PRIME GROVE CITY LOCATION

FOR SALE

1,951 SF AVAILABLE

OWNER-USER OFFICE/MEDICAL OPPORTUNITY

ROTH REAL ESTATE GROUP

3421 FARM BANK WAY

GROVE CITY, OH 43123

VIEW
FLIPBOOK

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3421 FARM BANK WAY

EXCEPTIONAL INVESTMENT OPPORTUNITY

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, flexible layout, 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
- PRIME POSITIONING
- FULLY AVAILABLE

3421 FARM BANK WAY

RENOVATED AND MOVE-IN READY

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 offers 1,951 square feet of move-in ready office/medical space and can accommodate a variety of professional users. The flexible floor plan allows for medical, counseling, therapy, healthcare, or general office operations.

RECENT UPGRADES

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

SALE PRICE
$365K

FULL BUILDING AVAILABLE FOR OWNER/USER OCCUPANCY

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:

$850 / 3 months
Includes water, sewer, and garbage; electric billed separately.

ZONING:

Suitable for office and medical use

3421 FARM BANK WAY

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.

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

3421 FARM BANK WAY

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

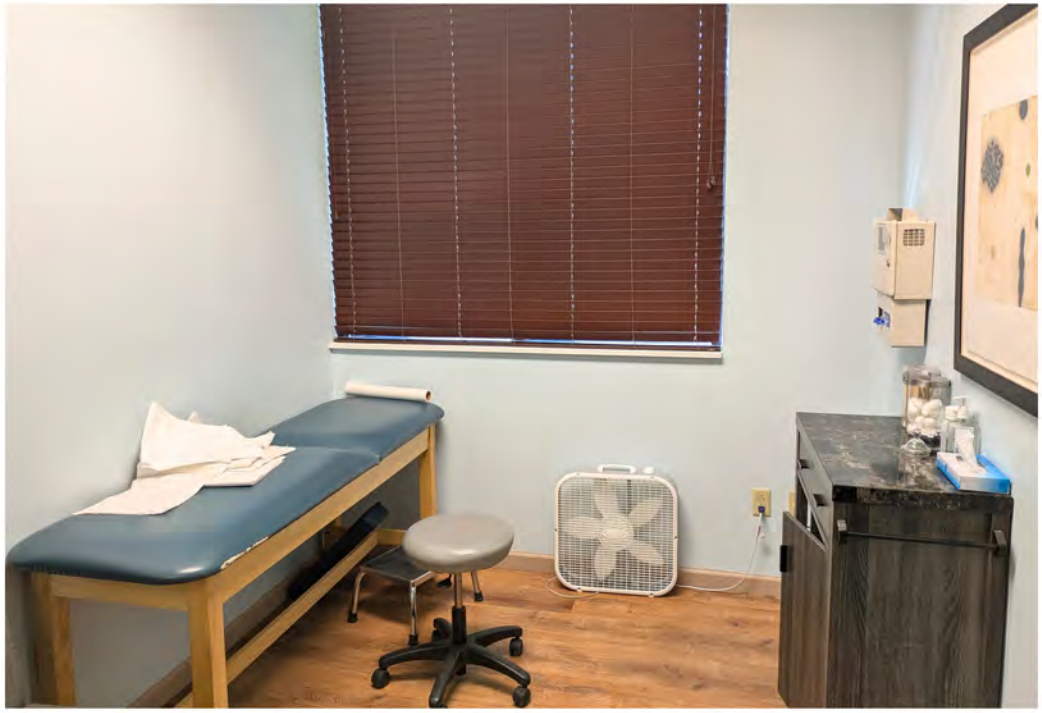
4 **FULLY AVAILABLE**
Occupy the entire 1,951 SF immediately

5 **EXCELLENT VISIBILITY**
Located on Farm Bank Way, a well-trafficked area

6 **FLEXIBLE SPACE**
Flexible floor plan suitable for a variety of office and medical users

