



FOR SUBLEASE OFFICE SUITE AVAILABLE

3395 FARM BANK WAY
GROVE CITY, OH 43123

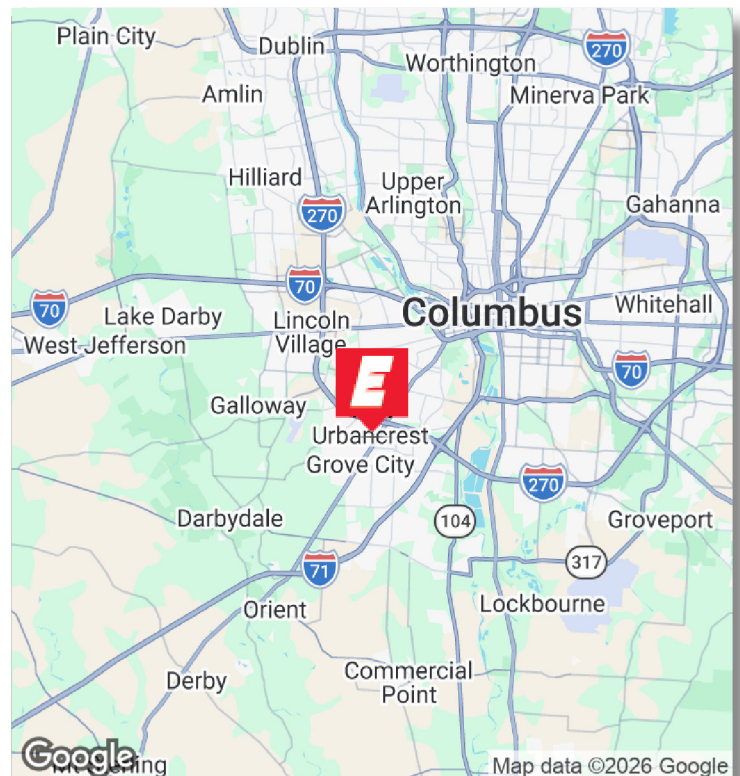
2,051 SQUARE FEET

LISTING SUMMARY

Address	3395 Farm Bank Way, Grove City, OH 43123
Rental Rate	\$15.35 SF/yr (NNN)
OPEX	\$8.45/SF (inc. CAM and utilities, ext. janitorial services)
Sublease Terms	Through January 13, 2028

PROPERTY HIGHLIGHTS

- Approx. 2,051 SF of professional office space
- Sublease opportunity available through January 13, 2028 (subject to landlord approval)
- Located in Broadway Professional Village with convenient access to I-270, I-71 and I-70
- Excellent visibility and easy access to dining, retail, and services
- Professional office environment surrounded by established users
- Suite can be delivered with existing furniture in place (optional)
- Signage available above the suite as well as on the monument sign

