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For Sale

\$950,000

.785 Acres
Zoning: C-2
APN: 040-001269-00

[Click Here For Video](#)

Contact:

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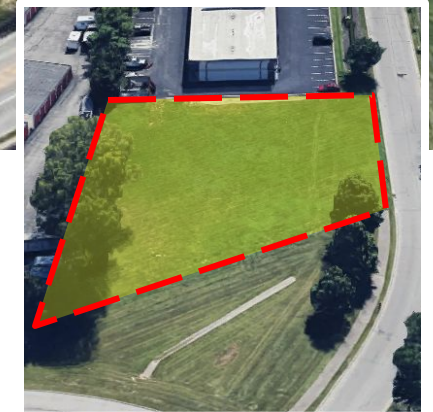
4029 Marlane Dr

Grove City, OH 43123

Prime Land for Development

Property Overview:

- Strategic location just off Stringtown Road with **quick, signaled access to I-71**, allowing for efficient ingress/egress for both local and highway traffic
- Property **can be combined with adjacent motel (on 1.15 acres)** where the entire property could be added on to or the site could be completely redeveloped.
- **Flat, usable commercial land** with strong frontage and visibility, well-suited for a variety of development options with efficient site planning (parking, circulation, signage)
- Surrounded by national retailers, restaurants, and service providers.
- Located within a **high-traffic corridor with strong daily traffic counts**, enhancing exposure for branding and wayfinding.
- **Close proximity to Rickenbacker logistics hub and distribution centers**, supporting weekday business travel and contractor/vendor stays.
- Utilities available and commercial zoning in place, allowing for **streamlined development timeline** relative to more complex suburban sites.



Community Profile

4029 Marlane Drive
Grove City, OH 43123



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Community Profile: Stringtown Road Corridor

The Stringtown Road corridor in Grove City has evolved into one of the most **active commercial nodes in Southwest Franklin County**, driven by its immediate access to I-71 and its position as a primary retail and lodging gateway to the south side of Columbus. **The corridor benefits from strong consumer traffic, a dense concentration of national retailers, and continued residential growth throughout Grove City** and surrounding communities. Its **proximity to major employment centers**, including Rickenbacker International Airport, Rickenbacker logistics hub and the defence supplier, Anduril Industries, supports consistent business travel demand, while highway visibility and accessibility make it an **ideal location for hospitality, service retail, and mixed-use development**. Ongoing investment and steady population growth continue to reinforce Stringtown Road as a high-performing commercial corridor with long-term upside.

Key Highlights:

- **Immediate access to I-71** via the Stringtown Road interchange, with strong visibility and high daily traffic counts supporting hospitality uses.
- **Established retail corridor featuring national brands, dining, and service uses** that generate consistent consumer draw and overnight demand drivers.
- **Proximity to Rickenbacker International Airport and one of the Midwest's largest inland logistics hubs**, supporting business travel and extended-stay demand.
- Located within a rapidly growing suburban market, with **Grove City experiencing steady population and housing growth fueling retail and lodging demand**.
- **Strong regional connectivity** with convenient access to Downtown Columbus and surrounding employment centers.
- Existing hotel presence in the corridor validating lodging demand, with **continued opportunity for newer or differentiated hospitality product**.
- Positioned along a primary commuter and travel corridor serving both local residents and regional traffic moving through Central Ohio, as well as tourists and sports fans that patronize the areas stadiums and arenas.



Rickenbacker International Airport



Premier Logistics Hub

Stringtown Road is an established retail corridor featuring national brands, dining, and service uses that generate consistent consumer draw and overnight demand drivers.

Aerial Photos



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Aerial Photos



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I-71 SB Ramp:
23,327 VPD

Stringtown Rd

4029 Marlane Dr
.785 Acres



Aerial Photos



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Aerial Photos



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The Stringtown Road corridor benefits from strong consumer traffic, a dense concentration of national retailers, and continued residential growth throughout Grove City and surrounding communities. Its proximity to major employment centers, including Rickenbacker International Airport, Rickenbacker logistics hub and the defence supplier, Anduril Industries, supports consistent business travel demand, while highway visibility and accessibility make it an ideal location for hospitality, service retail, and mixed-use development.



Proximity Map



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Parcel Map



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The Stringtown Road corridor benefits from strong consumer traffic, a dense concentration of national retailers, and continued residential growth throughout Grove City and surrounding communities. Its proximity to major employment centers, including Rickenbacker International Airport, Rickenbacker logistics hub and the defence supplier, Anduril Industries, supports consistent business travel demand, while highway visibility and accessibility make it an ideal location for hospitality, service retail, and mixed-use development.