THE SPACE

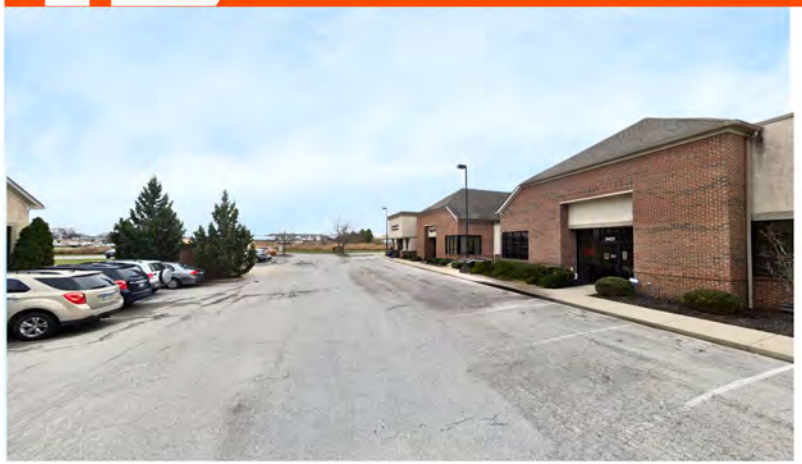
The property features 1,951 square feet of functional office/medical space with multiple private offices, reception area, and support space. Recent renovations make this a turnkey opportunity for owner-users seeking immediate occupancy.



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

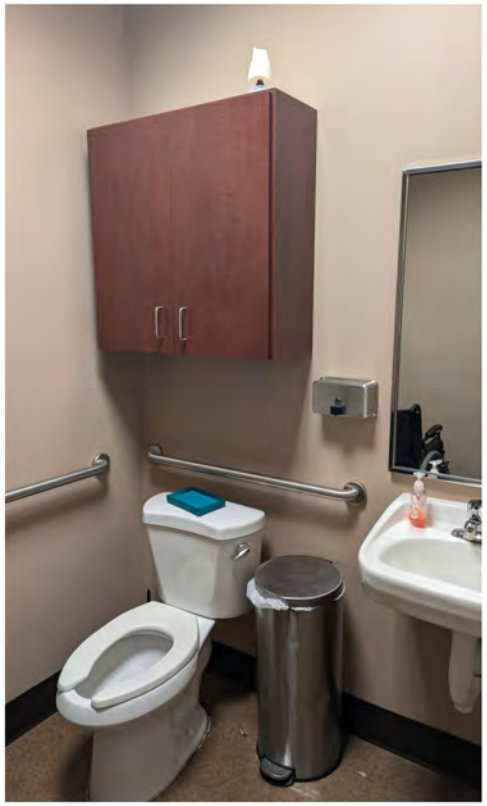
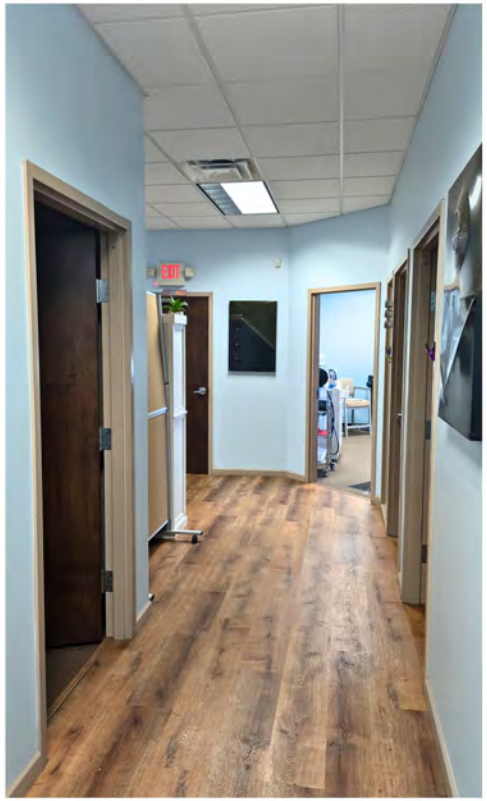
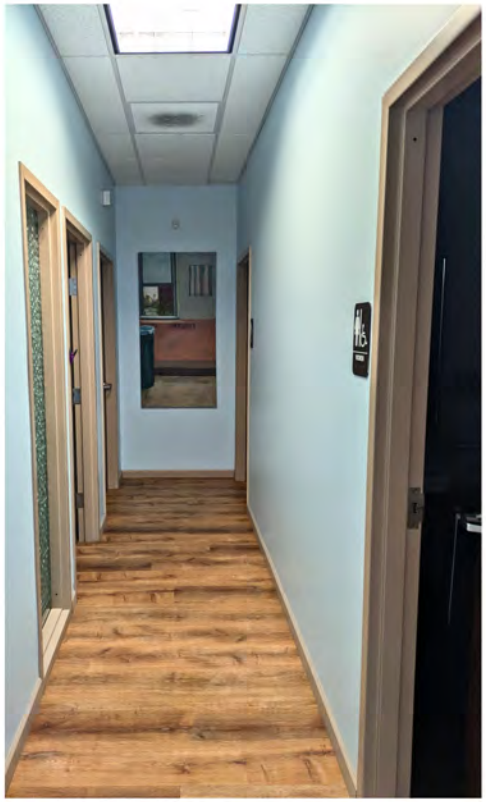
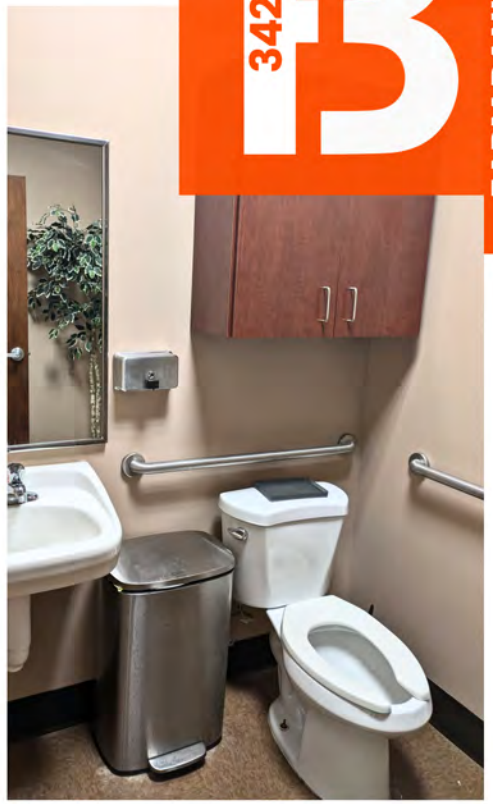
PHOTOS: EXTERIOR

