

PRIME
GROVE CITY
LOCATION

FOR SALE

TURN-KEY OFFICE/
MEDICAL CONDO WITH
BUILT-IN INCOME

*Nurse Medical
Healthcare Services*

3421



ROTH

REAL
ESTATE
GROUP

3421 FARM BANK WAY

GROVE CITY, OH 43123

VIEW
FLIPBOOK



CONTENTS

OVERVIEW	02
RENOVATIONS	03
DETAILS	04
HIGHLIGHTS	05
THE SPACE	06
PHOTOS	07
LOCATION + MAP	09
AERIAL VIEW	16
NEARBY AMENITIES	17
GROVE CITY	18
COLUMBUS	20
LOCAL MARKET	21
WHY INVEST	22
ROTH REAL ESTATE GROUP	23



3421 FARM BANK WAY

EXCEPTIONAL INVESTMENT OPPORTUNITY

*Nurse Medical
Healthcare Service*

3421

FamilyPractice
WestCoast, LLC
614-878-7285

Ear, Nose & Throat
614-457-9565

Discover an exceptional investment opportunity in the heart of Grove City, Ohio. This meticulously renovated office/medical condo at 3421 Farm Bank Way offers 1,951 square feet of versatile space, ideal for medical professionals, therapists, or businesses seeking a strategic location in Franklin County. With its recent upgrades, existing tenant, and prime positioning, this property presents a unique chance to **establish or expand your presence in one of Ohio's fastest-growing communities.**

- RECENT UPGRADES
- EXISTING TENANT
- PRIME POSITIONING



3421 FARM BANK WAY

RENOVATED WITH IMMEDIATE ROI

This well-maintained office condo, constructed in 2005, has undergone significant renovations in 2019, including new Pergo wood floors, wood moldings, and a new AC unit installed in 2022. The space is currently divided into two sections: a 210 sq ft area occupied by a tenant, and 1,741 sq ft available for the potential buyer's use. This configuration offers immediate rental income while providing ample space for your business operations.

RECENT UPGRADES

- 1 NEW PERGO WOOD FLOORS
- 2 WOOD MOLDINGS
- 3 NEW AC UNIT INSTALLED IN 2022

3421
B

RECENTLY UPGRADED
OFFICE/MEDICAL CONDO
YOUR GATEWAY TO GROVE CITY'S
BUSINESS HUB



SALE PRICE
\$365K

**DUAL-INCOME OPPORTUNITY:
OFFICE SPACE PLUS EXISTING
TENANT IN GROVE CITY**

SALE PRICE: \$365K

ADDRESS: 3421 Farm Bank Way, Grove City, OH 43123
TOTAL AREA: 1,951 sq ft
YEAR BUILT: 2005

PARCEL ID: 040-013643
STORIES: 1
PARKING: Ample on-site parking available

CONDO FEES:
\$480/month (includes garbage and exterior maintenance)

ZONING:
Suitable for office and medical use



PROPERTY DETAILS



PROJECT HIGHLIGHTS

The property at 3421 Farm Bank Way is zoned for office and medical use, making it an ideal location for a wide range of professional services. Grove City's zoning regulations support business growth while maintaining the community's high standards for development.

1

LOW MAINTENANCE

Condo association handles exterior upkeep

2

STRATEGIC LOCATION

Situated in Grove City's growing business district

3

VERSATILE LAYOUT

Ideal for medical professionals, psychologists, therapists, or general office

INVESTMENT VALUE: LOCATED IN A DESIRABLE AREA WITH RISING PROPERTY VALUES, OFFERING POTENTIAL FOR LONG-TERM APPRECIATION.



FARM BANK WAY

4

EXISTING INCOME

Current tenant provides immediate cash flow

5

EXCELLENT VISIBILITY

Located on Farm Bank Way, a well-trafficked area

6

FLEXIBLE SPACE

Option to occupy entire space or maintain current tenant



THE SPACE

This well-maintained office condo, constructed in 2005, has undergone significant renovations in 2019, including new Pergo wood floors, wood moldings, and a new AC unit installed in 2022. The space is currently divided into two sections: a 210 sq ft area occupied by a tenant, and 1,741 sq ft available for the potential buyer's use. **This configuration offers immediate rental income while providing ample space for your business operations.**

1

210 SQ FT - TENANT

Current Rental Income:
\$750/month (from existing tenant)

2

1,741 SQ FT - AVAILABLE

1,741 sq ft (potential for full
1,951 sq ft if tenant is relocated)

