

# STRINGTOWN CROSSING

## RETAIL FOR LEASE

4063 - 4097 HOOVER ROAD, GROVE CITY, OH 43123

**New Ownership:  
Major Renovations  
Coming**



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 The submission may be modified or withdrawn at any time by the property owner.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

- +/- 16,500 SF contiguous available
- +/- 5,000 SF contiguous available
- Co-tenant with Ask Powersports, Bogey's Indoor Golf, Dogs Rule, Dad Bod Fitness, and Upper Deck Sports Bar
- 124 parking spaces (4.03 per 1,000)
- 17,454 vehicles per day on Stringtown Road
- 11,442 vehicles per day on Hoover Road
- Pylon signage available
- \$17.00 - \$20.00 NNN per SF plus estimated operating expenses: \$6.00
- Renovation of the property to happen in 2025
- Pad site ground lease (+/- 0.60 acres): \$115,000 per year

## STRINGTOWN CROSSING

### RETAIL FOR LEASE

4063-4097 HOOVER ROAD, GROVE CITY, OH 43123



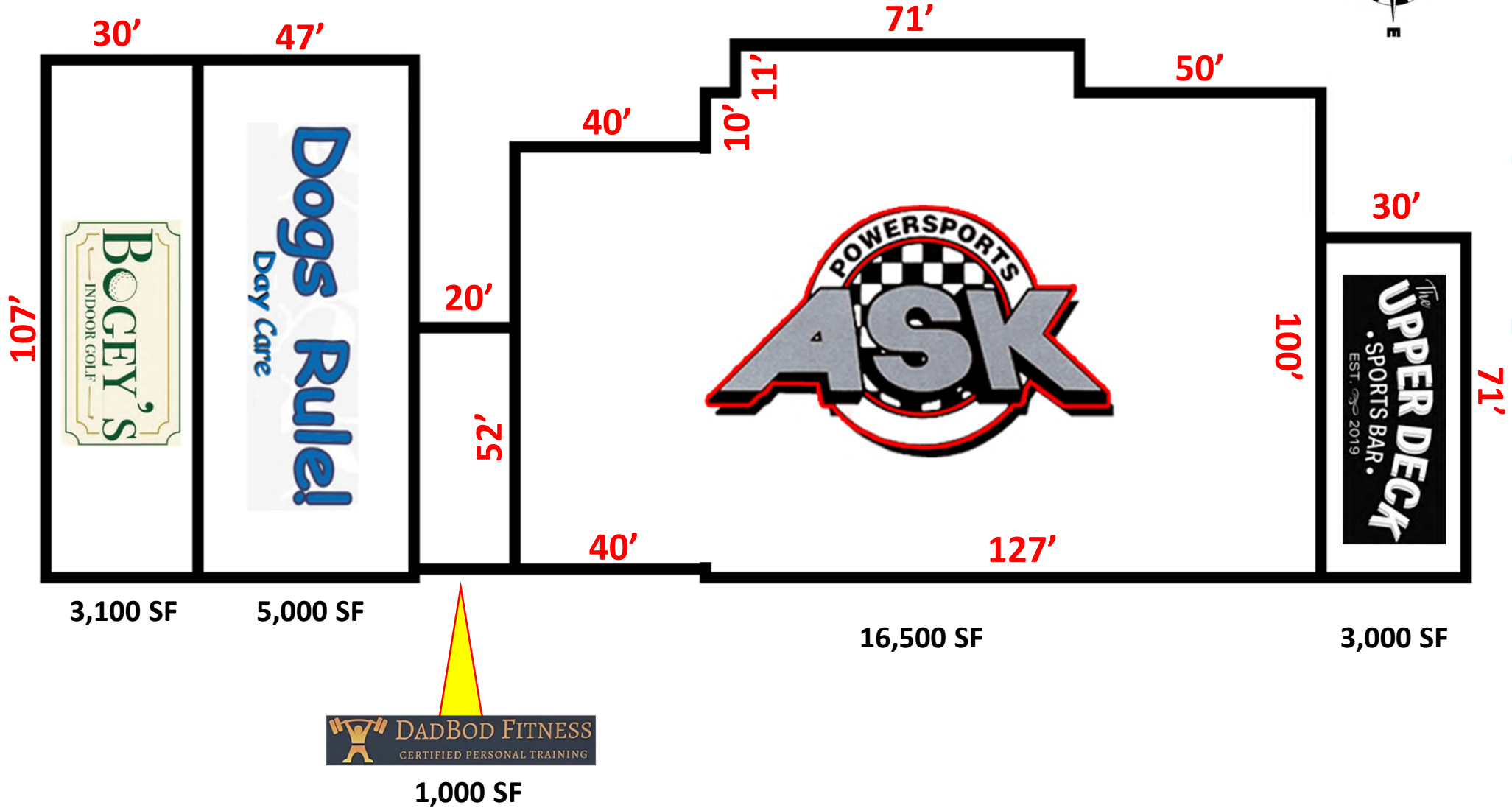


# SITE





# SPACE PLAN



# OU PARCEL GROUND LEASE





# AERIAL

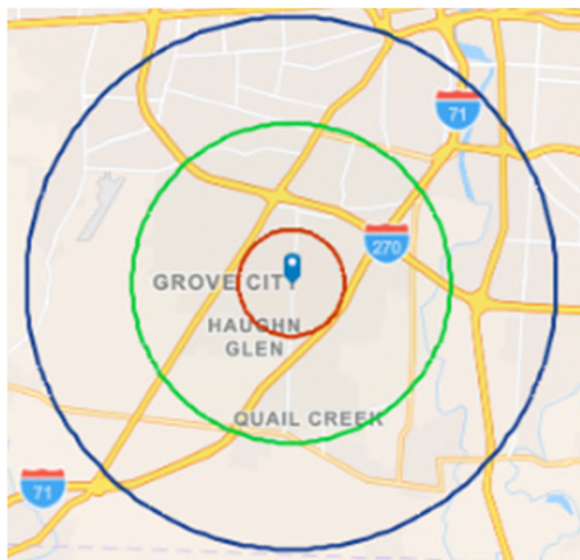




# PYLON SIGN



# 1-MILE RADIUS DEMOS



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## KEY FACTS

**11,834**

Population



Average  
Household Size



Median Age

**\$70,738**

Median Household Income

## BUSINESS



**551**

Total Businesses



**7,940**

Total Employees

## EDUCATION



**9%**

No High School  
Diploma



**35%**

High School  
Graduate



**28%**

Some  
College



**27%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,792**

Per Capita  
Income