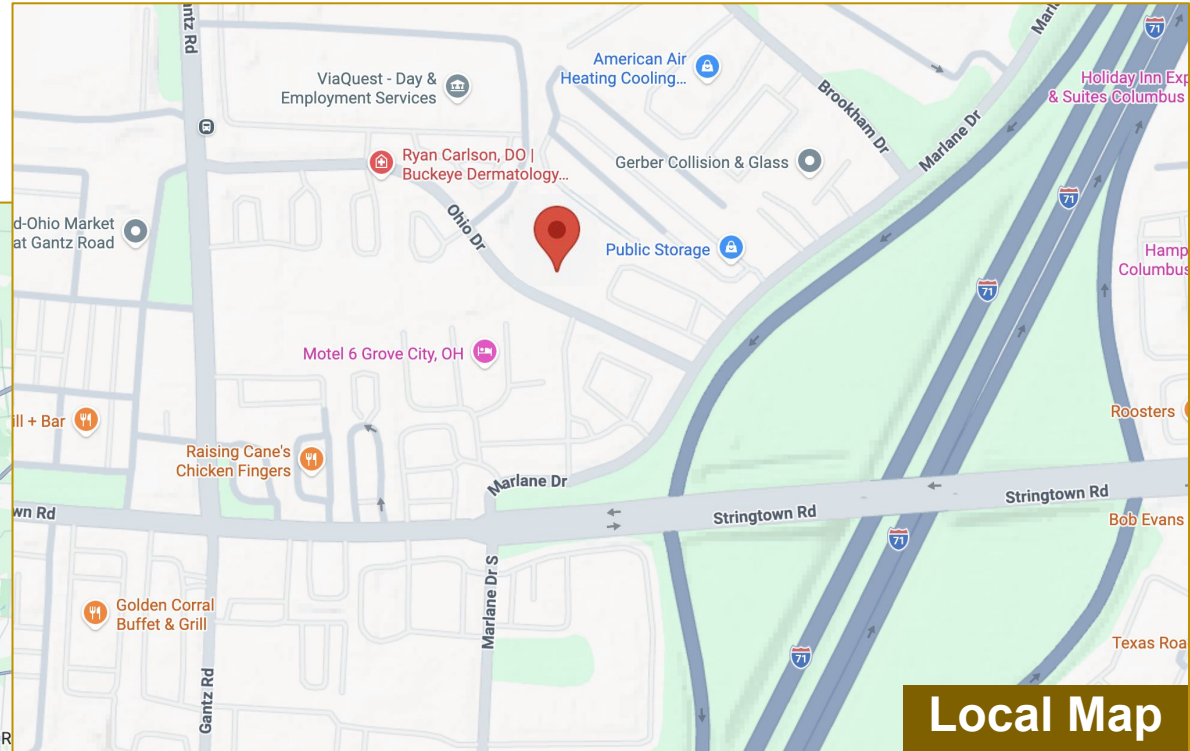
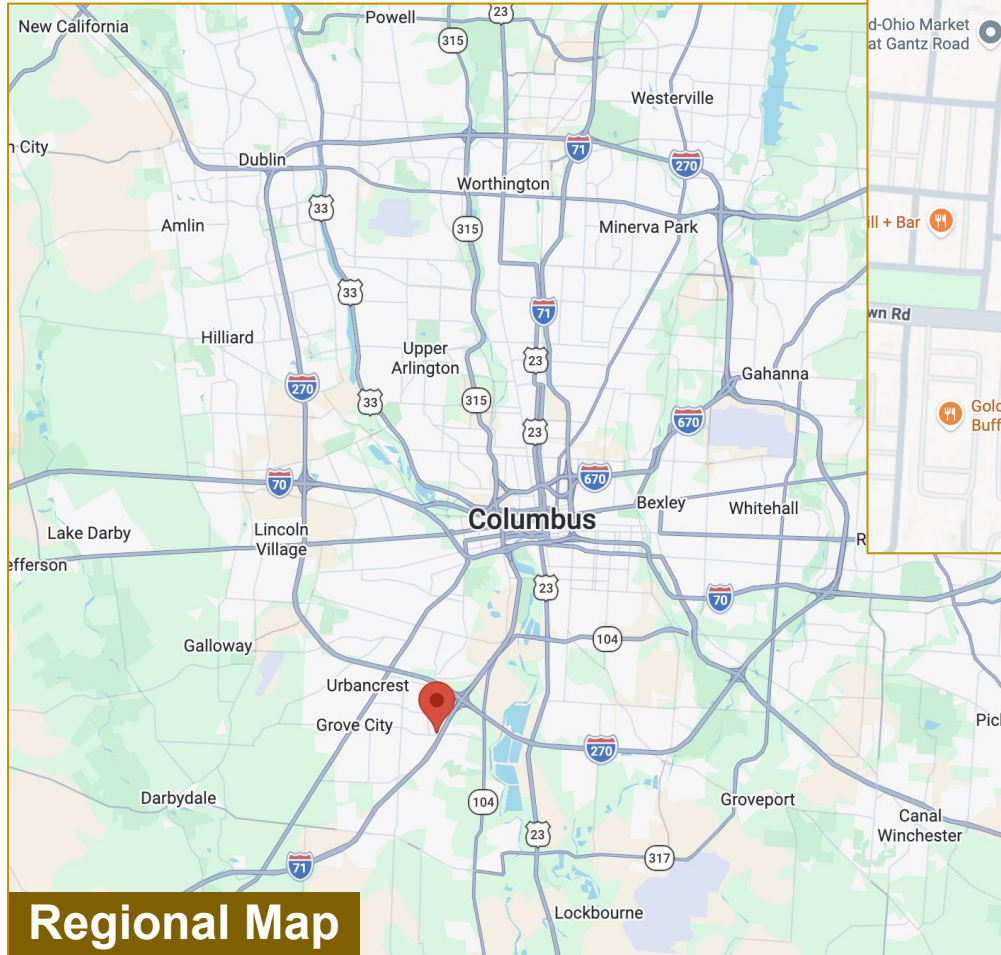
Location Map