**VERSATILE PROFESSIONAL SPACE:
1,951 SQ FT OF POTENTIAL IN
THRIVING GROVE CITY**

PHOTOS: EXTERIOR

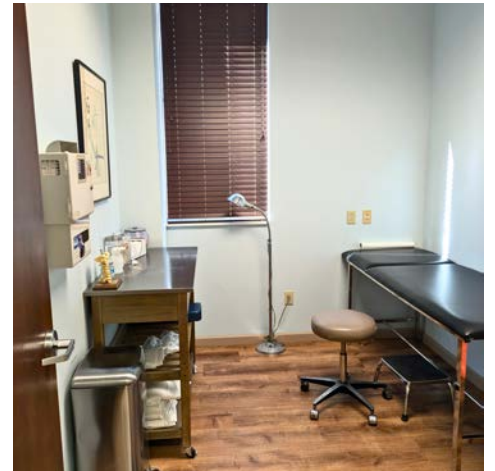
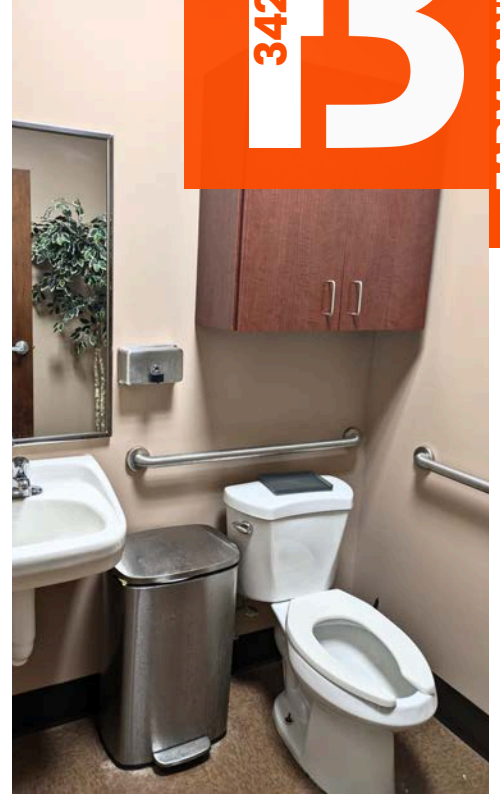
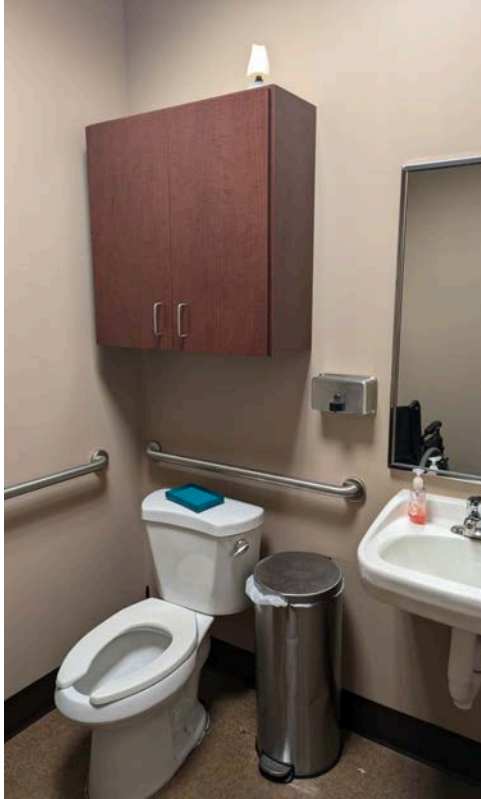


