



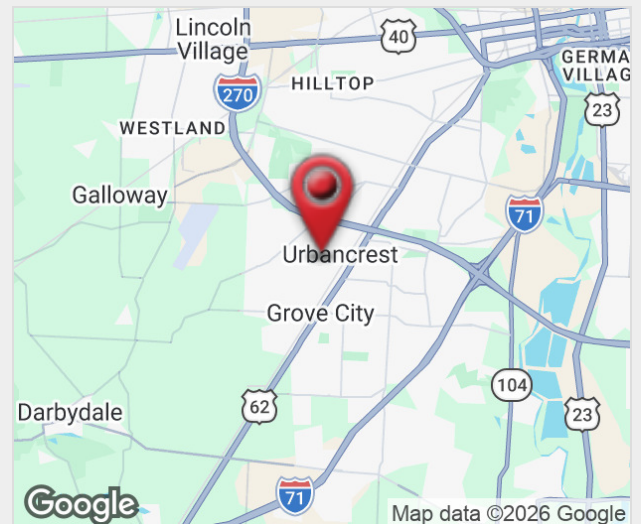
3400 Southwest Blvd.

3400 Southwest Blvd, Grove City, Ohio 43123

Property Features

- ±9,900 SF Heated Warehouse/Shop
- 5 Drive-In Doors (14' x 16')
- Clear Height: 16'
- Power: 220V, 3-Phase
- No Water or Plumbing
- ±0.2 Acres Outside Storage Available
- Zoning: IND-2, Grove City
- Ideal for Industrial Storage, Contractor Shop, or Light Industrial Uses

Lease Rate: \$8,000 Per Month (NNN)



For more information:

