



**CAPITOL  
EQUITIES**



Exit 97



**FOR SALE**

*Providing creative commercial real estate solutions since 1997*  
384 unit multi-family development



# LAST OUTLOT FOR SALE

# 100% 15-YEAR TAX ABATEMENT

HOOVER ROAD @ RTE 665, GROVE CITY, OH 43123

**ED FELLOWS**

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

**J.R. KERN**

President  
614.760.5660 x124  
jrkern@capitolequities.com



## Property Description

Great Grove City location between Mt Carmel Medical Campus and Route 665 retail/commercial corridor. High profile location next to several medical practices and service providers including Balanced Family Academy and The Grove Pediatric Dentistry.

## Property Highlights

- 15 year: 100% tax abatement on improvements
- Adjacent to new, 384 unit multi-family project currently under construction
- Next to several apartment communities: Grove City Summit, The Groves at 665 and single-family neighborhoods
- Site accessible to bike paths and propose nature preserves
- High density employment area - medical, logistics and manufacturing industries
- Close to the new, \$3.5 billion battery plant - estimated to employ 2,200+/- . Easily accessible via I-71
- Local distribution centers include Amazon, Gap, FedEx and T.Marzetti

## Location Description

Prime location on Hoover Road, just north of route 665. Site next to the brand new Balanced Family Academy and Grove City Smiles & Grove Pediatric Dentistry practices. Next to Mt Carmel Hospital campus and medical offices and practices. Adjacent to Route 665 commercial corridor including: Kroger, Meijer, Strader's, CVS, Starbucks, McDonalds, Orangetheory, Wendy's, WesBanco, Key Bank and more. Less than 30-minutes from new Battery Plant accessible via I-71.

### SUMMARY

FINAL OUT PARCEL	2.5 acres
Purchase Price	\$1,200,000
Incentives	100% 15 yr tax abatement on improvements

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## GROVE CITY | ROUTE 665

HOOVER ROAD @ ROUTE 665, GROVE CITY, OH 43123



STATUS	LOT #	SIZE	DESCRIPTION
Sold	1	1.5 Acres	Balanced Family Academy
Sold	2	1.4 Acres	Grove City Smiles & The Grove Pediatric Dentistry
Sold	3	1.35 Acres	Balanced Family Academy Expansion
Available	4	2.5 Acres	AVAILABLE \$1,200,000

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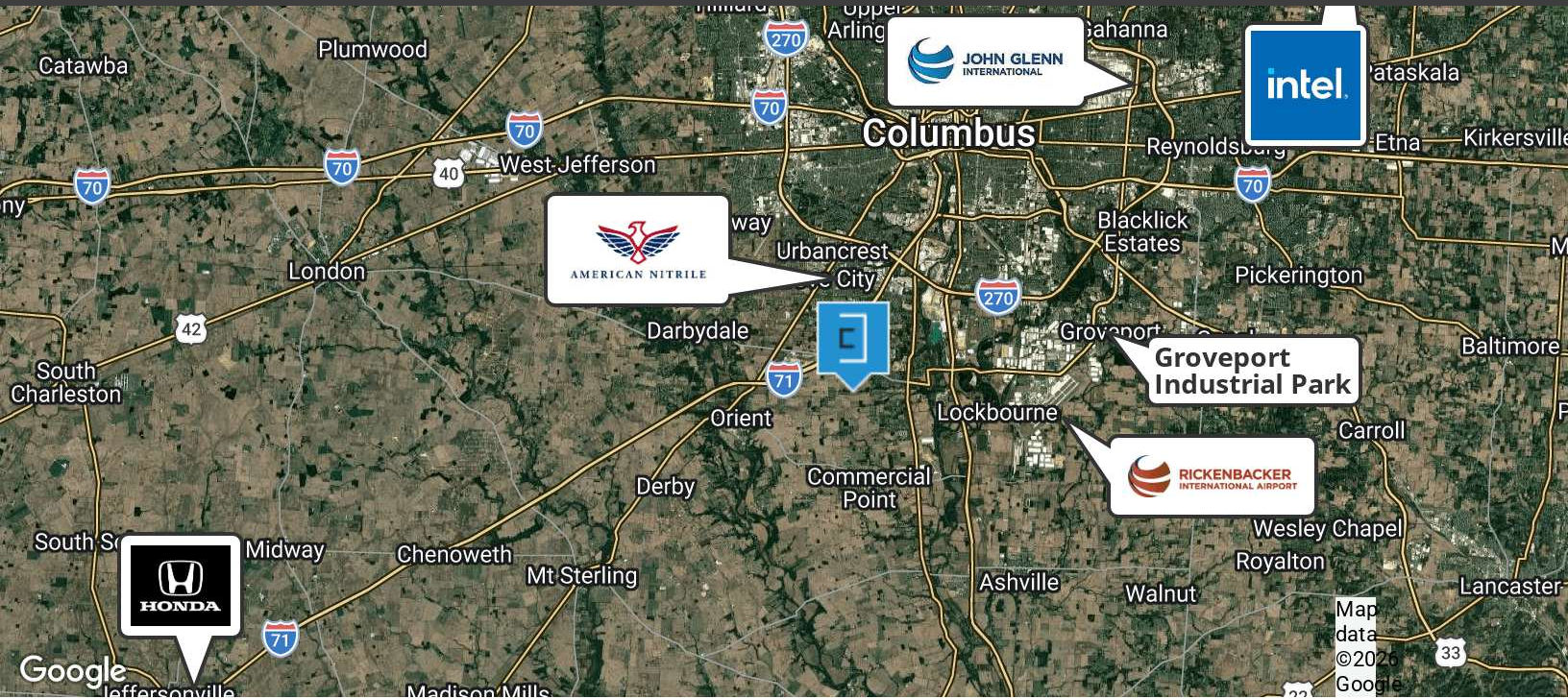


**LOCATION OVERVIEW**

Route 665 and Hoover Road provides a dense mix of medical office, retail, restaurant and logistics businesses, plus a high-density of residential communities and neighborhoods.