B 3421 FARM BANK WAY



PHOTOS: INTERIOR

3421
B
FARM BANK WAY



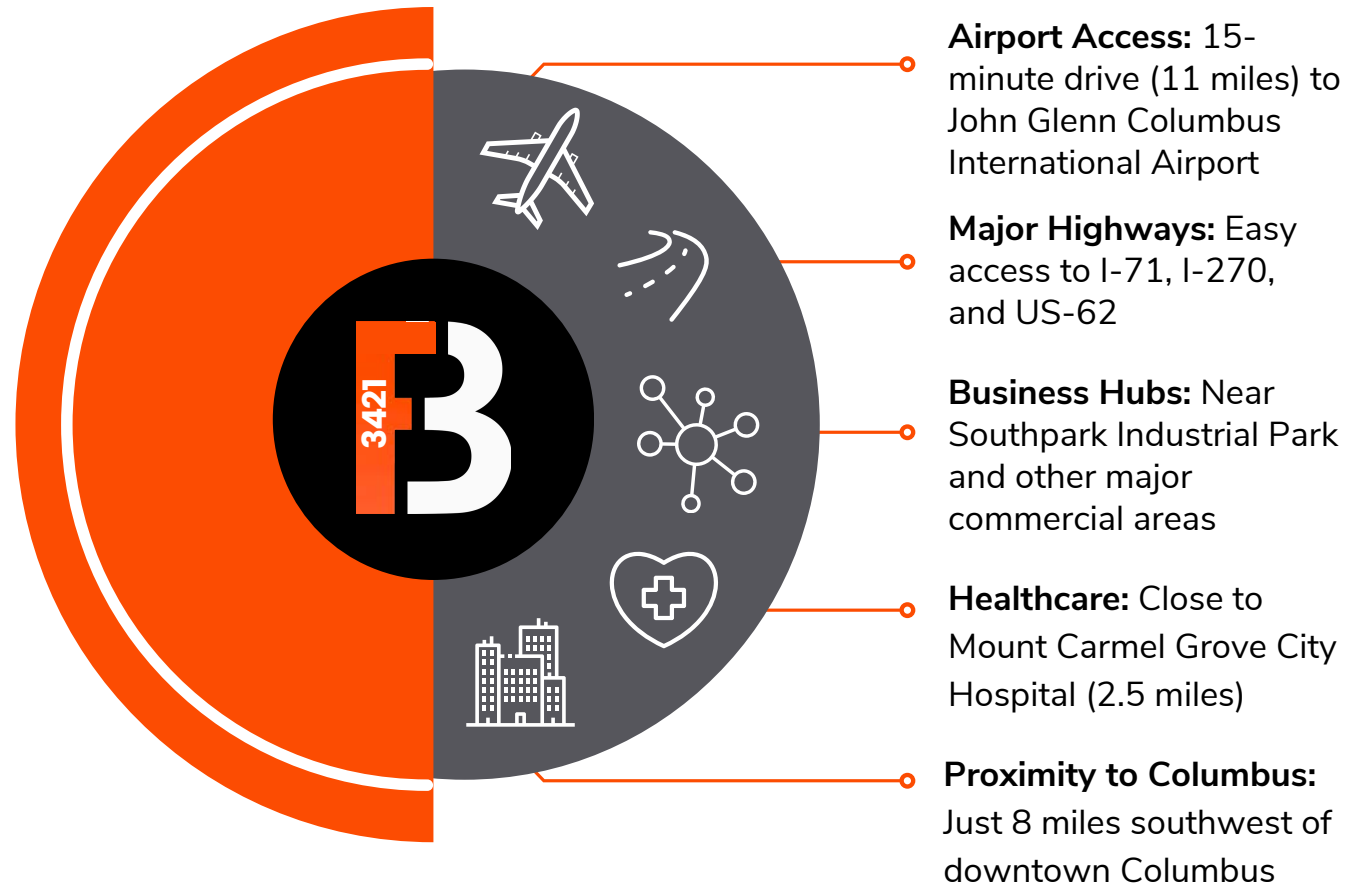
08

STRATEGIC LOCATION

3421 Farm Bank Way's strategic location