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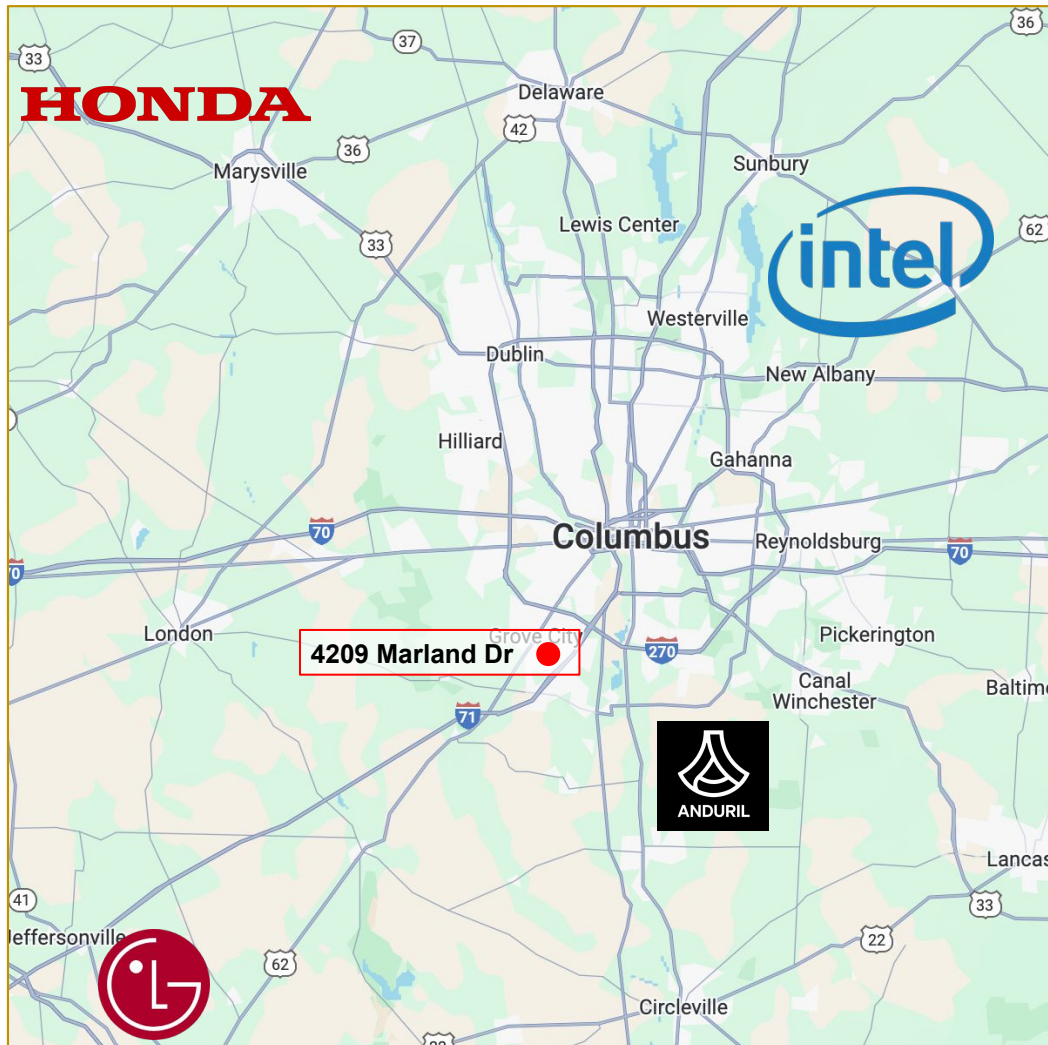
Drive Times