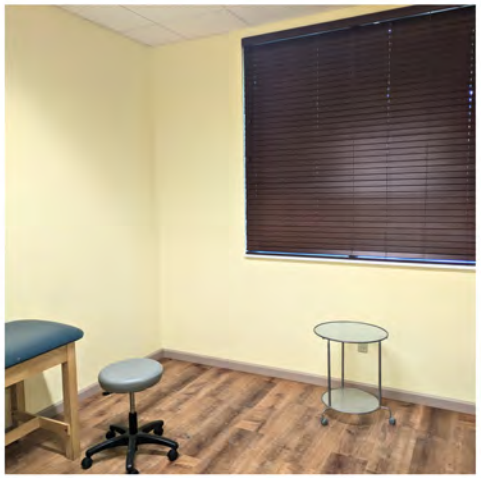
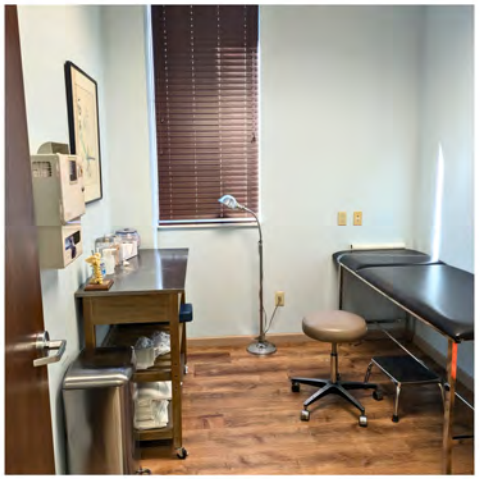
3421 FARM BANK WAY