within Franklin County offers businesses unparalleled access to major markets and transportation networks.

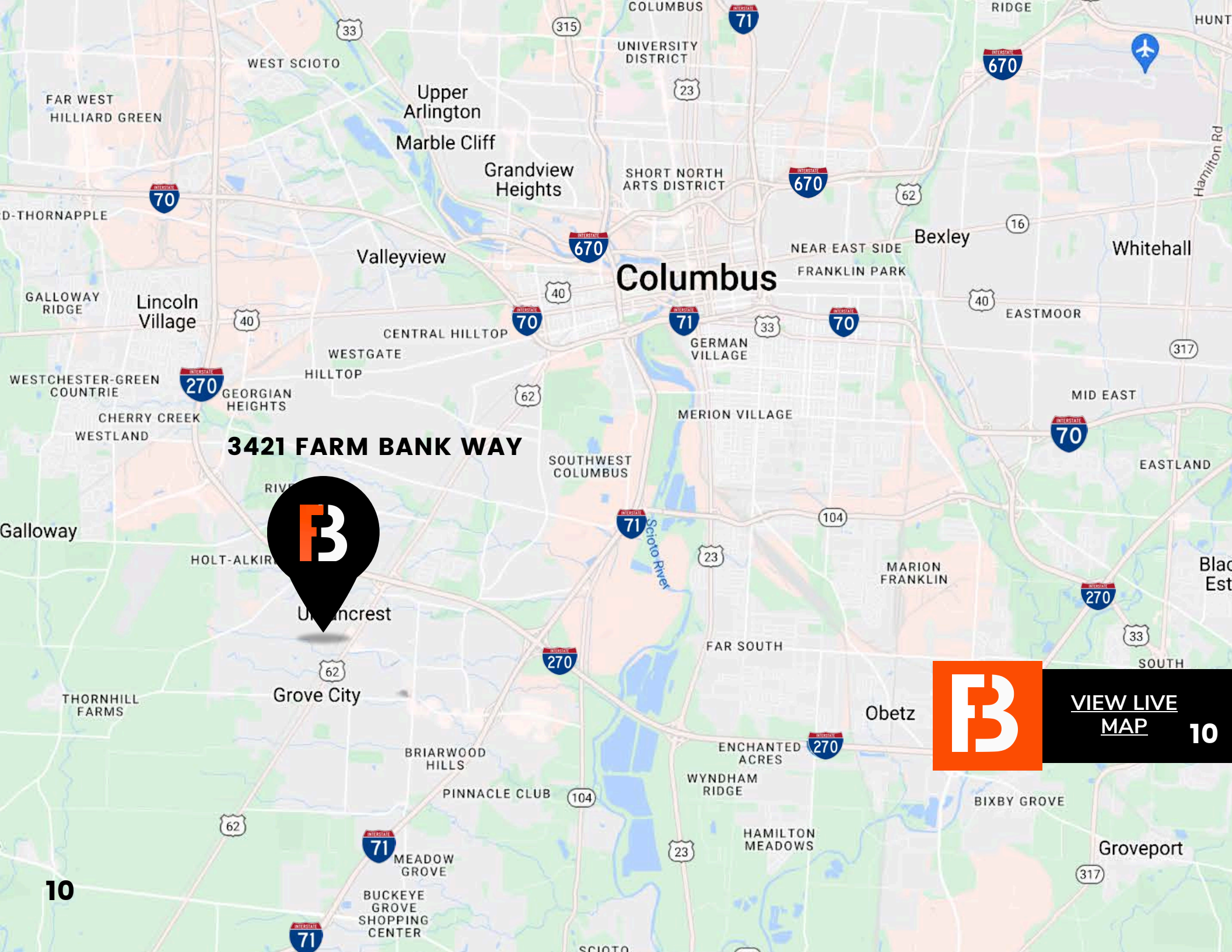
[VIEW
LIVE
MAP](#)