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This property enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility - Arsenal 1, near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville and East Liberty, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' Advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity to support these and other growing companies in the Greater Columbus region.

Drive Times to the following landmarks:

Miles	To	Miles	To
.7	I-71	12	Anduril Industries
1.6	I-270	15	John Glenn International
6	I-70	18	Easton
6	OH-315	33	Intel - Ohio One
8	Downtown Columbus	33	LGES Battery Plant
11	Ohio Stadium	60	Honda America

Demographics

4029 Marlane Drive
Grove City, OH 43123

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3296 Home Rd, Powell, OH 43065

CITY, STATE

Powell, OH

POPULATION

47,321

AVG. HHSIZE

2.78

MEDIAN HH INCOME

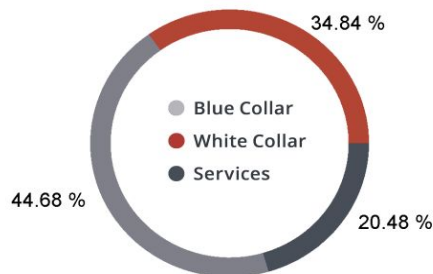
\$110,770

HOME OWNERSHIP

Renters: **1,942**

Owners: **14,544**

EMPLOYMENT



52.38 %
Employed

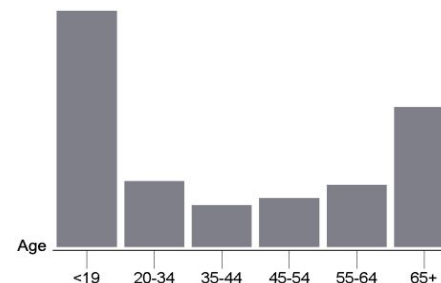
0.89 %
Unemployed

EDUCATION

High School Grad: **13.64 %**
Some College: **20.99 %**
Associates: **5.84 %**
Bachelors: **59.43 %**

GENDER & AGE

49.29 %  **50.71 %** 

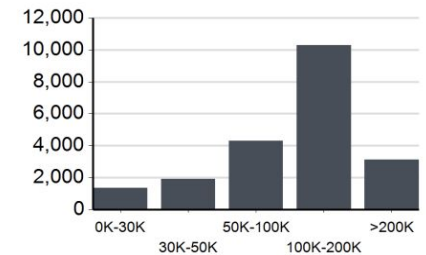


RACE & ETHNICITY

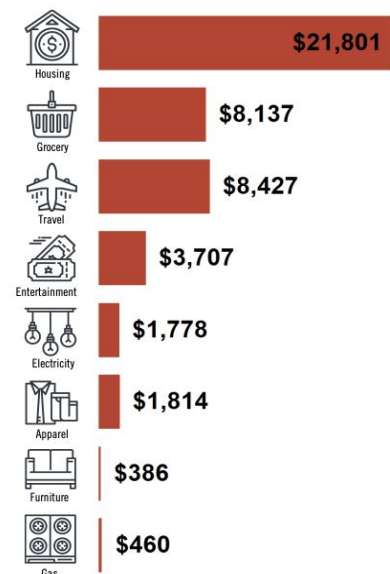
White: **89.59 %**
Asian: **7.50 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.48 %**
Hispanic: **0.75 %**
Two or More Races: **1.68 %**

