



1955-1957 Ohio Drive

Grove City, Ohio 43123

Property Features

- Prime Location in Grove City
- 6,025 SF Medical Office
- Divisible to 3,865 SF & 2,160 SF Suites
- 2 Separate Entrances & Waiting Areas
- 10 Exam Rooms | 6 Private Offices
- 2 Conference Rooms
- 12 Additional Specialty Rooms
- Monument Signage
- 60 Parking Spaces (6.47:1,000 SF Ratio)
- Adjacent to Freeway Exit Ramp
- Easy Access to I-71 and I-270
- Numerous Amenities Nearby

Lease Rate: \$16.95 SF/Yr (NNN)

Opex: \$5.95/SF (Excludes Janitorial, Utilities, & Interior Maintenance)

www.GroveCityMedical.com



For more information:

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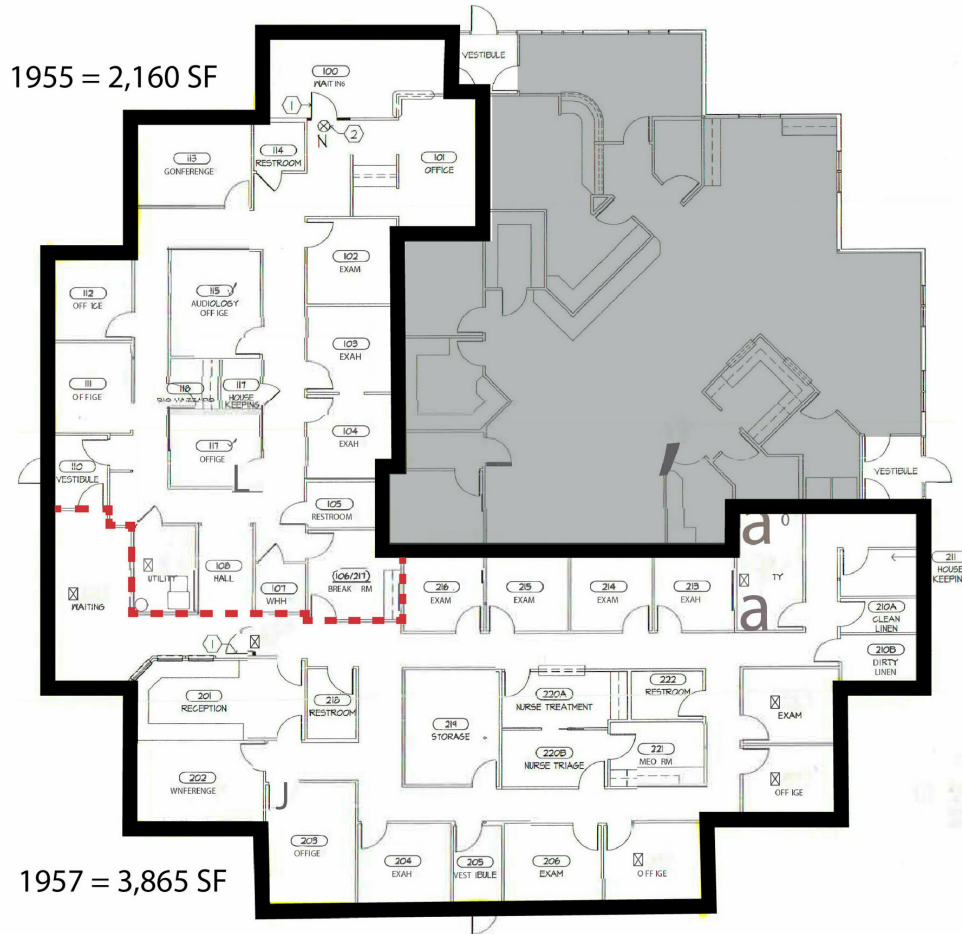
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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

