

For Lease Medical Office 2,160 - 6,025 SF



1955-1957 Ohio Drive

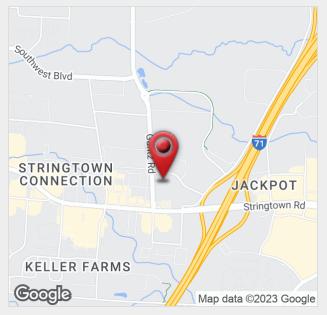
Grove City, Ohio 43123

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

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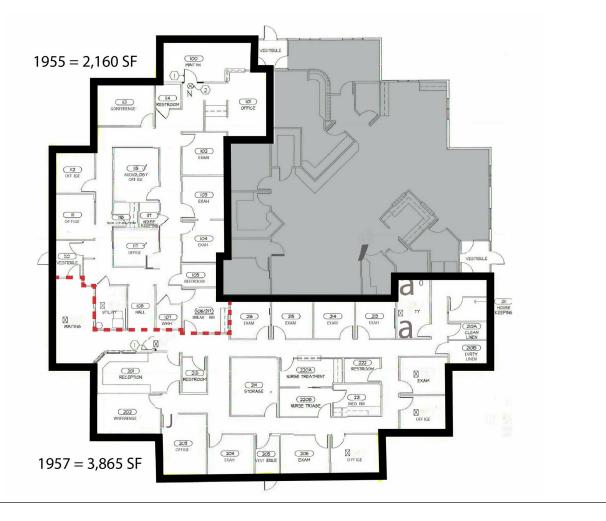
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Available Space



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



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1955-1957 Ohio Drive
Suite 1955 Photos





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1955-1957 Ohio Drive Suite 1957 Photos



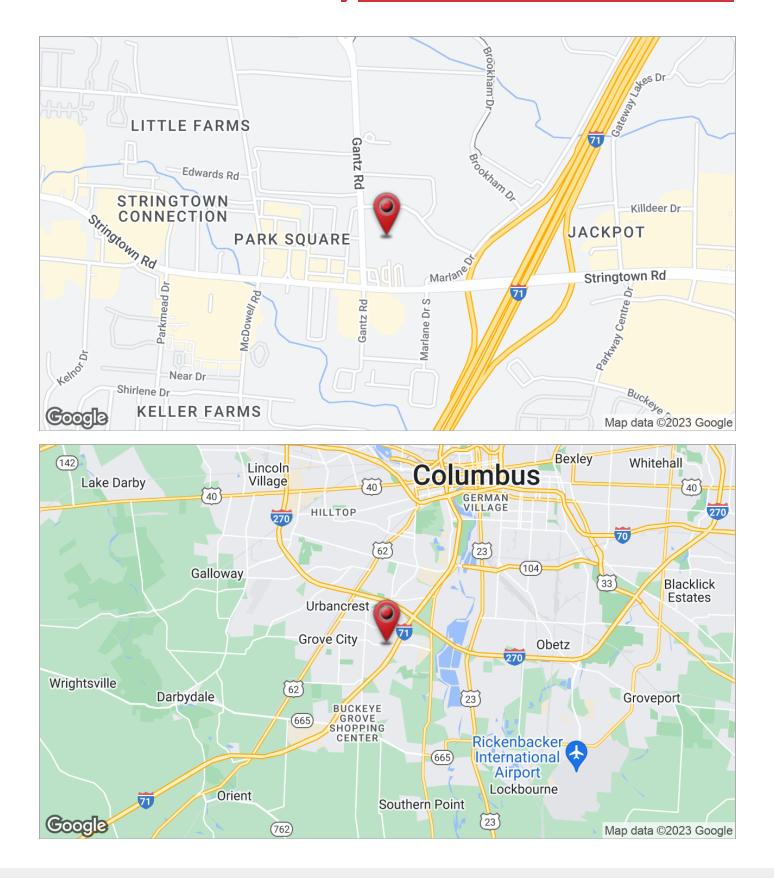


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1955-1957 Ohio Drive

Location Maps





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1955-1957 Ohio Drive

Demographics

Lake Darby Lincoln Village		
270 HILLTOP		270
Galloway	[52] [23] 104	
Urbancrest	t Blacklick Estates	
Grove City	0betz	
Wrightsville Darbydale 62 BUCKE	TYE 23 Groveport	
665 GROV SHOPP CENTI	Rickenbacker	
Coogle 71 Orient	Airport Lockbourne Southern Point Map data ©2023 Go	ogle

POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
Total Households	1 MILE 2,929	3 MILES 21,195	5 MILES 58,587
Total Households	2,929	21,195	58,587
Total Households # of Persons per HH	2,929 2.4	21,195 2.6	58,587 2.5

* Demographic data derived from 2020 ACS - US Census



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