PHOTOS: INTERIOR

3421 FARM BANK WAY

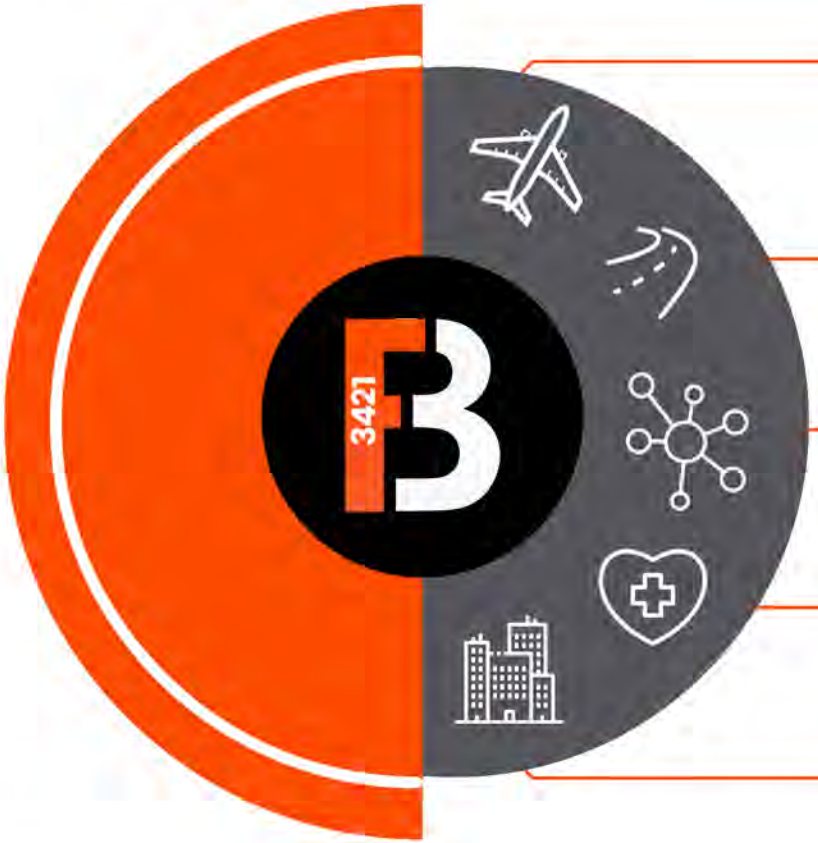



STRATEGIC LOCATION

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



Airport Access: 15-minute drive (11 miles) to John Glenn Columbus International Airport

Major Highways: Easy access to I-71, I-270, and US-62

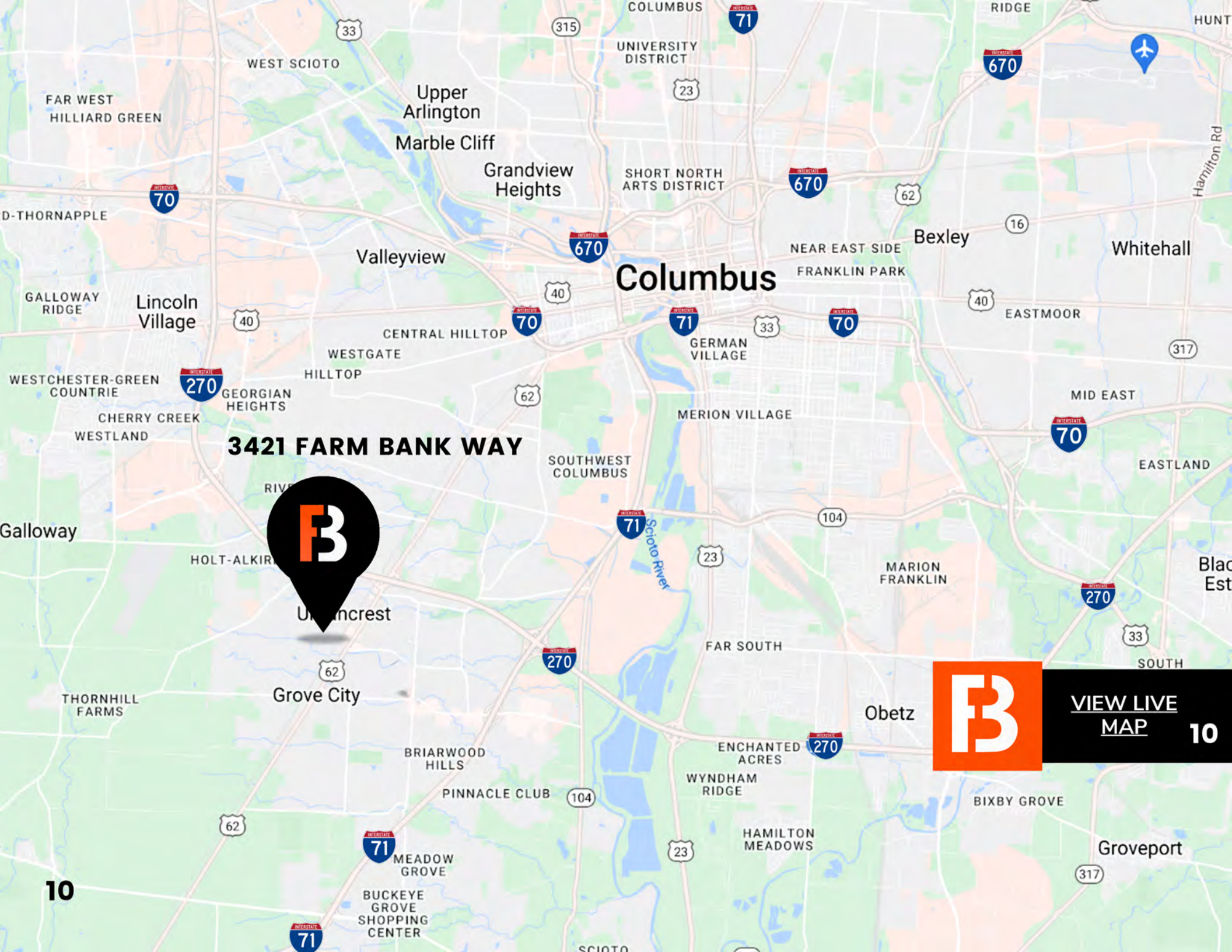
Business Hubs: Near Southpark Industrial Park and other major commercial areas

