

STRINGTOWN CROSSING

RETAIL FOR LEASE

4063 - 4097 HOOVER ROAD, GROVE CITY, OH 43123

**New Ownership:
Major Renovations
Underway**



AARON HEATH SENIOR VICE PRESIDENT

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

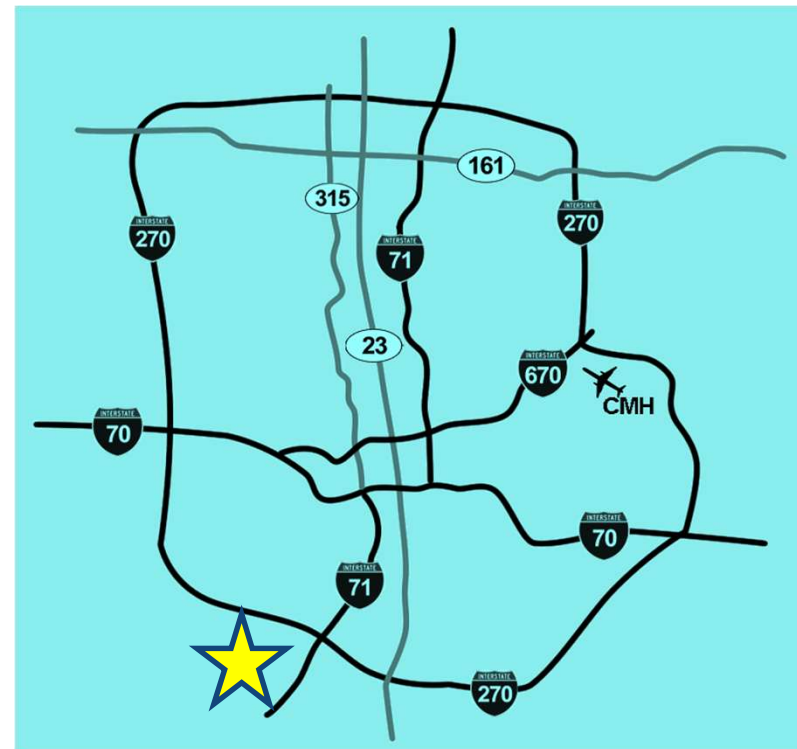
PROPERTY HIGHLIGHTS

- +/- 6,259 SF contiguous available
- Co-tenant with Bogey's Indoor Golf, Play It Again Sports, Little Diggers, Safe Splash Swim School, Dad Bod Fitness, and Upper Deck Sports Bar
- 124 parking spaces (4.03 per 1,000)
- 19,005 vehicles per day on Stringtown Road (MORPC)
- 11,283 vehicles per day on Hoover Road (MORPC)
- Pylon signage available
- \$20.00 NNN per SF plus estimated operating expenses: \$6.00 (real estate tax: \$1.35 insurance: \$0.56 CAM: \$4.09)
- Renovation of the property to begin in late 2025
- Pad site ground lease (+/- 0.60 acres): \$115,000 per year