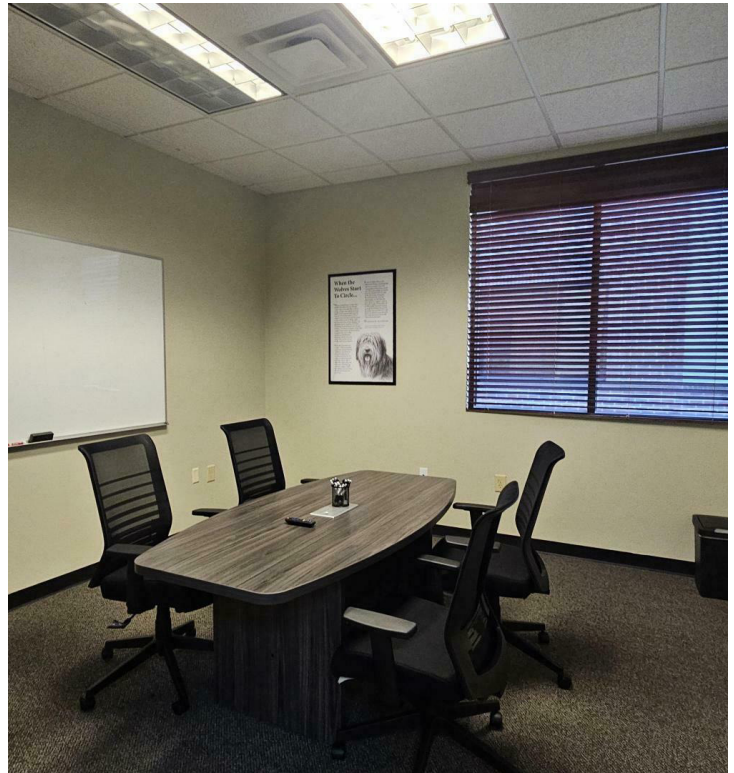
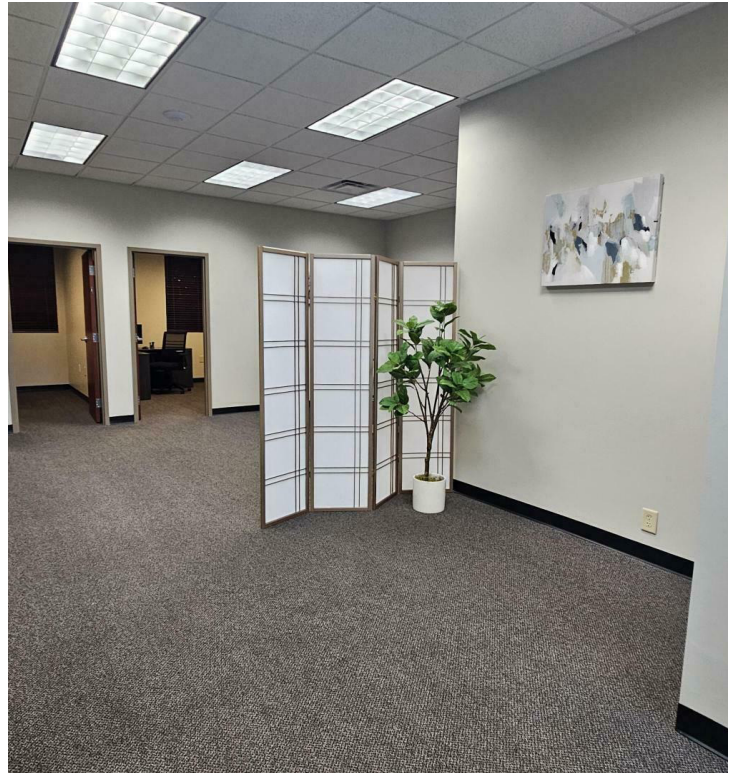
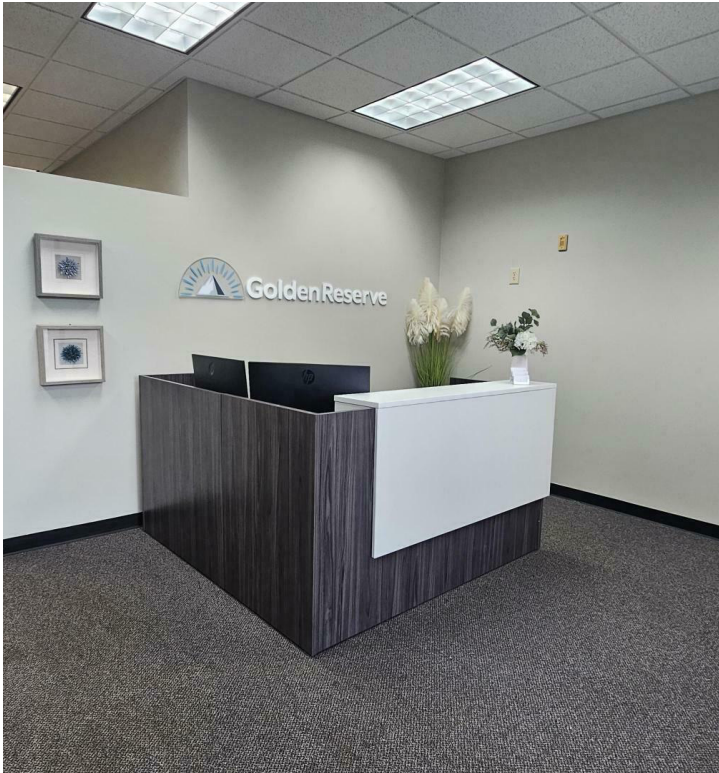