LOCATION HIGHLIGHTS



PROXIMITY TO SCHOOLS

Elementary (5)	1.5 mi
Middle (2)	2.3 mi
High School (1)	3.1 mi
College (2).	7.5 mi

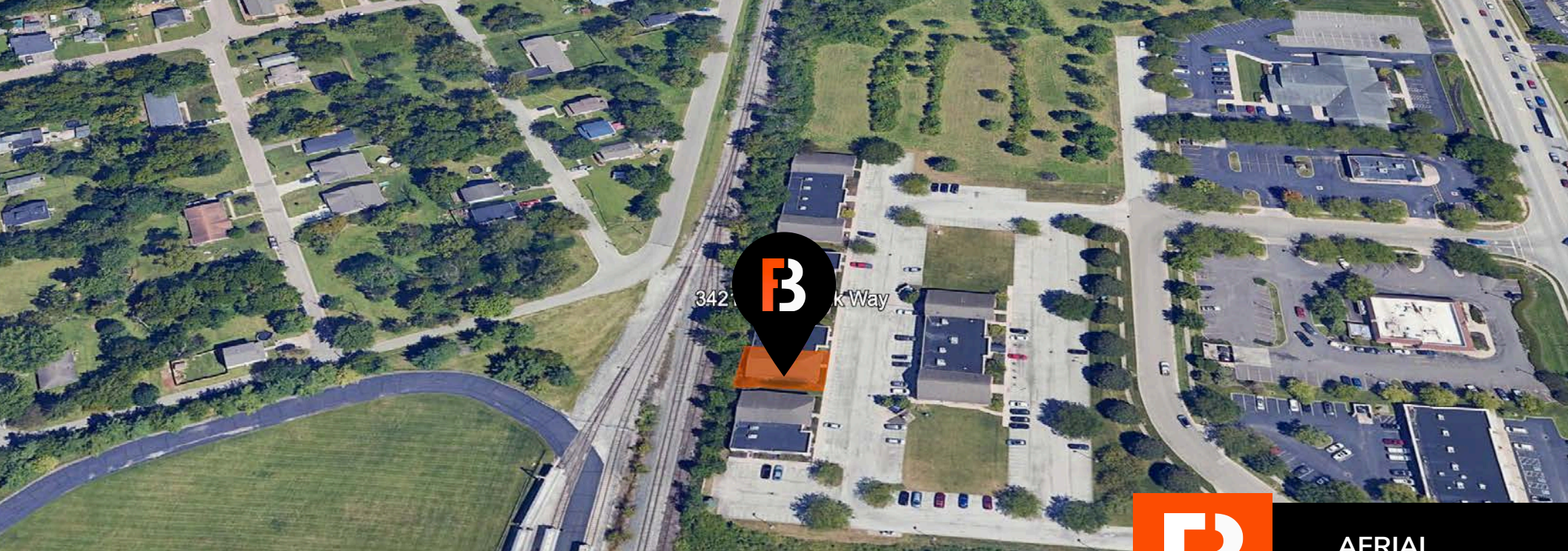


3421 FARM BANK WAY



[VIEW LIVE MAP](#) 10

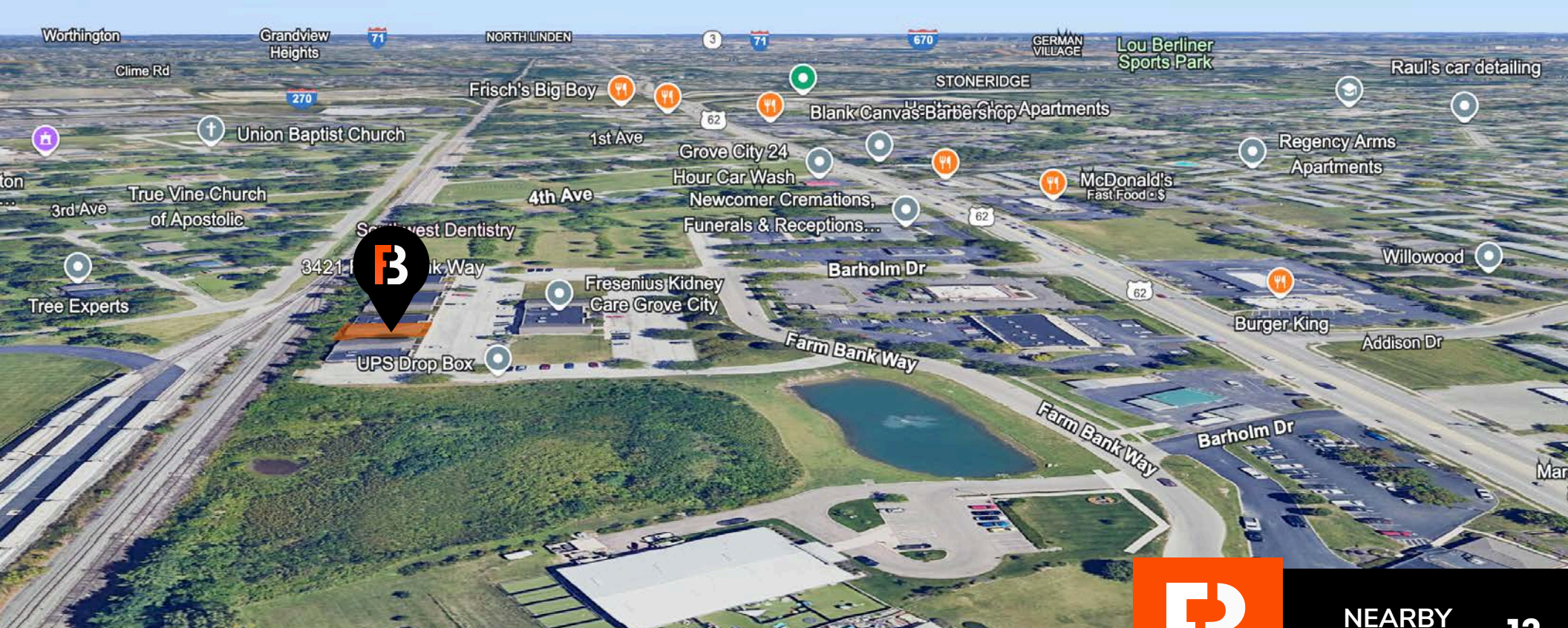
10



AERIAL
VIEWS

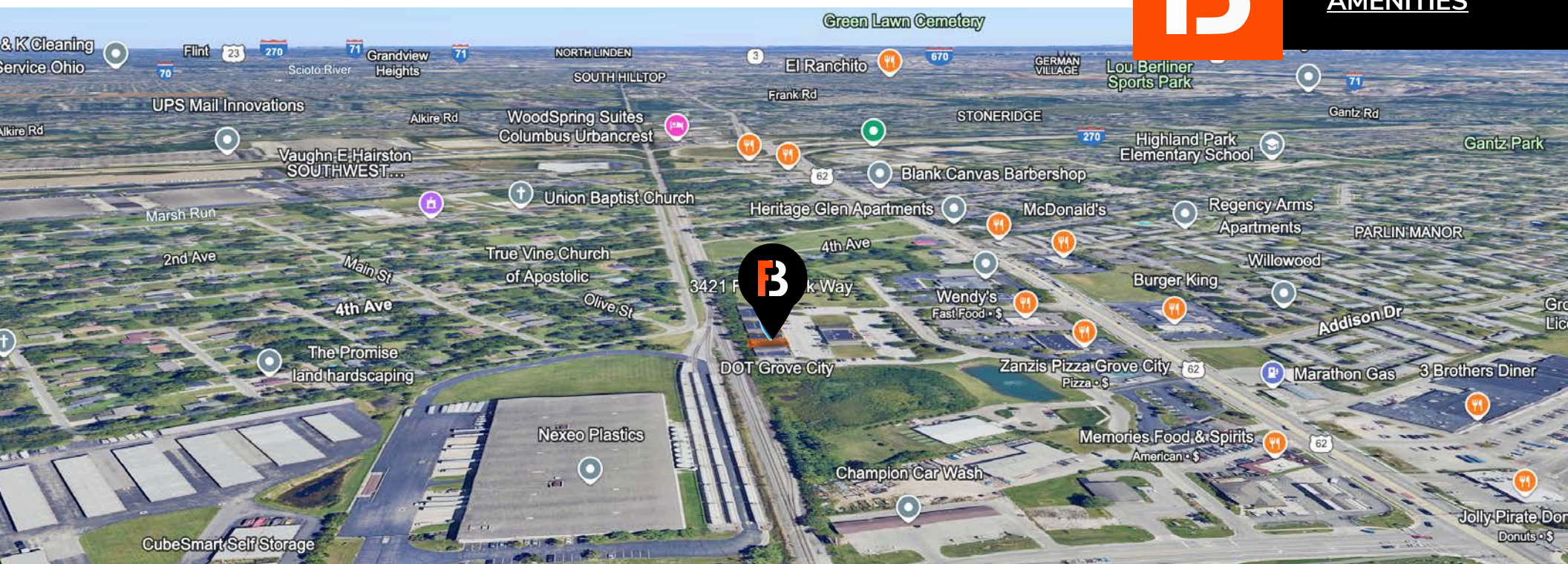
11





**NEARBY
AMENITIES**

12



GROVE CITY: SUPPORTIVE BUSINESS CLIMATE