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RENOVATION RENDERINGS



SITE



SPACE PLAN



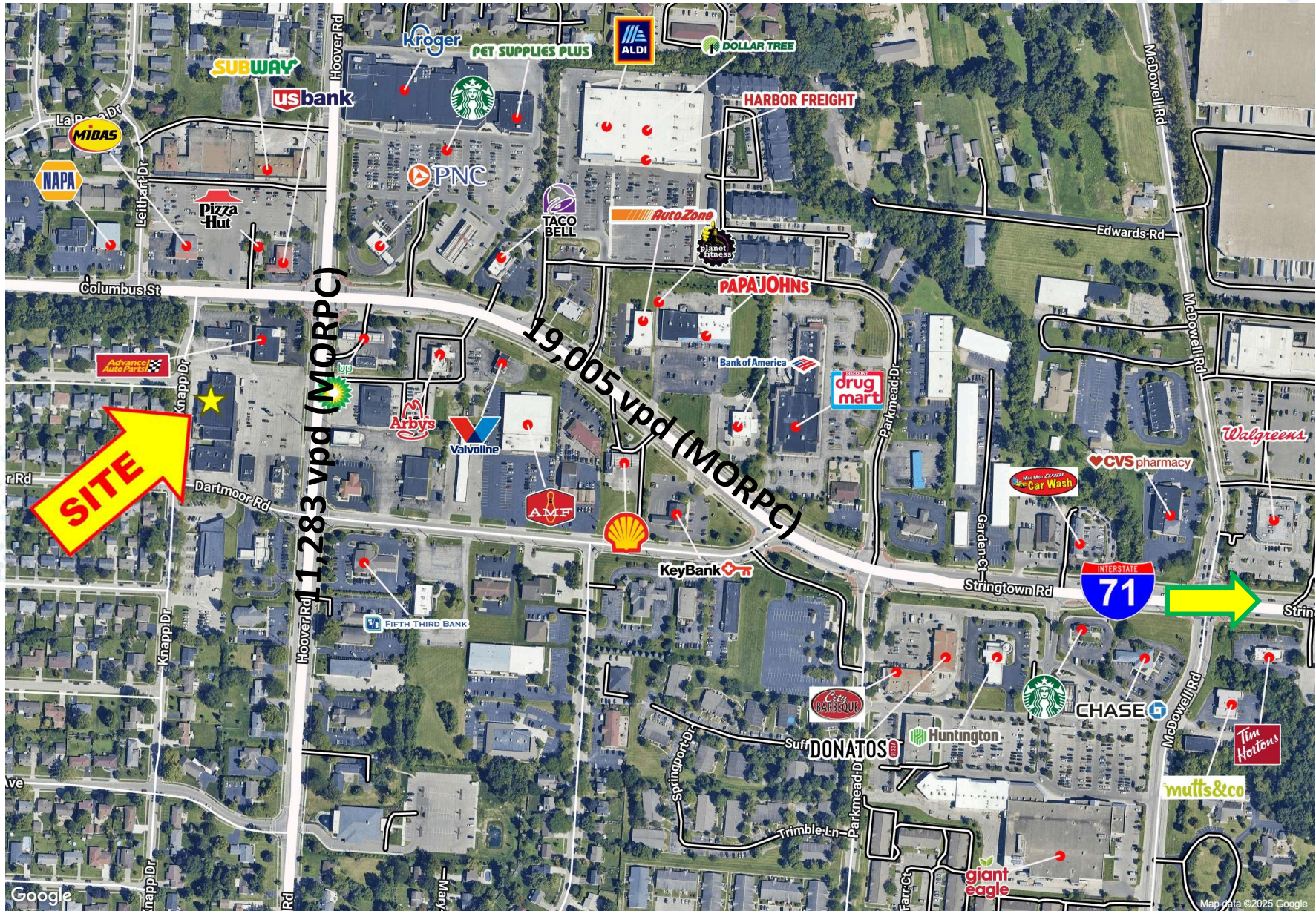
NEW PYLON SIGN



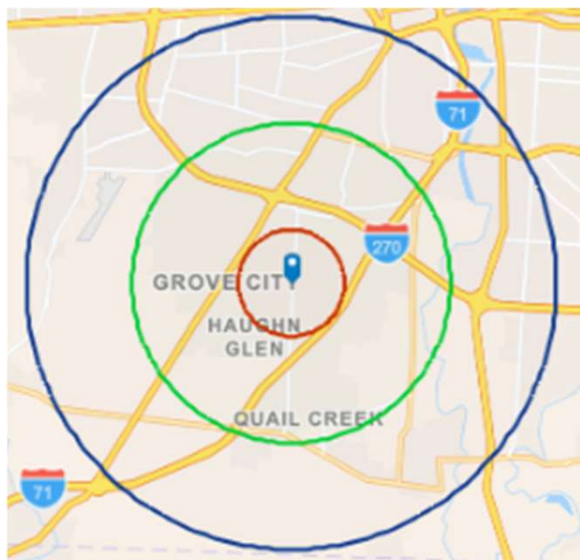
OU PARCEL GROUND LEASE



AERIAL



1-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

11,834

Population



Average
Household Size



Median Age

\$70,738

Median Household Income

BUSINESS



551

Total Businesses



7,940

Total Employees

EDUCATION



9%

No High School
Diploma



35%

High School
Graduate



28%

Some
College



27%

Bachelor's/Grad/Prof
Degree

INCOME



\$39,792

Per Capita
Income



\$70,538

Median
Household
Income



\$94,636

Average
Household
Income

EMPLOYMENT



57.9

White
Collar %



24.7

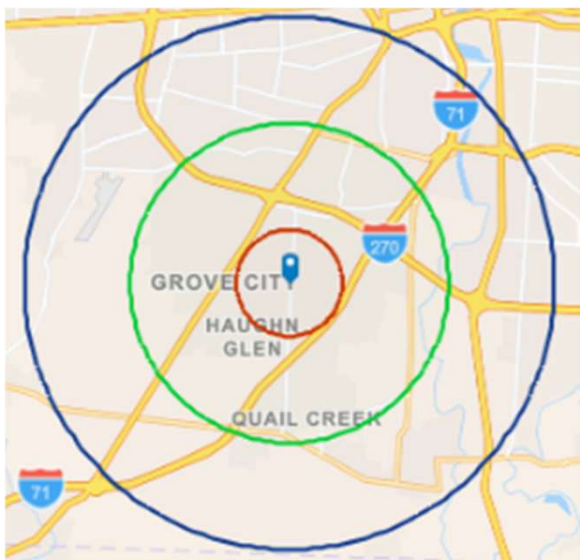
Blue
Collar %



17.4

Services
%

3-MILE RADIUS DEMOS



KEY FACTS

61,232

Population



2.5

Average
Household Size



38.7

Median Age

\$85,194

Median Household Income

BUSINESS



1,807

Total Businesses