FOR LEASE | OFFICE SPACE

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FOR MORE INFO.
CONTACT

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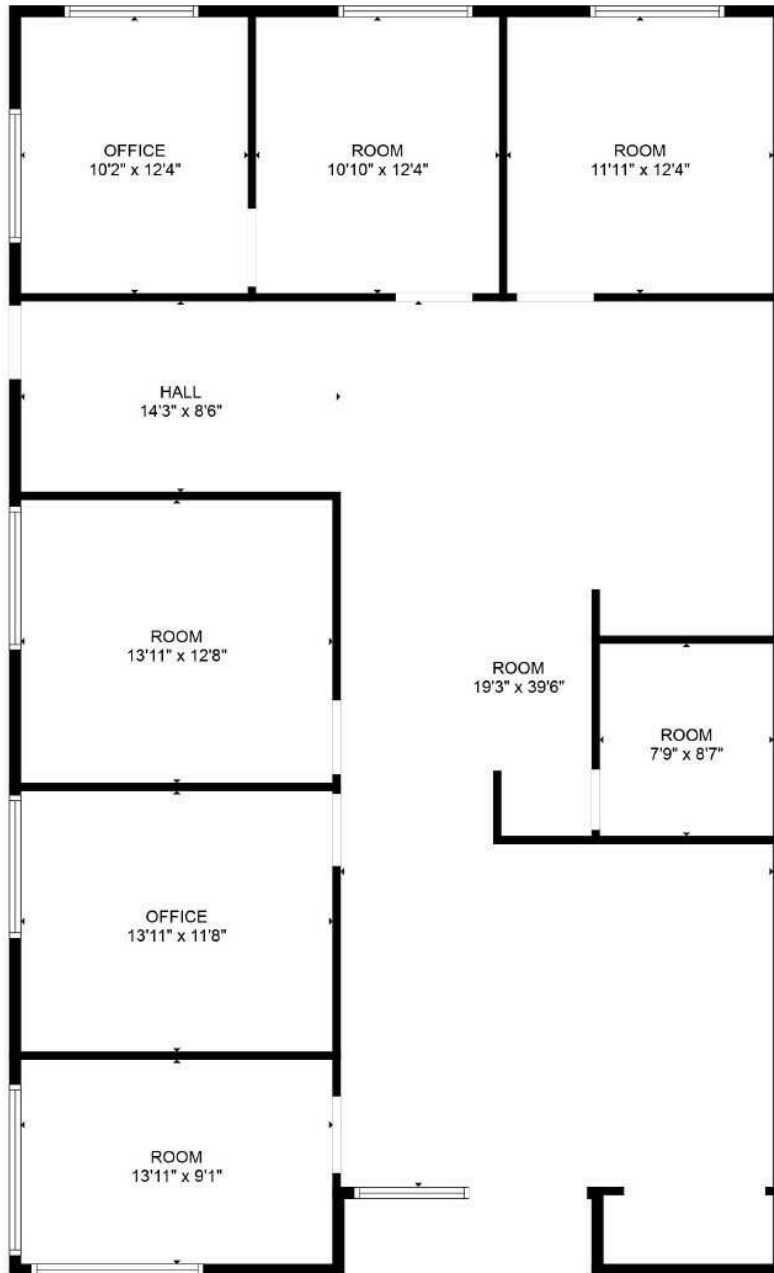
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ESTIMATED AREAS

GLA FLOOR 1: 1916 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 1916 sq. ft, total area 1916 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