Healthcare: Close to Mount Carmel Grove City Hospital (2.5 miles)

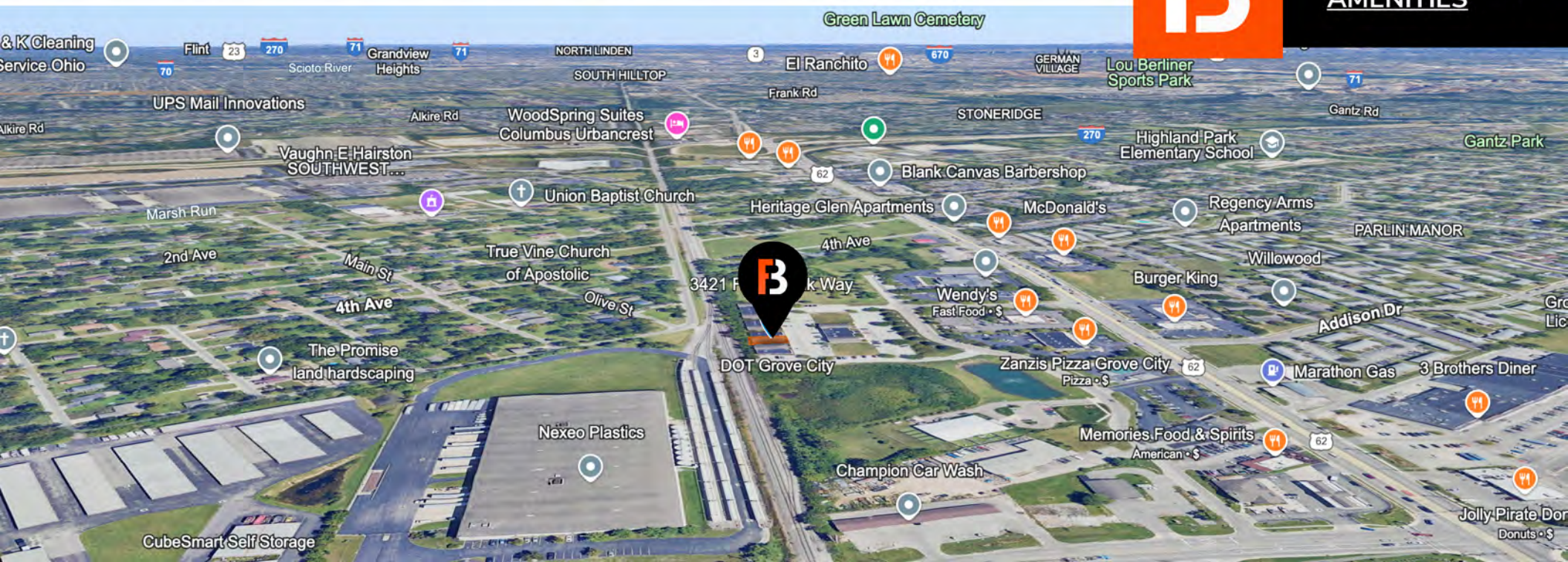
Proximity to Columbus: Just 8 miles southwest of downtown Columbus

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
Columbus
Upper Arlington
Grandview Heights
Marble Cliff
Valleyview
Lincoln Village
Galloway
Grove City
Obetz
Groveport
Bexley
Whitehall
Hilltop
Westgate
Central Hilltop
German Village
Merion Village
Southwest Columbus
Far South
Near East Side
Franklin Park
Short North Arts District
University District
Eastmoor
Mid East
Eastland
Marion Franklin
Scioto River
Meadow Grove
Buckeye Grove Shopping Center
Briarwood Hills
Pinnacle Club
Enchanted Acres
Wyndham Ridge
Bixby Grove
Hamilton Meadows
Thornhill Farms
Westchester-Green Countrie
Cherry Creek
Westland
Georgian Heights
Galloway Ridge
Far West Hilliard Green
West Scioto
Columbus
Ridge
Hamilton Rd