29,037

Total Employees

EDUCATION



8%

No High School
Diploma



32%

High School
Graduate



28%

Some
College



32%

Bachelor's/Grad/Prof
Degree

INCOME



\$42,846

Per Capita
Income



\$85,194

Median
Household
Income



\$109,523

Average
Household
Income

EMPLOYMENT



62.4

White
Collar %



20.6

Blue
Collar %



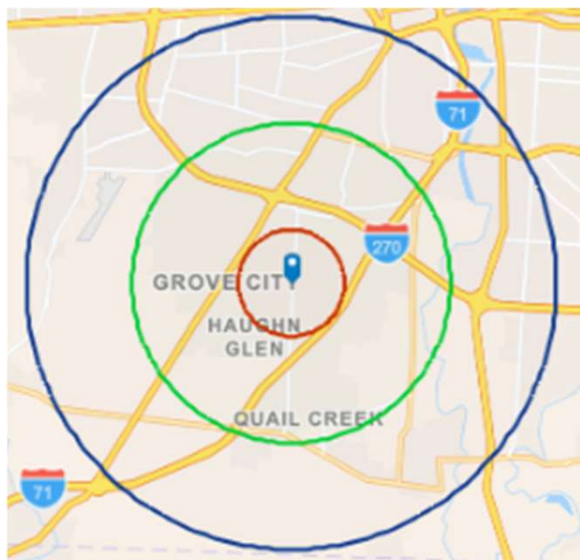
16.9

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

148,934

Population



2.6

Average
Household Size



37.1

Median Age

\$69,465

Median Household Income

BUSINESS



3,404

Total Businesses



49,969

Total Employees

EDUCATION



12%

No High School
Diploma



36%

High School
Graduate



27%

Some
College



25%

Bachelor's/Grad/Prof
Degree

INCOME



\$35,379

Per Capita
Income



\$69,465

Median
Household
Income



\$92,641

Average
Household
Income

EMPLOYMENT



56.7

White
Collar %



25.8

Blue
Collar %



17.5

Services
%

equity | brokerage

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