Grove city has received recognition for its business-friendly environment and community development initiatives. As new residents and businesses continue to join the community, the pride in Grove City strengthens, creating a welcoming and supportive atmosphere for all new business.

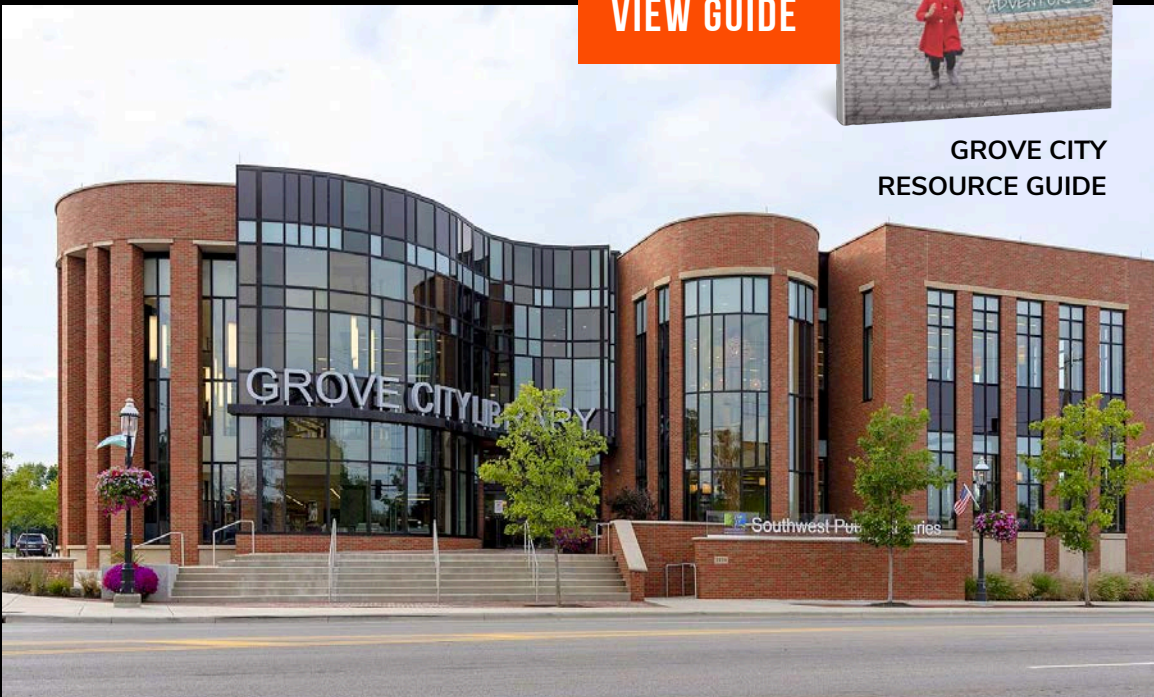
**GROVE CITY NAMED
OHIO MAGAZINE'S
BEST HOMETOWN**

