

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



1955-1957 Ohio Drive

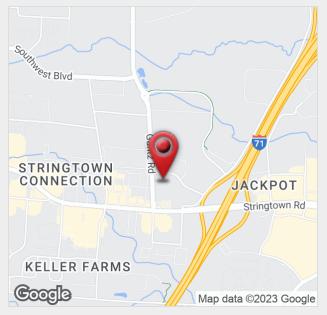
Grove City, Ohio 43123

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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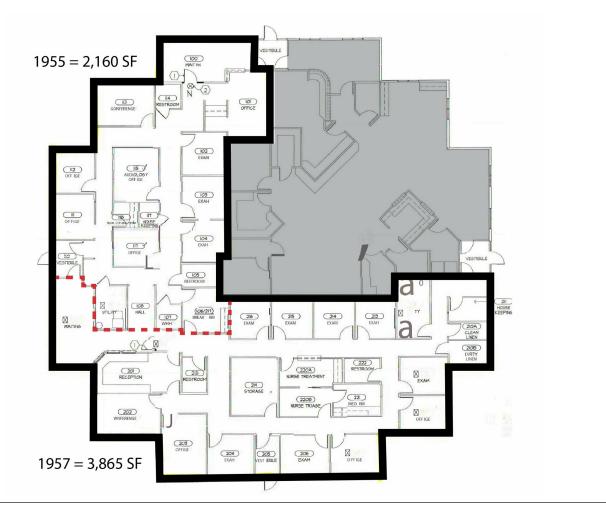
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Available Space



| 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



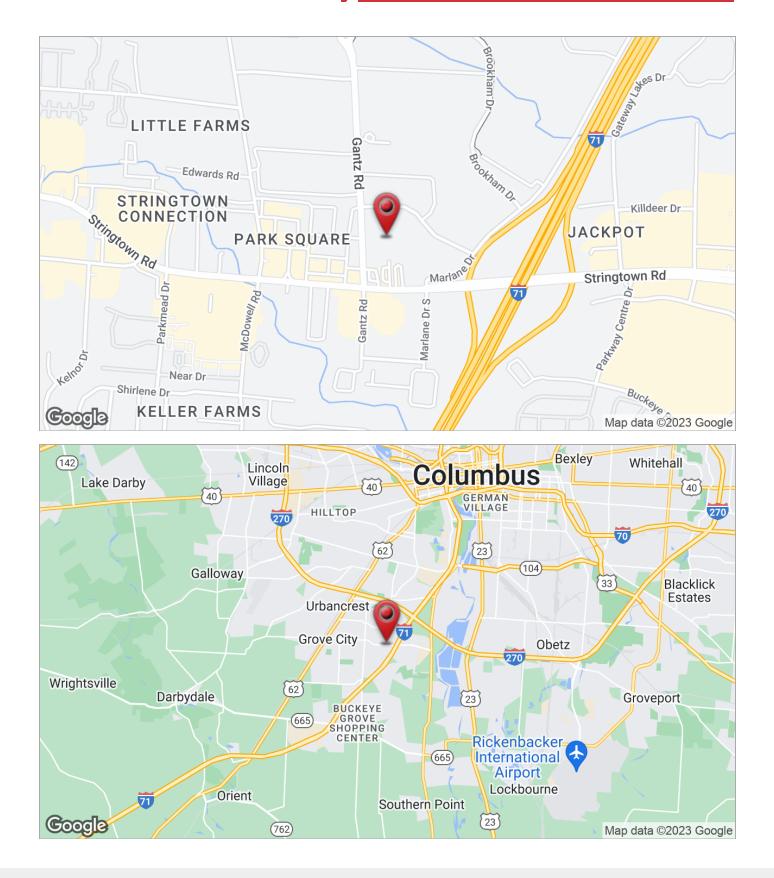


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1955-1957 Ohio Drive

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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