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FOR LEASE

*Providing creative commercial real estate solutions since 1997*



## RETAIL + RESTAURANT

# SHOPPPES AT BEULAH

3621 SOUTHWEST BLVD, GROVE CITY, OH 43123

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## Property Description

Unveil the potential of your business at 3621 Southwest Blvd in the vibrant Beulah Park Master Plan Community. These brand new, shell retail spaces offer prime exposure at the community's main entrance, perfectly positioned for success.

## Location Description

Join the brand-new Beulah Park community, a 220-acre master-planned New Urbanism development focused on providing a walkable, dynamic neighborhood. Located in the thriving Grove City community, Beulah Park is adjacent to the Historic Town Center.

While enjoying all of the charm and perks of small town living, the central Ohio community is just moments away, with easy access to Route 270 and I-71 via Harrisburg Pike/Route 62.

## Property Highlights

- NEW RETAIL WITH A 15-YEAR TAX ABATEMENT ON IMPROVEMENTS!
- Brand new, shell retail and restaurant suites immediately available at the entrance to the Beulah Park Master Planned Community
- Beulah Park Community consists of 900+ residential units, with 130+ more units to be delivered in 2026, plus designated park space, Beulah Park Middle School, Senior Living, retail and medical office spaces
- Located at the main entrance to Beulah Park, accessible via the signalized intersection of Southwest Blvd and Columbus Street
- Just two units available: a 2,499 SF end-cap and a 4,252 SF corner unit which includes a private patio and pergola
- The center includes great 'common area' space along rear of center with XL patios, green space and common seating
- Great branding opportunities with both building and monument signage available
- Join a great mix of restaurant and retail tenants including Clean Eat3, J. Anthony's Salon & Spa, Fade Aesthetics, Ability Chiropractic, and KKP Bakery
- Next to new OhioHealth Physicians Center

## OFFERING SUMMARY

|                        |                           |
|------------------------|---------------------------|
| Retail End-Cap Unit    | 2,499 SF @ \$32.00 /SF/yr |
| Restaurant Corner Unit | 4,252 SF @ \$30.00 /SF/yr |
| CAM, Taxes & Ins       | \$5.68 /SF/yr             |
| Utilities              | Paid by Tenant            |
| Local Incentives       | 15-yr Tax Abatement       |
| Landlord Incentives    | T.I. Allowance Available  |

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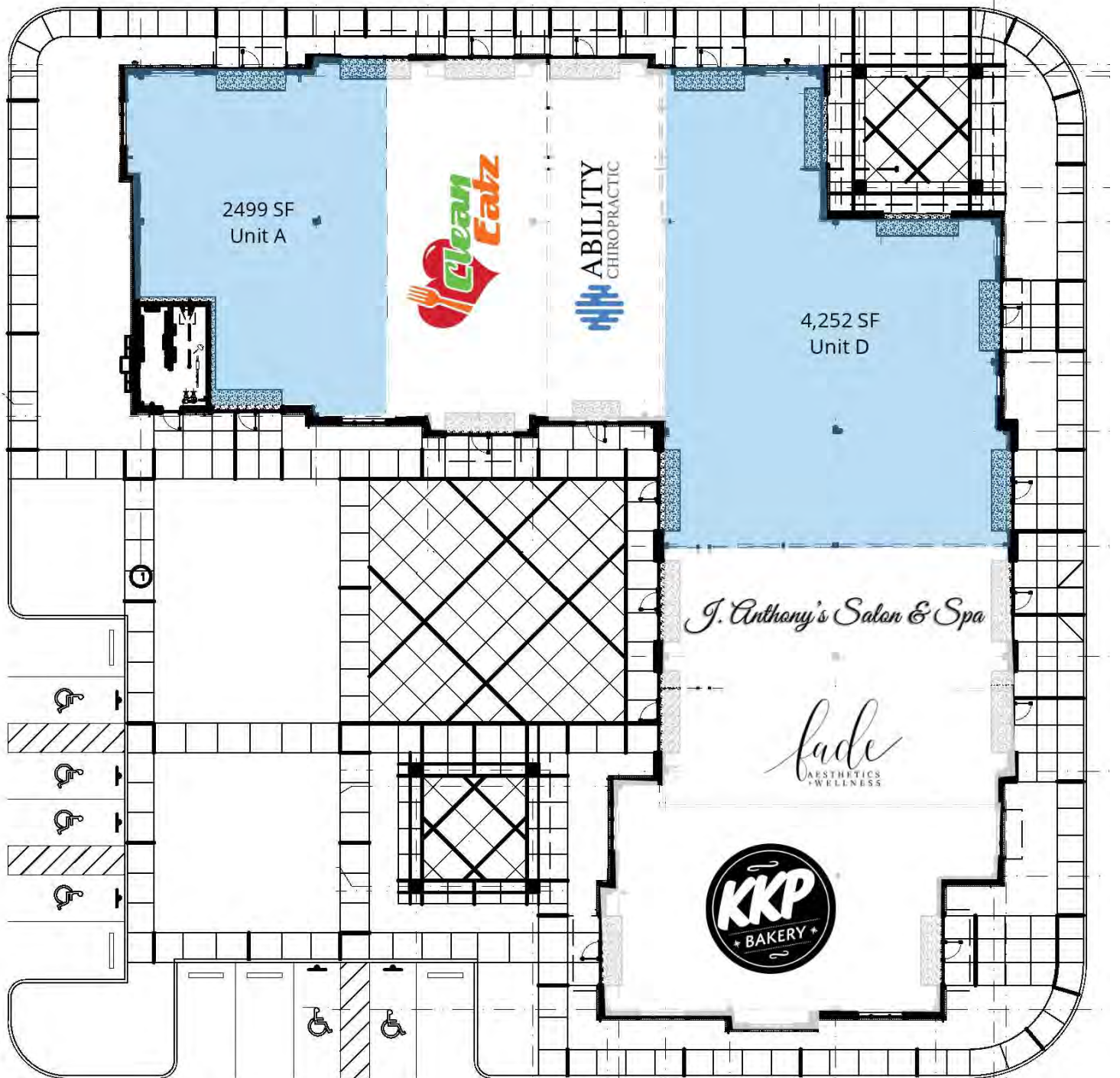
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Available Corner Restaurant Unit with Patio