 **Catylist Research**

INCOME BY HOUSEHOLD



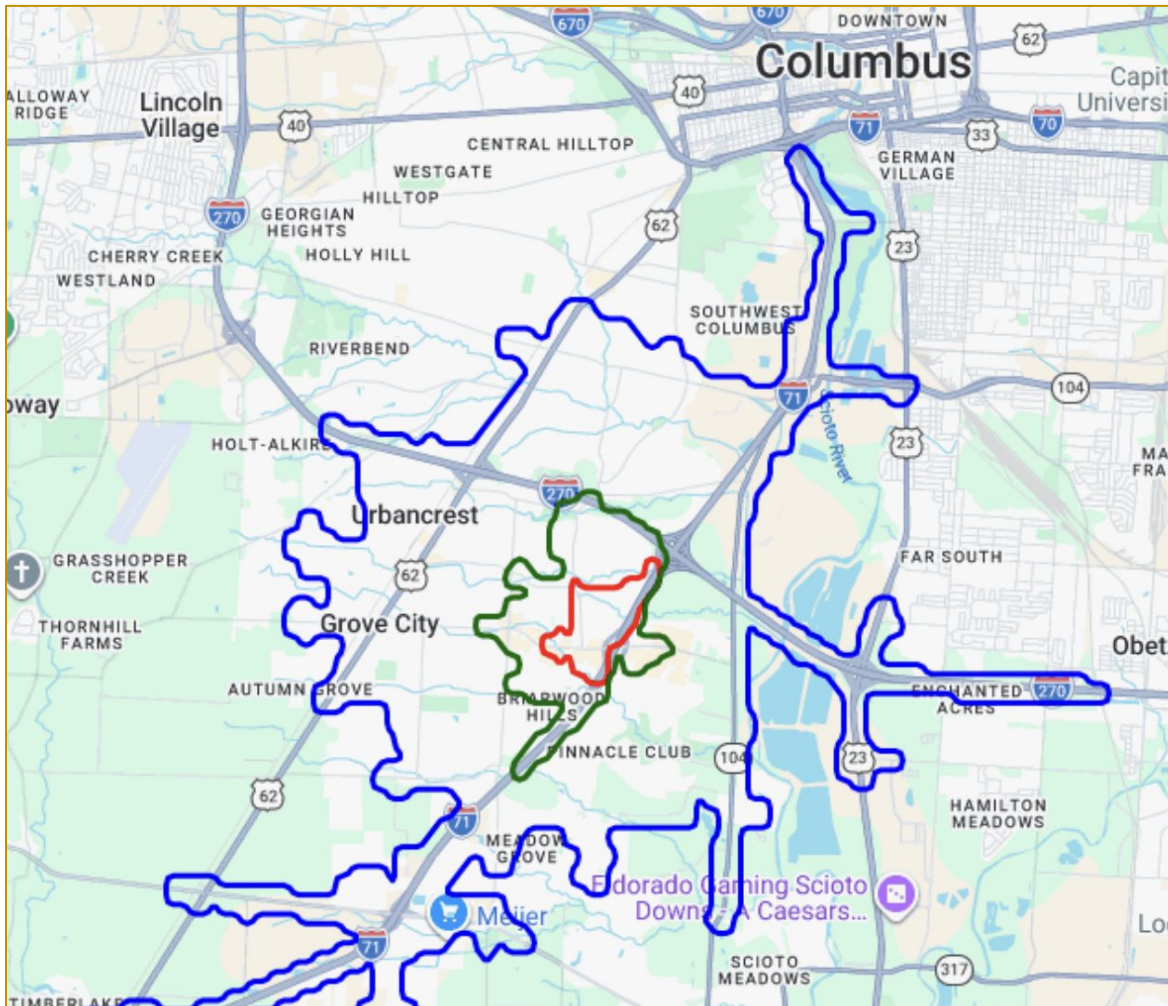
HH SPENDING



Demographics

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Demographics



Population

Distance	Male	Female	Total
3- Minute	378	400	778
5- Minute	2,320	2,424	4,745
10- Minute	24,355	25,505	49,860