NEARBY AMENITIES 12



GROVE CITY: SUPPORTIVE BUSINESS CLIMATE

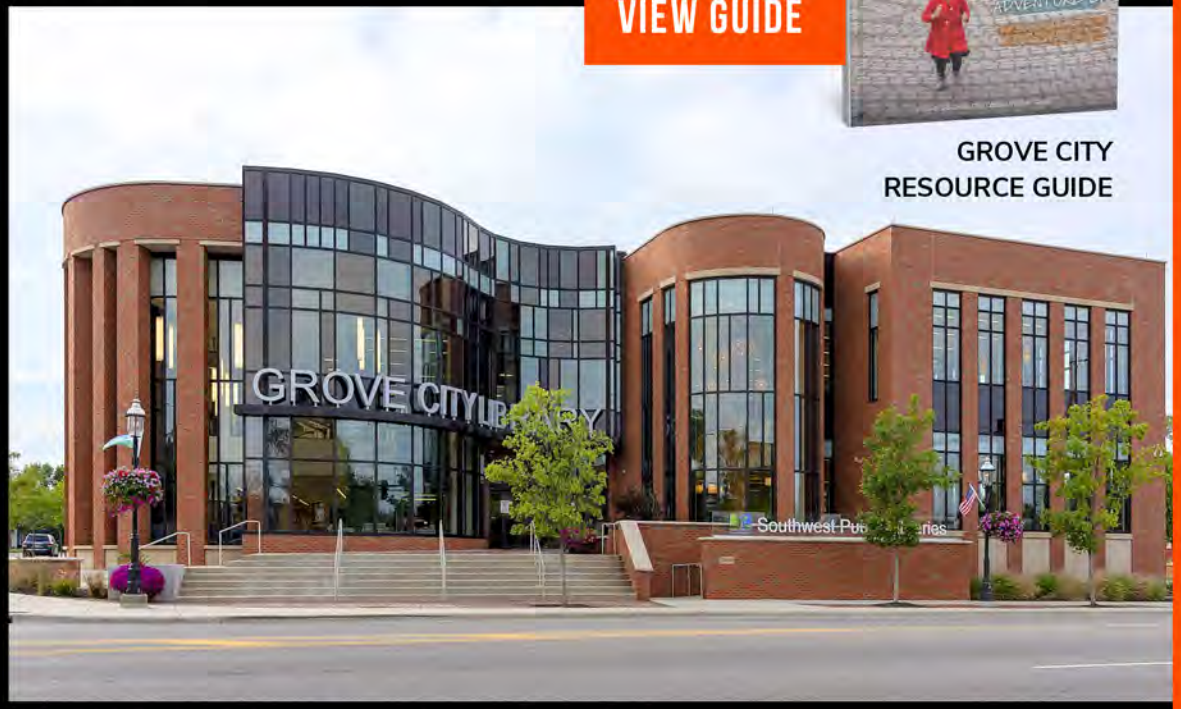
GROVE CITY NAMED OHIO MAGAZINE'S BEST HOMETOWN

Ohiomagazine.com

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 RESOURCE GUIDE

VIEW GUIDE



Sixflashphoto, CC BY-SA 4.0 via Wikimedia Commons

LOCAL PARKS

FRYER PARK	2.3 MI	7 MIN
WINDSOR PARK	1.6 MI	5 MIN
GANTZ PARK	3.2 MI	10 MIN

CULINARY DELIGHTS

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

RETAIL RETREATS

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

COFFEE CORNERS

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

TRENDY NIGHTLIFE

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

EDUCATION HUBS

GROVE CITY HIGH SCHOOL	2.8 MI	9 MIN
JACKSON MIDDLE SCHOOL	1.5 MI	5 MIN
HIGHLAND PARK ELEMENTARY	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 Occupancy:** The entire 1,951 SF is available for owner-user or professional office occupancy.
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 opportunity to own and occupy a turnkey office/medical condo in one of Grove City's most desirable business districts.

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.

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

ROTH REAL ESTATE GROUP

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.

ANDY PATTON

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3421 FARM BANK WAY

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