Private Patio with Pergola



Great common area space to rear of center with XL patios, furniture and green space



Monument Signage on SW Blvd



Patio includes roll-up doors



Walking Distance from Historic  
Downtown Grove City

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## Available Restaurant Space

| SUITE                              | SIZE (SF) | DESCRIPTION                                                                                                                                                                                                                                                                 |
|------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ 3621 Southwest Boulevard, Unit D | 4,252 SF  | Corner Restaurant unit includes private patio and pergola with two roll-up glass doors and D5 liquor permit potentially available<br>2,500 Gallon Grease Trap<br>600-amp Electric Service<br>32-Ton HVAC<br>3" Water Line<br>1 - 1/4" Gas Line<br>Unit has been sprinklered |

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### Available End Cap Unit

| SUITE                              | SIZE (SF) | DESCRIPTION                                                                                                                                        |
|------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ 3621 Southwest Boulevard, Unit A | 2,499 SF  | End-Cap retail unit prepped with:<br>400-amp Electric Service<br>16-tons HVAC<br>1 - 1/4" Gas Line<br>Direct access to Southwest Blvd via curb cut |

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# FOR LEASE | RETAIL + RESTAURANT BEULAH PARK

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## LOCATION OVERVIEW

Join the brand-new Beulah Park community, a 220-acre master-planned New Urbanism development focused on providing a walkable, dynamic neighborhood. Located in the thriving Grove City community, Beulah Park is adjacent to the Historic Town Center.

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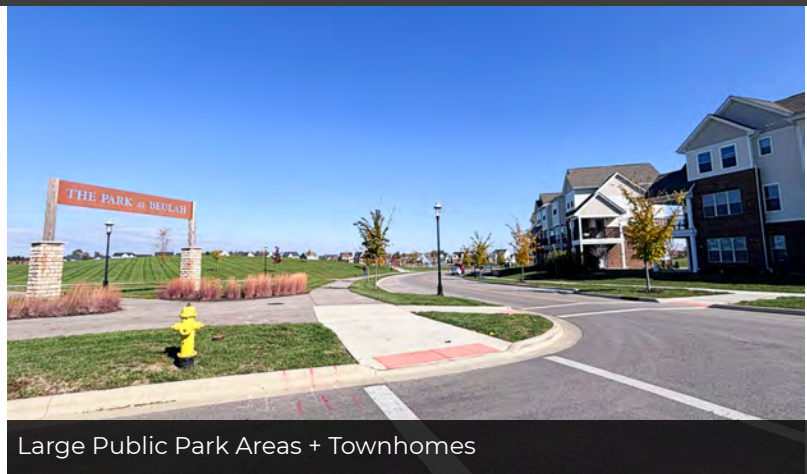
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Senior Living @ Beulah Park



Large Public Park Areas + Townhomes



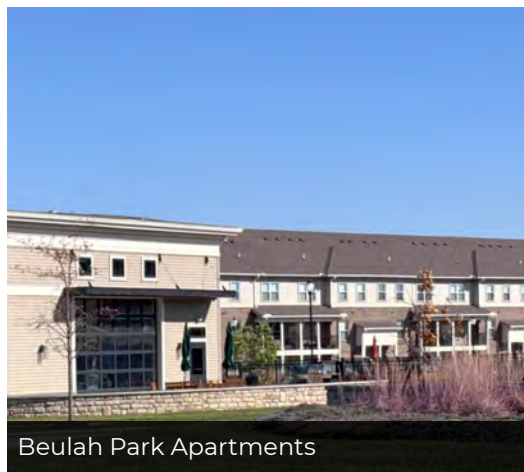
Beulah Pavilion and Beulah Park



Common Amenities including Pickleball Courts



Planned Community



Beulah Park Apartments



Single Family Luxury Homes

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# FOR LEASE | RETAIL + RESTAURANT BEULAH CROSSING | COMING 2026

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## Beulah Crossing | Coming In 2026