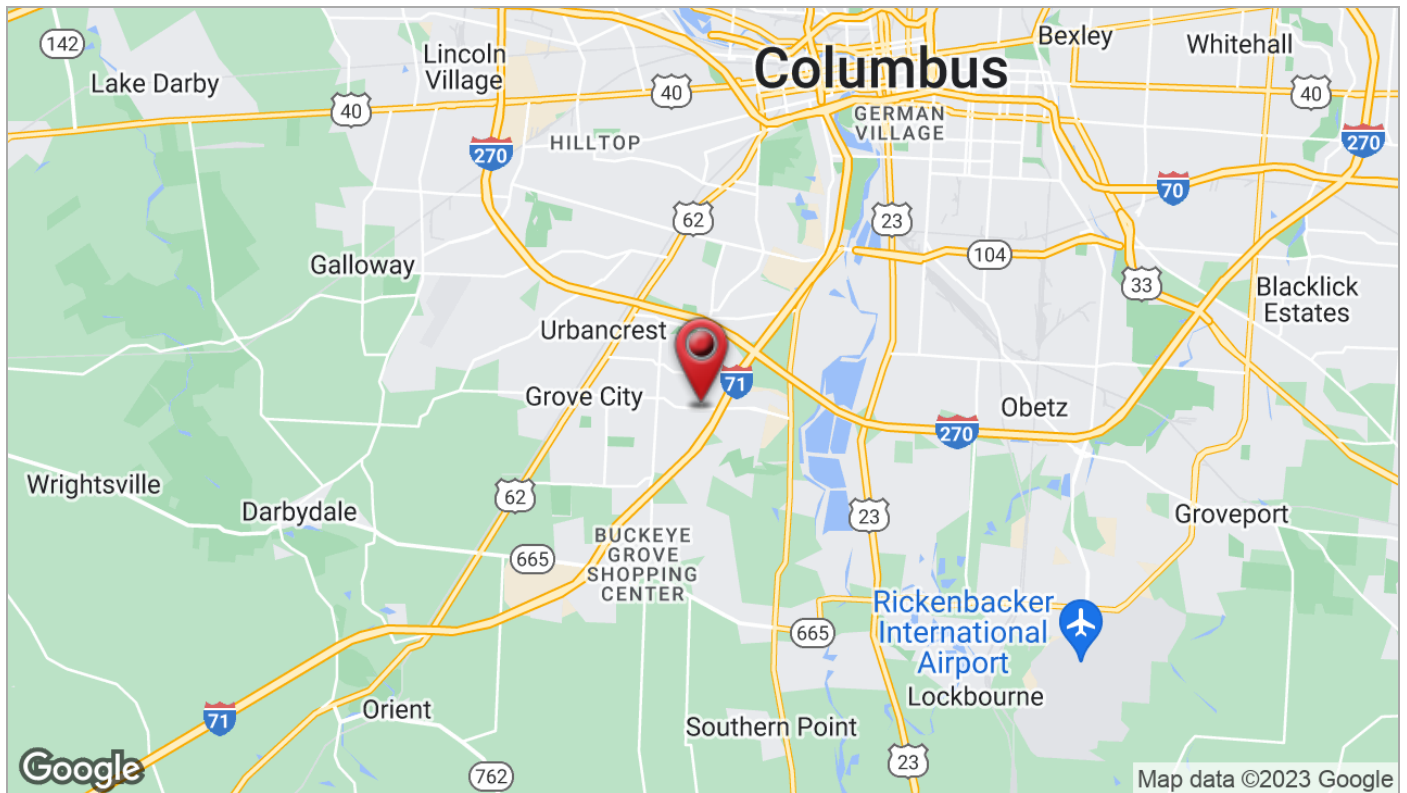
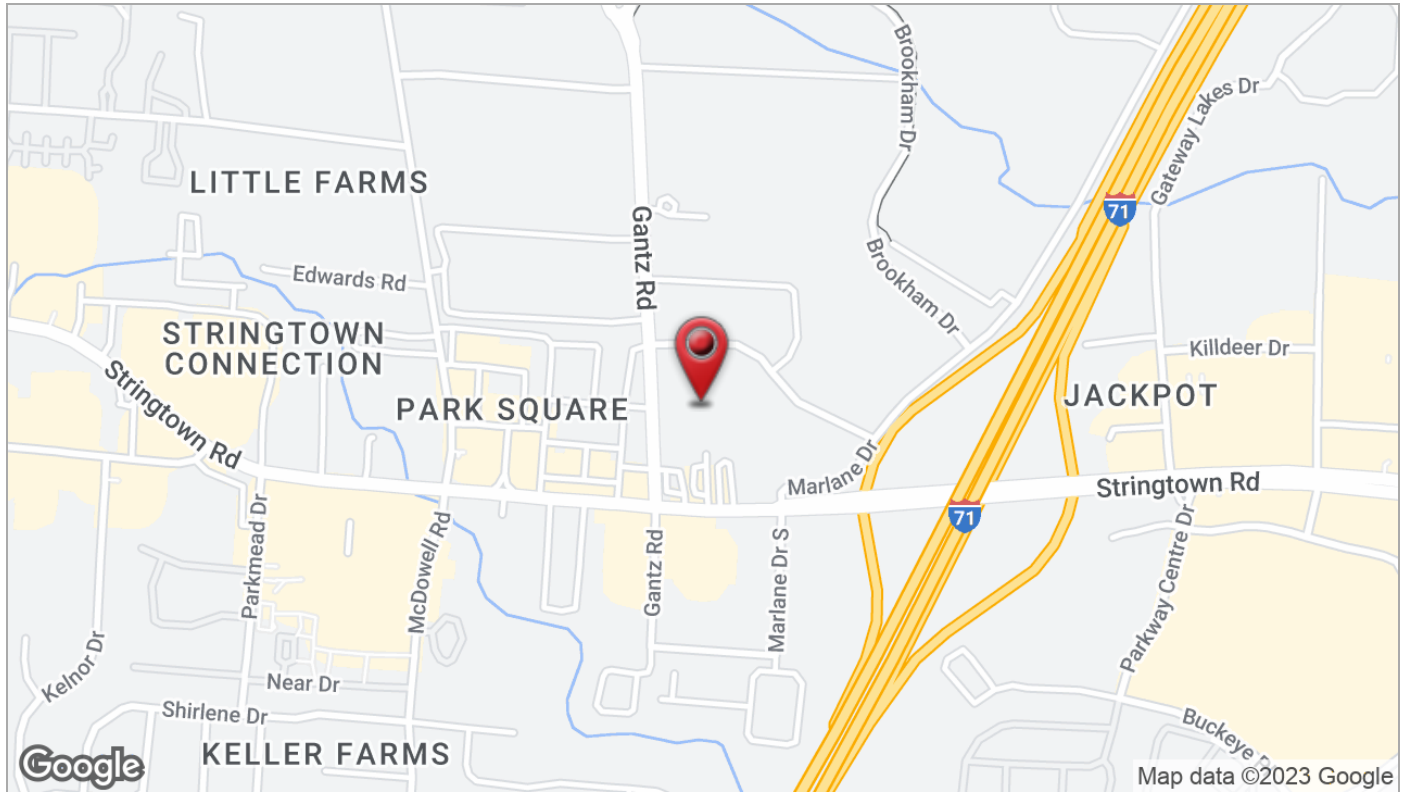
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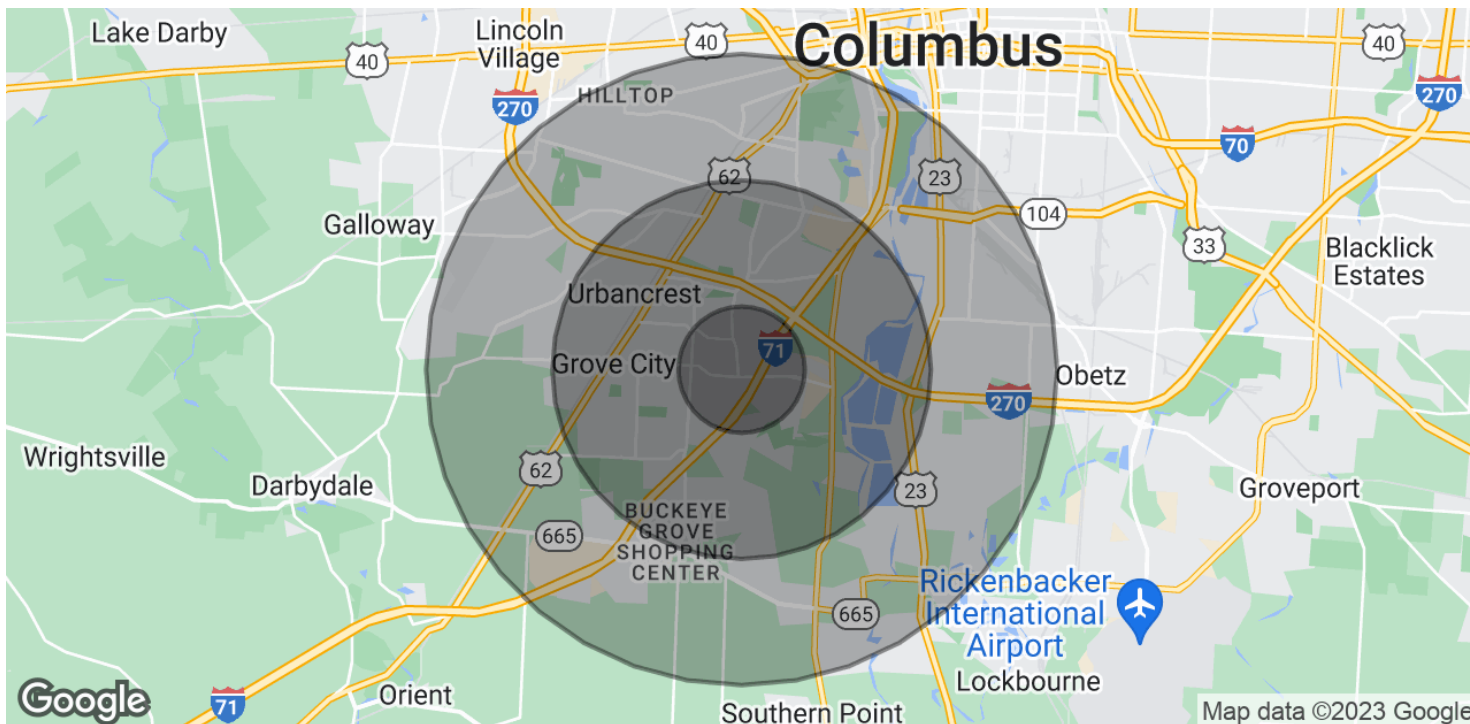


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 1955-1957	Medical	\$16.95 SF/YR	NNN	2,160 - 6,025 SF	VACANT









	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,969	55,297	145,937
Average Age	38.9	38.8	37.5
Average Age (Male)	35.2	37.4	36.4
Average Age (Female)	42.5	39.9	38.9
HOUSEHOLDS & INCOME			
Total Households	2,929	21,195	58,587
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$86,665	\$83,627	\$68,315
Average House Value	\$193,040	\$175,505	\$142,059

* Demographic data derived from 2020 ACS - US Census