**\$70,538**

Median  
Household  
Income



**\$94,636**

Average  
Household  
Income

## EMPLOYMENT



**57.9**

White  
Collar %



**24.7**

Blue  
Collar %

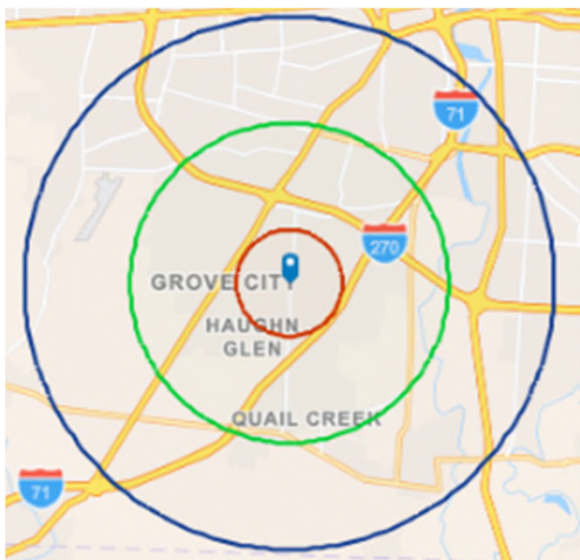


**17.4**

Services  
%



# 3-MILE RADIUS DEMOS



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## KEY FACTS

**61,232**

Population



Average  
Household Size



Median Age

**\$85,194**

Median Household Income

## BUSINESS



**1,807**

Total Businesses



**29,037**

Total Employees

## EDUCATION



**8%**

No High School  
Diploma



**32%**

High School  
Graduate



**28%**

Some  
College



**32%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$42,846**

Per Capita  
Income



**\$85,194**

Median  
Household  
Income



**\$109,523**

Average  
Household  
Income

## EMPLOYMENT



**62,4**

White  
Collar %



**20.6**

Blue  
Collar %

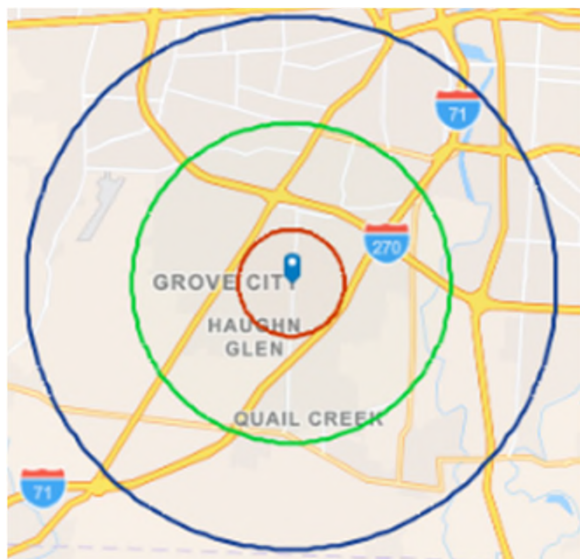


**16.9**

Services  
%



# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**148,934**

Population



**2.6**

Average  
Household Size



**37.1**

Median Age

**\$69,465**

Median Household Income

## BUSINESS



**3,404**

Total Businesses



**49,969**

Total Employees

## EDUCATION



**12%**

No High School  
Diploma



**36%**

High School  
Graduate



**27%**

Some  
College



**25%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$35,379**

Per Capita  
Income



**\$69,465**

Median  
Household  
Income



**\$92,641**

Average  
Household  
Income

## EMPLOYMENT



**56.7**

White  
Collar %



**25.8**

Blue  
Collar %



**17.5**

Services  
%