Ohiomagazine.com



VIEW GUIDE

**GROVE CITY
RESOURCE GUIDE**



Sixflashphoto, CC BY-SA 4.0 via Wikimedia Commons

LOCAL PARKS

<u>FRYER PARK</u>	2.3 MI	7 MIN
<u>WINDSOR PARK</u>	1.6 MI	5 MIN
<u>GANTZ PARK</u>	3.2 MI	10 MIN

CULINARY DELIGHTS

<u>PLANK'S ON BROADWAY</u>	1.5 MI	5 MIN
<u>LOCAL CANTINA</u>	1.7 MI	6 MIN
<u>ROOSTERS</u>	2.3 MI	7 MIN

RETAIL RETREATS

<u>GROVE CITY TOWN CENTER</u>	1.2 MI	4 MIN
<u>PARKWAY CENTRE NORTH</u>	2.5 MI	8 MIN
<u>STRINGTOWN COMMONS</u>	0.5 MI	10 MIN

COFFEE CORNERS

<u>GROVE CITY TOWN CENTER</u>	0.8 MI	3 MIN
<u>PARKWAY CENTRE NORTH</u>	1.9 MI	6 MIN
<u>STRINGTOWN COMMONS</u>	2.2 MI	7 MIN

TRENDY NIGHTLIFE

<u>HOP YARD 62</u>	1.6 MI	5 MIN
<u>GROVE CITY BREWING CO</u>	1.8 MI	6 MIN
<u>PADDOCK PUB</u>	2.4 MI	8 MIN

EDUCATION HUBS

<u>GROVE CITY HIGH SCHOOL</u>	2.8 MI	9 MIN
<u>JACKSON MIDDLE SCHOOL</u>	1.5 MI	5 MIN
<u>HIGHLAND PARK ELEMENTARY</u>	1.2 MI	4 MIN

GROVE CITY AT A GLANCE

Grove City has emerged as a prime location for office space and business development, offering a perfect blend of suburban charm and urban amenities.

Grove City's commitment to economic development, coupled with its high quality of life, makes it an attractive destination for businesses of all sizes. The city's proactive approach to growth has resulted in a thriving business community, supported by excellent infrastructure and a skilled workforce.

41K
TOTAL
POULATION

\$72K
MEDIAN
INCOME

\$72K
MEDIAN HH
VALUE

39.4

MEDIAN
AGE

65.8%

EMPLOYMENT
RATE

37.5%

BACHELOR'S
DEGREE OR
HIGHER



These demographics highlight Grove City's stable, educated, and affluent population, providing a solid customer base and workforce for businesses.

