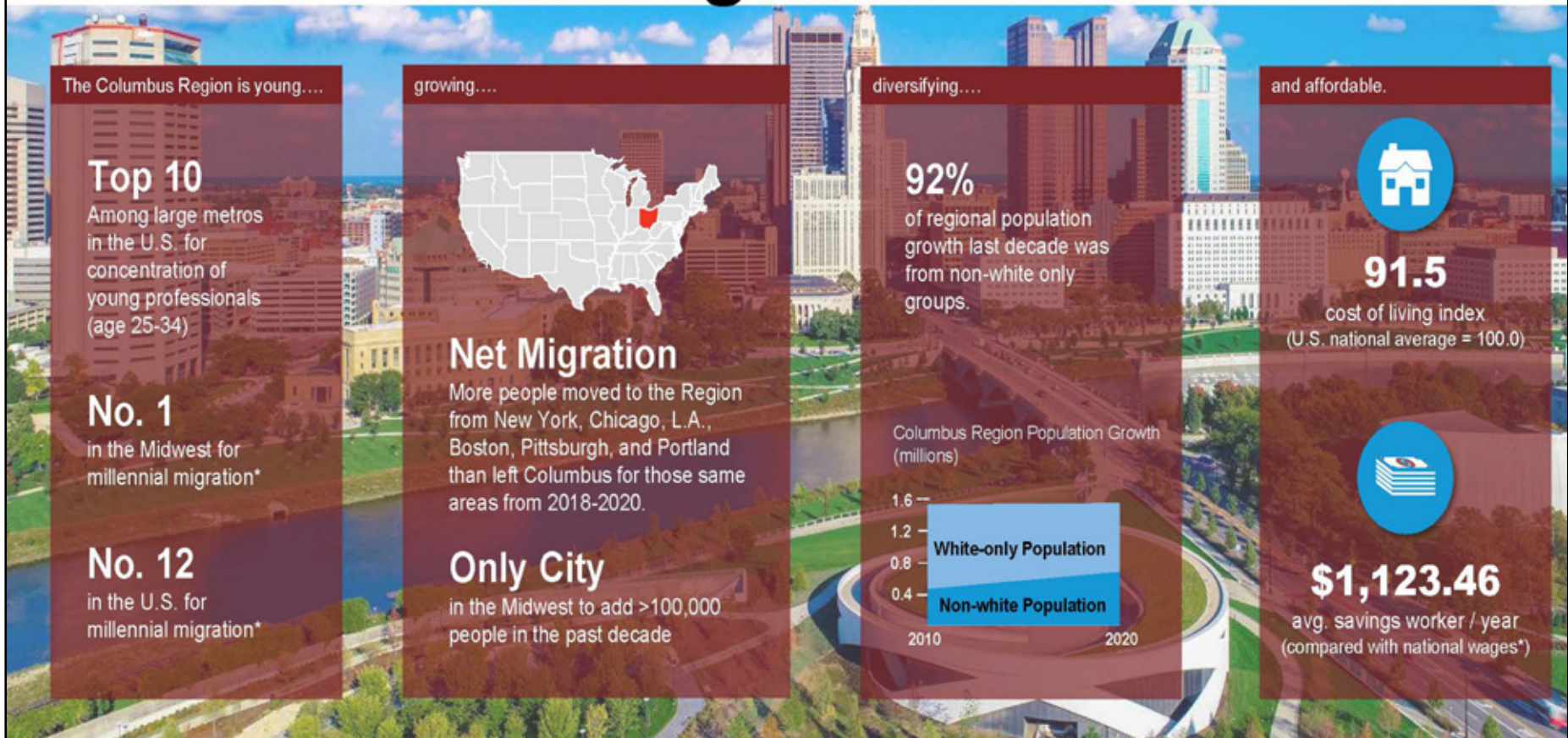
Demographic Summary Report

4007-4011 Broadway St, Grove City, OH 43123				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,463	59,374	153,921	
2024 Estimate	11,231	59,322	153,607	
2020 Census	10,117	59,548	153,299	
Growth 2024 - 2029	2.07%	0.09%	0.20%	
Growth 2020 - 2024	11.01%	-0.38%	0.20%	
2024 Population by Hispanic Origin				
2024 Population	11,231	59,322	153,607	
White	9,501 84.60%	46,411 78.24%	102,259 66.57%	
Black	451 4.02%	4,585 7.73%	21,842 14.22%	
Am. Indian & Alaskan	16 0.14%	150 0.25%	903 0.59%	
Asian	131 1.17%	1,270 2.14%	3,824 2.49%	
Hawaiian & Pacific Island	1 0.01%	18 0.03%	54 0.04%	
Other	1,131 10.07%	6,888 11.61%	24,725 16.10%	
U.S. Armed Forces	4	28	122	
Households				
2029 Projection	4,720	23,335	57,932	
2024 Estimate	4,620	23,310	57,861	
2020 Census	4,138	23,385	57,983	
Growth 2024 - 2029	2.16%	0.11%	0.12%	
Growth 2020 - 2024	11.65%	-0.32%	-0.21%	
Owner Occupied	2,746 59.44%	15,456 66.31%	33,813 58.44%	
Renter Occupied	1,873 40.54%	7,855 33.70%	24,048 41.56%	
2024 Households by HH Income				
Income: <\$25,000	672 14.55%	2,348 10.07%	9,049 15.64%	
Income: \$25,000 - \$50,000	975 21.10%	4,001 17.17%	11,815 20.42%	
Income: \$50,000 - \$75,000	1,157 25.04%	5,037 21.61%	12,508 21.62%	
Income: \$75,000 - \$100,000	674 14.59%	3,536 15.17%	8,168 14.12%	
Income: \$100,000 - \$125,000	474 10.26%	3,072 13.18%	6,137 10.61%	
Income: \$125,000 - \$150,000	245 5.30%	1,817 7.80%	3,796 6.56%	
Income: \$150,000 - \$200,000	276 5.97%	2,262 9.70%	3,724 6.44%	
Income: \$200,000+	147 3.18%	1,236 5.30%	2,663 4.60%	
2024 Avg Household Income	\$77,753	\$93,521	\$81,907	
2024 Med Household Income	\$65,040	\$76,898	\$65,150	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Broadway	PkSt	0.02 SW	2022	14,774	MPSI	.02
2 Broadway	Park St	0.02 SW	2020	15,246	MPSI	.02
3 Park Street	Harrisburg Pike	0.05 SE	2020	1,448	MPSI	.03
4 Park St	Harrisburg Pike	0.05 SE	2022	1,374	MPSI	.03
5 Broadway	PkSt	0.01 NE	2022	13,891	MPSI	.04
6 Broadway	Park St	0.01 NE	2020	14,334	MPSI	.04
7 Park Street	1st St	0.01 SE	2022	1,823	MPSI	.07
8 Park Street	1st St	0.01 SE	2020	1,921	MPSI	.07
9 Broadway	Civic Pl	0.00 SW	2020	15,474	MPSI	.07
10 Broadway	Civic Pl	0.00 SW	2022	14,995	MPSI	.07

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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