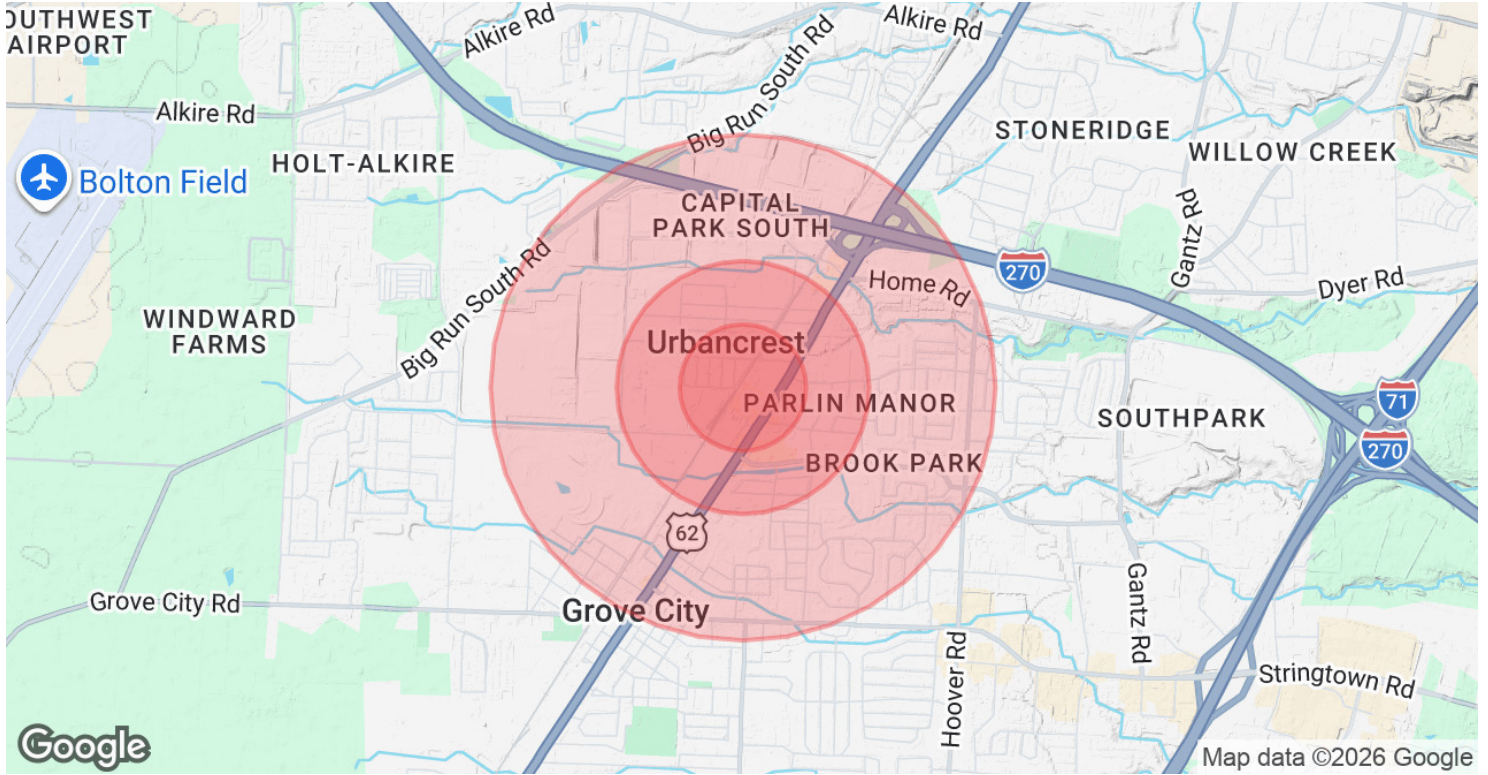
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	466	2,212	9,211
Average Age	22.1	27.8	35.1
Average Age (Male)	20.9	26.3	33.1
Average Age (Female)	25.4	31.2	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	156	826	3,692
# of Persons per HH	3.0	2.7	2.5
Average HH Income	\$55,956	\$65,848	\$80,897
Average House Value	\$204,120	\$227,085	\$228,810

2023 American Community Survey (ACS)