Curt Berlin, SIOR

614 629 5221 • cberlin@ohioequities.com

Matthew Osowski, SIOR

614 629 5229 • mosowski@ohioequities.com

Blake DeCrane, SIOR

614 629 5269 • bdecrane@ohioequities.com

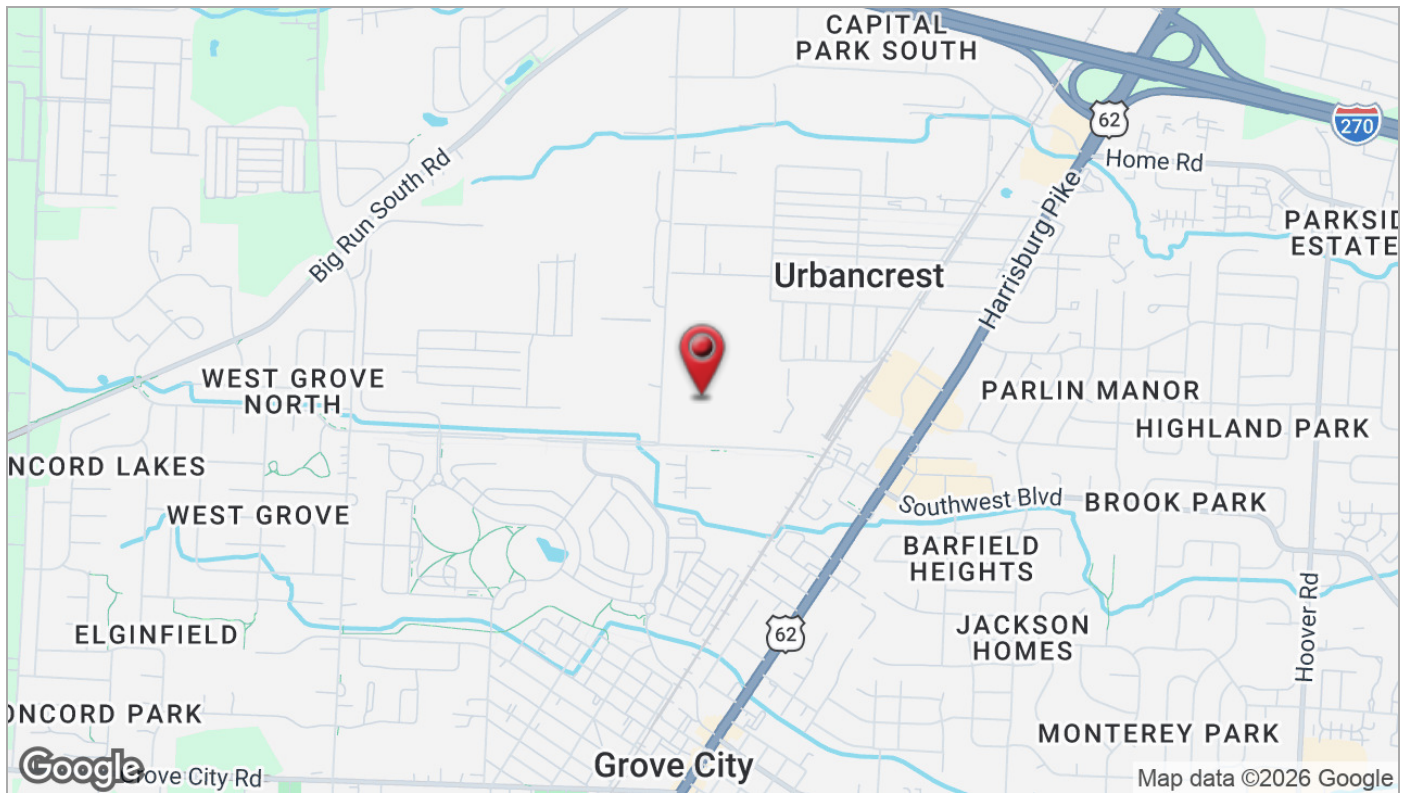
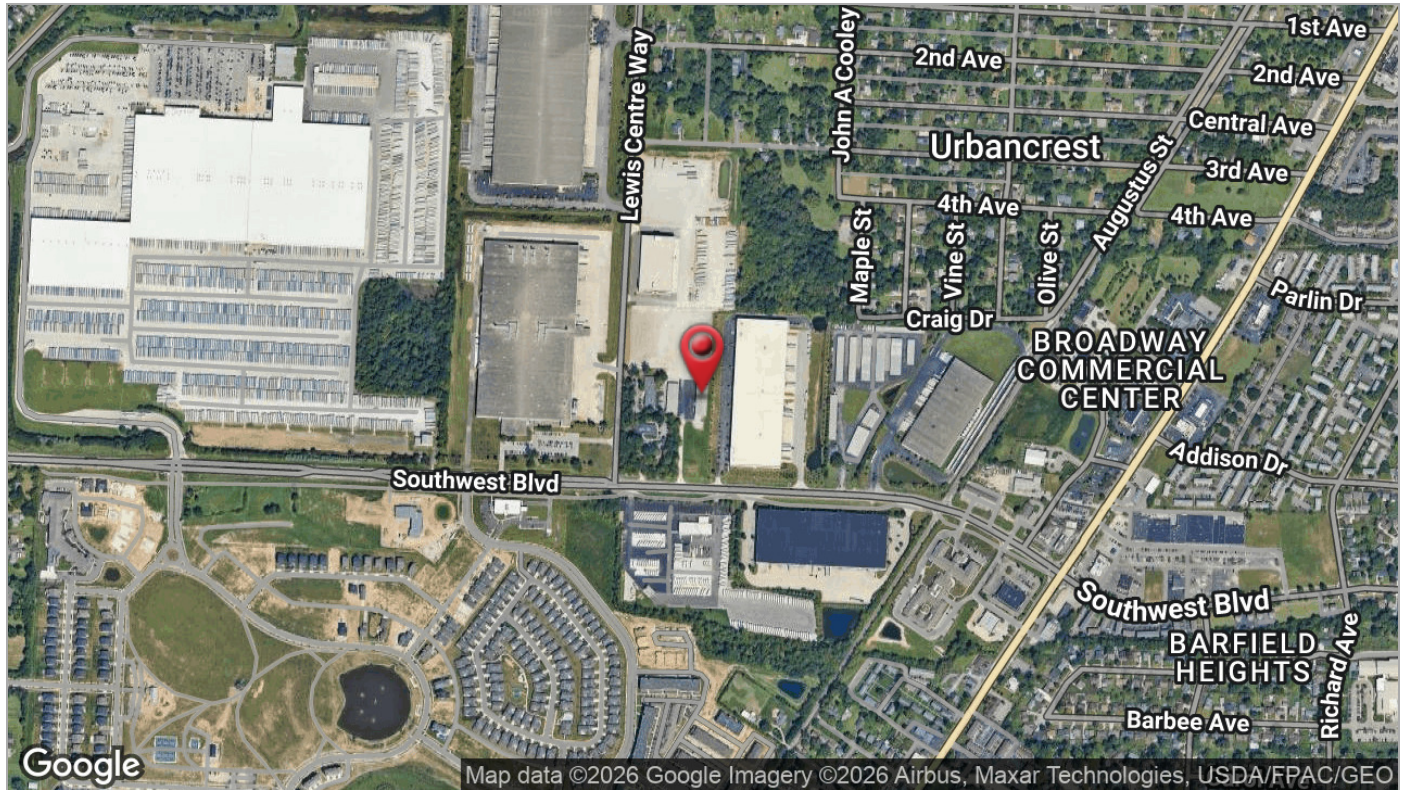
Kaydee Hurst