Demographics



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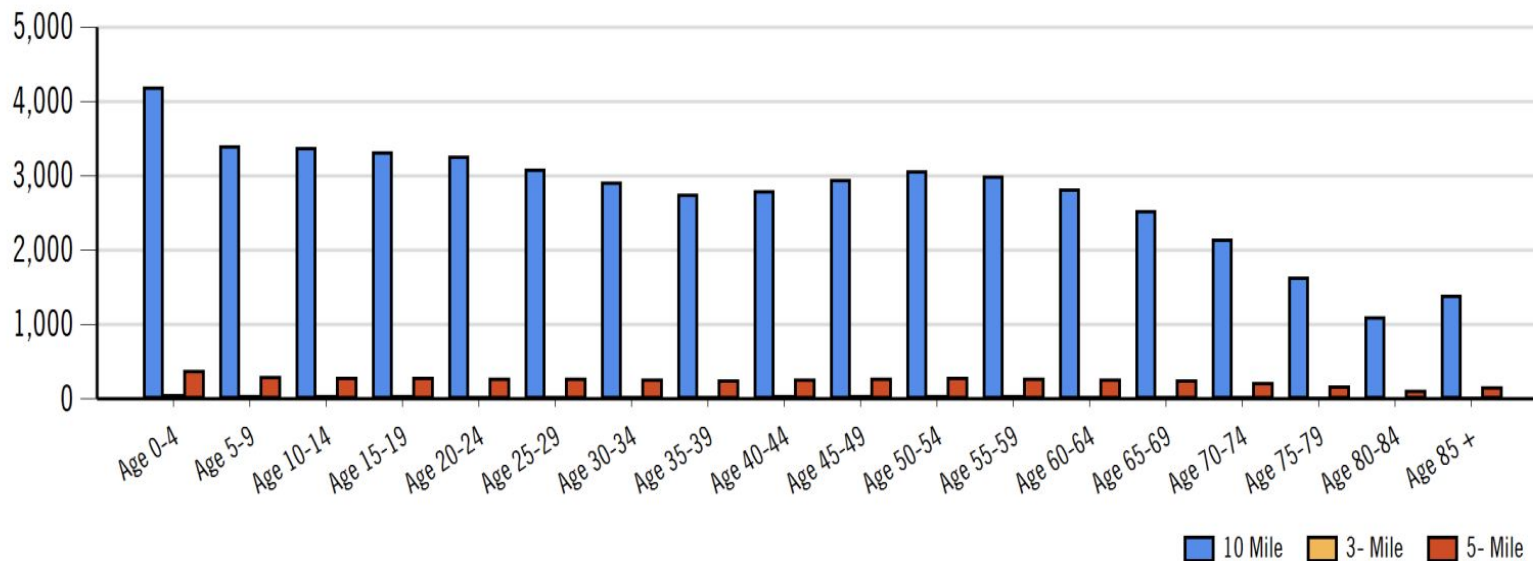
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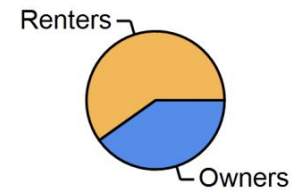
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3- Minute	388	7	.28%
5- Minute	2,369	47	.59%
10- Minute	23,621	614	1.71%

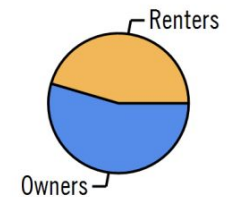
Population by Distance and Age (2020)



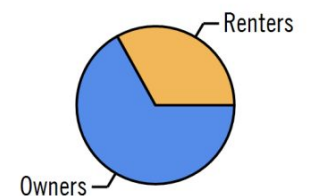
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



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EXCLUSIVELY LISTED BY:

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Westwood Real Estate

3914 Brown Park Drive

Hilliard, OH 43026



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Thank you!



3296 Home Road, Powell, OH 43065

JUST LISTED

The Ohio State University
Wexner Medical Center



Douglas Smith

(614) 869-7139

.70 Acres Adjacent to OSU Med Campus



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- **High Impact Exposure** - The property is adjacent to the OSU Medical Campus/Medical Center access and is across the street from the new Kroger Marketplace access. *This will be a future signalized intersection.*
- **Kroger Marketplace traffic driver** - The new 123,000 SF Kroger Marketplace ensures steady consumer flow and consistent visibility for neighboring parcels.
- **High visibility and traffic counts** – Thousands of vehicles per day with full signal access give this site unmatched exposure (Sawmill Parkway: 16,000+ AADT; Home Road: 13,000+ AADT)

FOR SALE



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3,545 SF Flex/Office - Warehouse
6 Offices
1 Conference Room
Full Kitchen
1,200 SF Warehouse
2 Restrooms

DOUGLAS SMITH

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Slide Deck Page Order

- Title Page
- Floor Plan(as)
- Photos
- Location
- Drive Times
- Unique Properties
- **Traffic Counts**
- Demographics 1 (population)
- Demographics 2 (info)
- Thank You Slide
- *Description for Commercial Sites*
- *Social Media Ad*
- *Sign Design & Location*