### OFFERING SUMMARY

|                  |                                           |
|------------------|-------------------------------------------|
| Building 1       | Up to 5,609 SF                            |
| Building 2       | Up to 5,609 SF                            |
| Use              | Retail or Restaurant                      |
| Location         | Adjacent to historic, downtown Grove City |
| Net Lease Rate   | \$35.00 /SF/yr                            |
| CAM, Taxes + Ins | \$5.00 /SF/yr                             |

**DELIVERY DATE** Q4 2026

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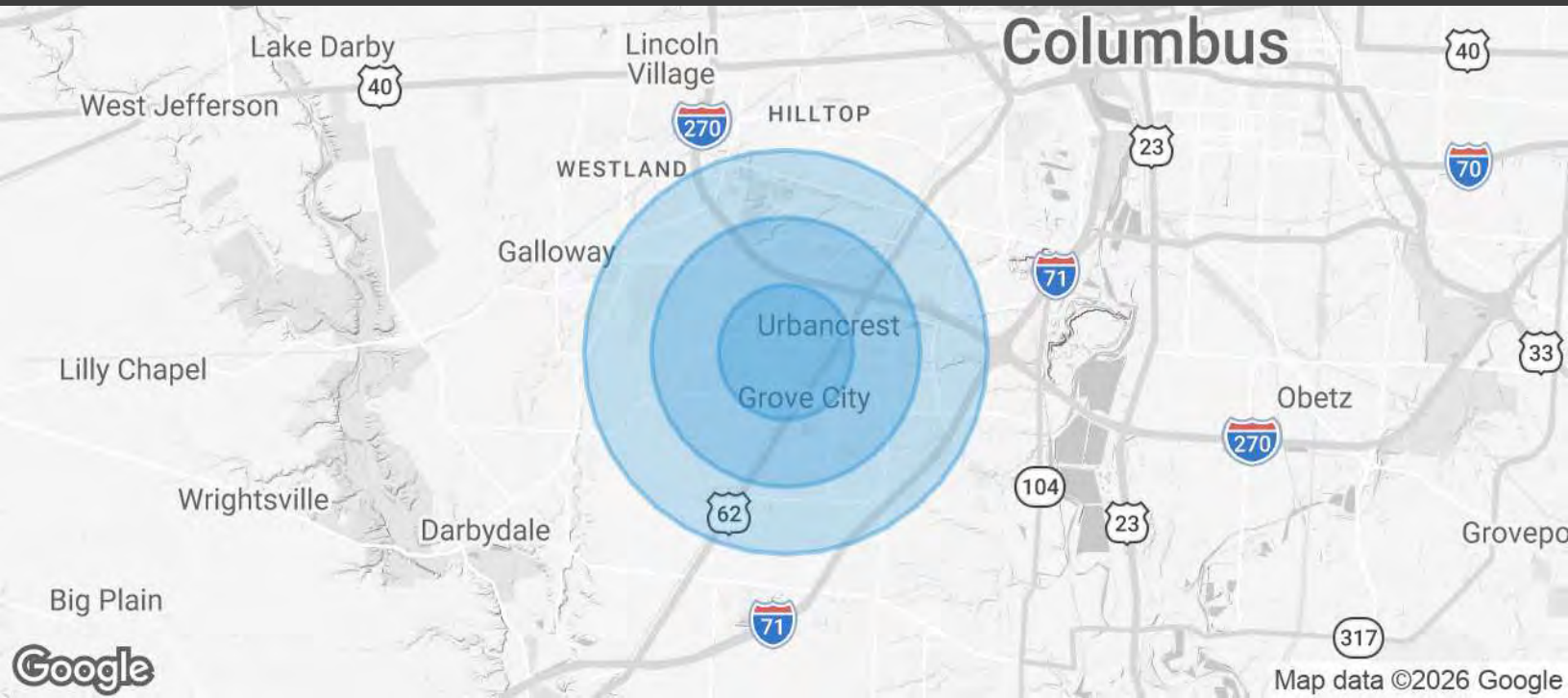
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# FOR LEASE | RETAIL

## GROVE CITY

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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,437  | 34,609  | 67,295  |
| Average Age          | 37     | 39      | 39      |
| Average Age (Male)   | 36     | 38      | 38      |
| Average Age (Female) | 39     | 40      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,267     | 13,567    | 25,902    |
| # of Persons per HH | 2.6       | 2.6       | 2.6       |
| Average HH Income   | \$96,673  | \$98,515  | \$93,932  |
| Average House Value | \$247,964 | \$255,090 | \$246,823 |

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