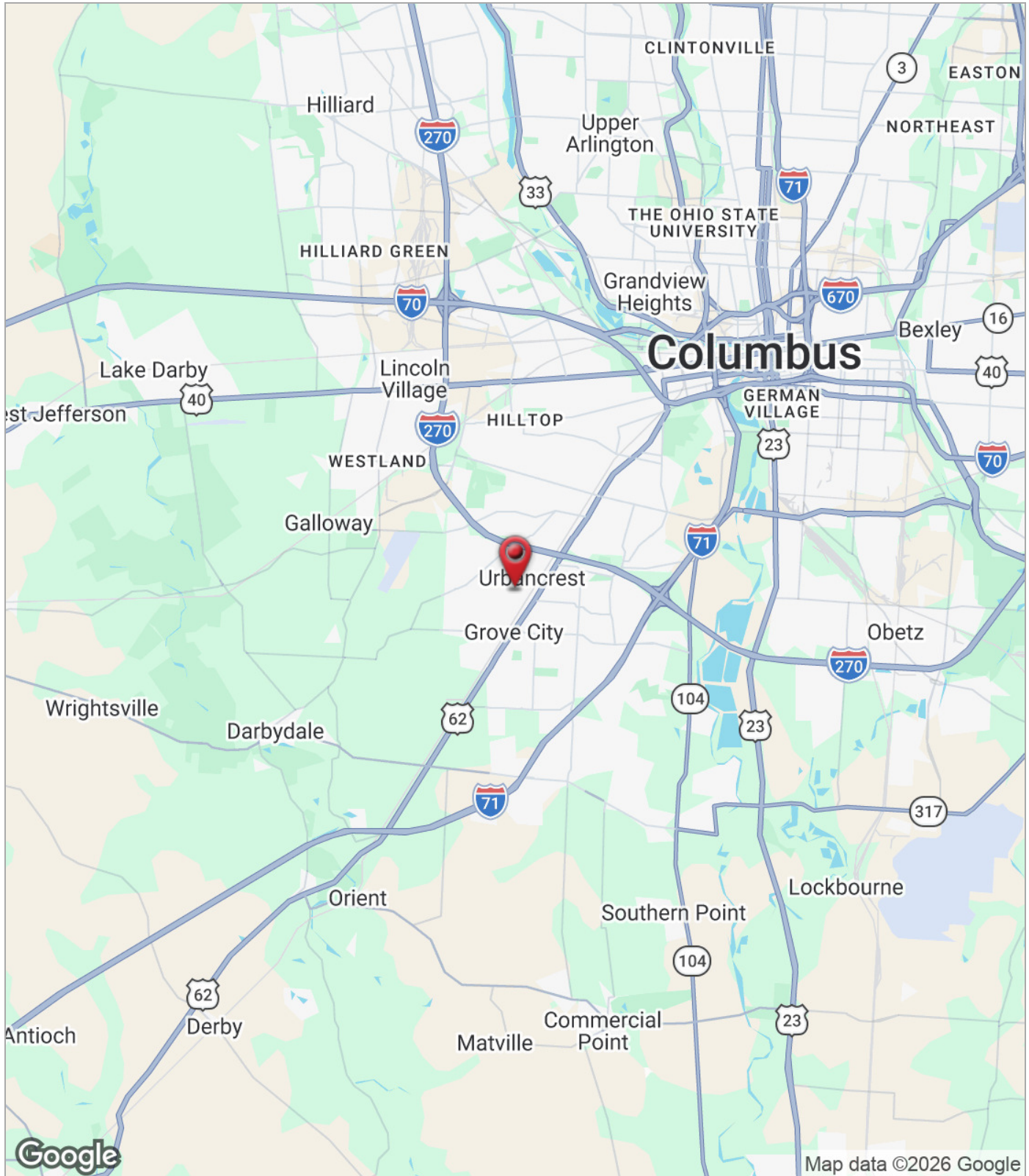
614 629 5226 • khurst@ohioequities.com

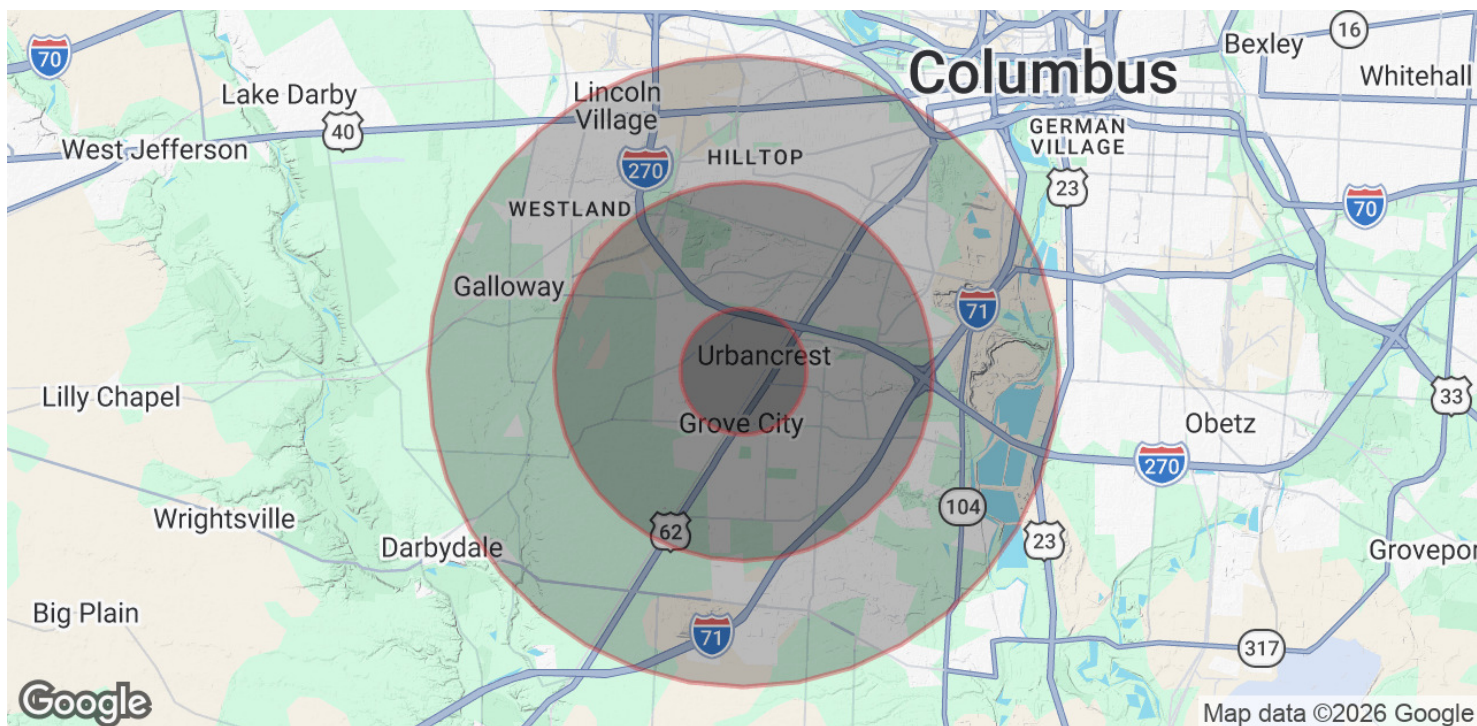


SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	DRIVE-INS	DOCKS	AVAILABILITY
Building D	Industrial	\$8,000 PER MONTH	NNN	±9,900 SF	5	0	30 Days









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,064	62,884	162,446
Average Age	34.5	34.7	34.1
Average Age (Male)	32.1	32.6	32.1
Average Age (Female)	35.9	35.8	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,767	23,463	61,141
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$56,197	\$58,098	\$53,100
Average House Value	\$116,545	\$140,920	\$144,675

2020 American Community Survey (ACS)