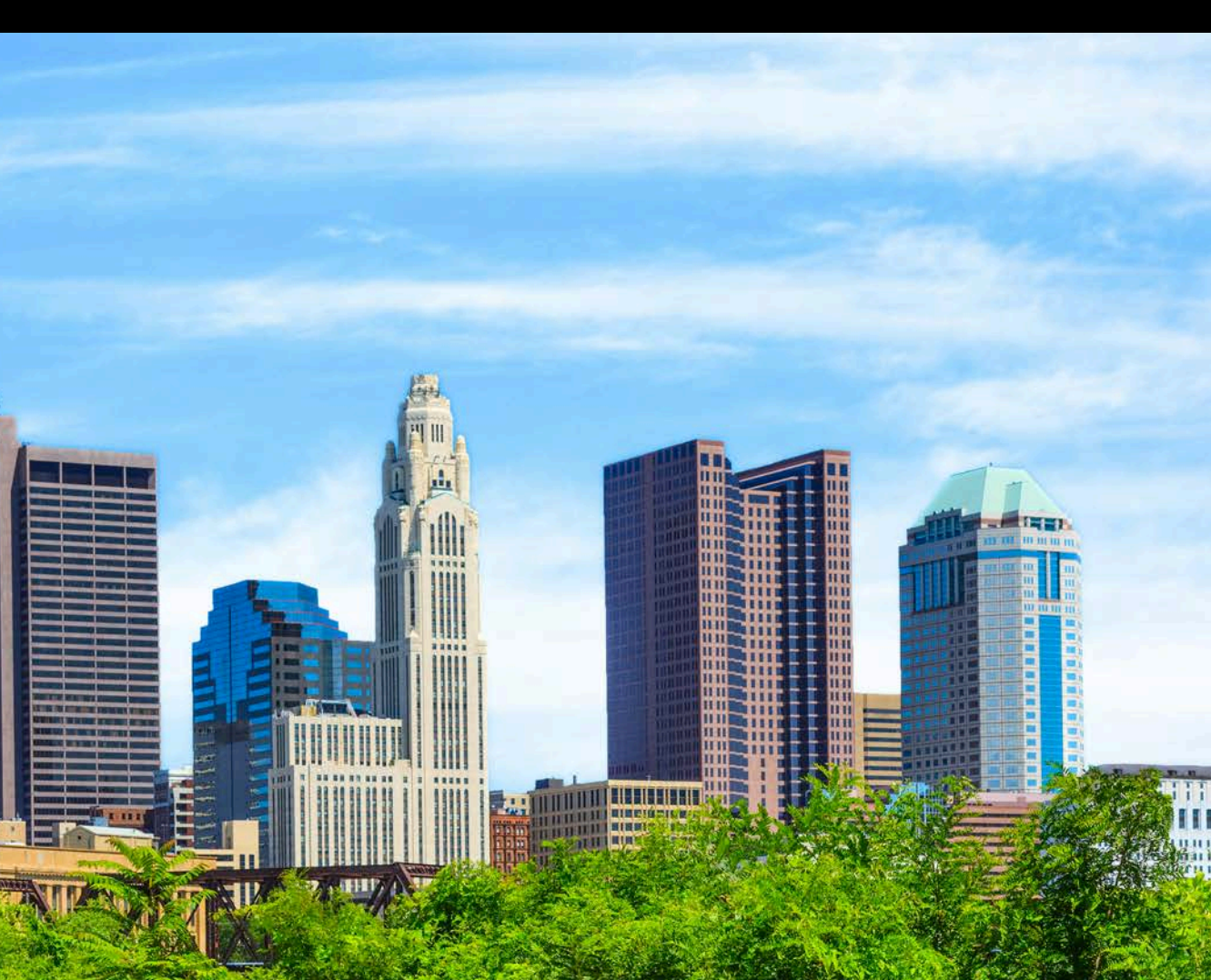
COLUMBUS, OH

As the state capital and largest city in Ohio, Columbus offers:

- A diverse economy with strengths in healthcare, education, technology, and finance
- Home to multiple Fortune 500 companies
- Ranked as one of the top cities for job seekers by Forbes
- A growing population of over 2 million in the metropolitan area
- Host to The Ohio State University, one of the largest universities in the US

Columbus's robust economy and strategic location make it a prime hub for businesses looking to expand their reach across the Midwest and beyond.





LOCAL MARKET OVERVIEW

FRANKLIN COUNTY

↗ **1.32M**

TOTAL POPULATION

↗ **\$243K**

AVERAGE HOME VALUE

↗ **\$71K**

AVERAGE HH INCOME

COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

WHY CHOOSE 3421 FARM BANK WAY?



1

Strategic Location: Situated in Grove City's thriving business district with easy access to Columbus and major transport routes.

2

Turn-key Condition: Recent renovations ensure the space is move-in ready, minimizing additional investment.

3

Flexible Use: Ideal for medical professionals, therapists, or general office use, catering to a wide range of business needs.

UNIQUE CHANCE TO ESTABLISH OR EXPAND YOUR PRESENCE IN ONE OF OHIO'S FASTEST-GROWING COMMUNITIES

4

Immediate Income Potential: Existing tenant provides instant cash flow, with the option to occupy the entire space if desired.

5

Growing Market: Grove City's expanding population and business-friendly environment offer excellent growth prospects.

6

Investment Value: Located in a desirable area with rising property values, offering potential for long-term appreciation.

7

Low Maintenance: Condo association handles exterior maintenance, allowing you to focus on your business.

8

Community Amenities: Access to Grove City's excellent schools, parks, and recreational facilities enhances employee satisfaction and quality of life.

9

Business Support: Grove City's economic development initiatives provide resources and support for businesses of all sizes.

10

Future Growth: Proximity to Columbus and ongoing development in Grove City position this property for continued success.

Don't miss this exceptional opportunity to invest in Grove City's thriving business community.

Contact ROTH Real Estate Group to learn more about this prime office/medical condo and take the first step towards securing your company's future in one of Ohio's most dynamic markets.



Roth Real Estate Group provides a comprehensive suite of commercial real estate services designed to maximize value and achieve your business objectives. Leveraging cutting-edge technology and data-driven insights, we keep our clients informed and empowered throughout the process. As our partner, you'll gain access to the latest market intelligence and emerging opportunities, ensuring you're positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

SCHEDULE A VIEWING OF 3421 FARM BANK WAY TODAY AND DISCOVER THE PERFECT SPACE FOR YOUR GROWING BUSINESS.

ANDY PATTON

DD: 614.721.6753 | C: 614.371.5754

ANDY@ROTHREGROUP.COM

ROTHREGROUP.COM



REAL
ESTATE
GROUP



3421
B

FARM BANK WAY



**The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted, or represented by Roth Real Estate Group. The presentation of this property is submitted and could be subject to error, omissions, change of price or condition prior to sales or lease, or withdrawn without notice.