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## Community Description

The Route 665 corridor of Grove City provides a strategic, easily accessible location for an established mix of medical office, distribution, manufacturing and logistics companies.

Easily accessible via Interstate 71, the Hoover Road site is minutes from key, large employers, both existing and planned.

## Key Employers

- Grove City Distribution Centers including: Amazon, FedEx, T. Marzetti's, Gap/Banana Republic
- American Nitrile - a 527,000 SF manufacturing plant in Grove City with approximately 500 employees
- Honda - the \$3.5 billion Battery Plant in Jeffersonville, Ohio will employ approximately 2,200
- Intel - the New Albany project will employ over 7,000 during construction, and estimates 3,000 on-site personnel once the 926 acre project is complete

## SITE DRIVE TIME

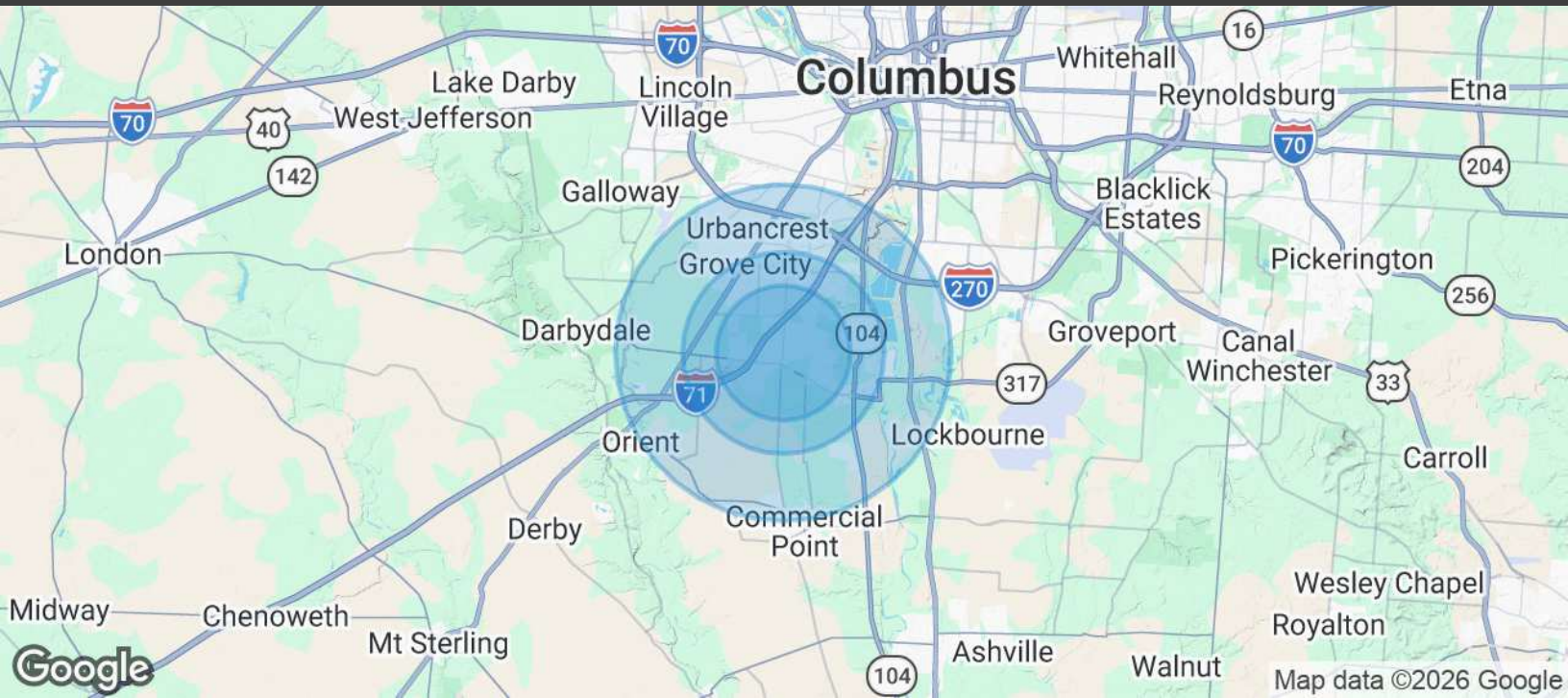
Mount Carmel Hospital	3 mins
Stringtown - I-71 interchange	10 mins
Grove City Downtown	10 mins
American Nitrile	12 mins
Downtown Columbus	15 mins
Groveport Industrial Park	20 mins
Rickenbacker Airport	20 mins
New Honda EV Plant	30 mins
Intel - New Albany	40 mins

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POPULATION	2 MILES	3 MILES	5 MILES
Total Population	15,465	32,224	72,252
Employees	3,998	13,835	25,554

HOUSEHOLDS & INCOME	2 MILES	3 MILES	5 MILES
Total Households	6,132	13,184	28,151
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$117,078	\$96,387	\$86,817
Average House Value	\$264,813	\$224,522	\$191,114

2020 American Community Survey (ACS)

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