

4207 Gantz Road
Grove City, OH 43123

For Lease



NEWER BUILD GENERAL MEDICAL / OFFICE SPACE

Lease Rate: \$21 PSF Gross
Tenant pays janitorial and
utilities

1,498 SF with a contiguous
631 SF that can be leased
for a total of 2,129 SF

- Newer build general medical / office property off Stringtown Rd. with easy access to I-270 and I-71.
- Grove City's historic Town Center, located just minutes from major highways, offers a walkable lifestyle amidst a growing business climate.
- Abundance of shopping, restaurants and specialty shops within minutes
- Plenty of parking



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Alterra Real Estate
614.365.9000
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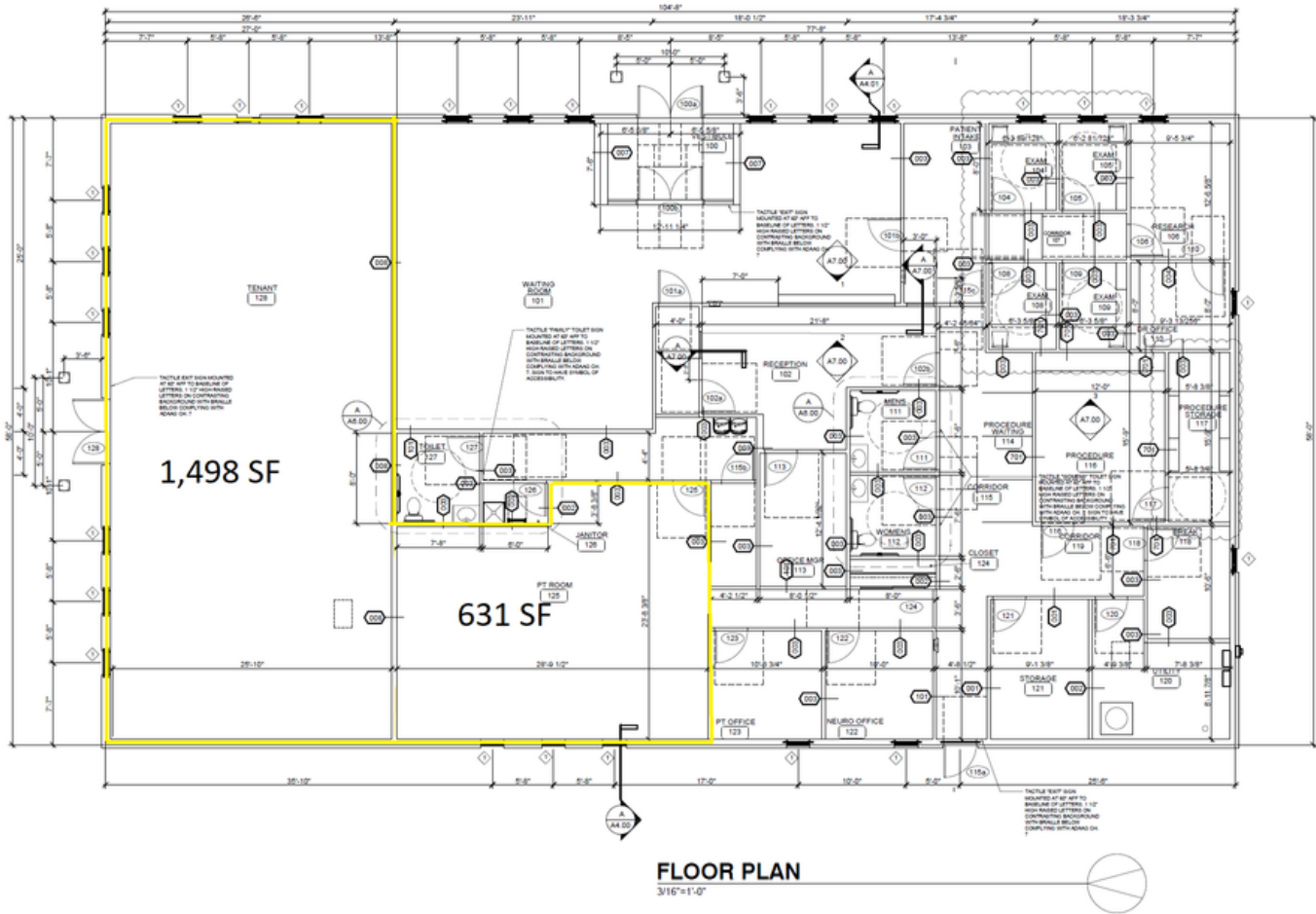
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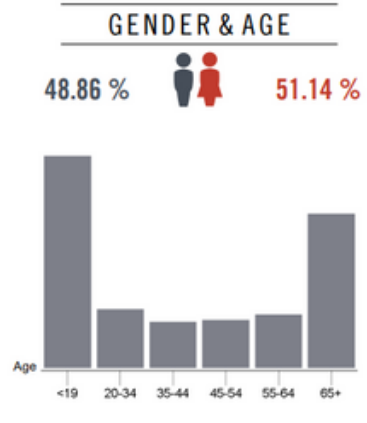
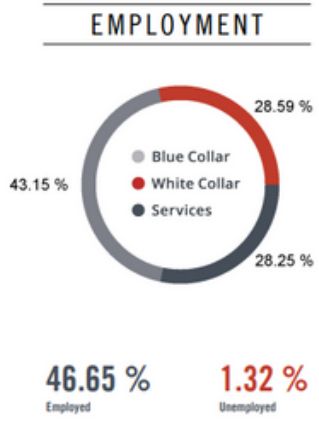
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Location Facts & Demographics

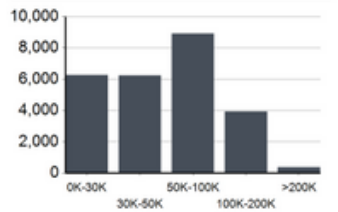
Demographics are determined by a 10 minute drive from 4050 Gantz Rd, Grove City, OH 43123

CITY, STATE	Grove City, OH
POPULATION	67,894
AVG. HHSIZE	2.50
MEDIAN HH INCOME	\$47,710
HOME OWNERSHIP	
Renters:	8,143
Owners:	17,432

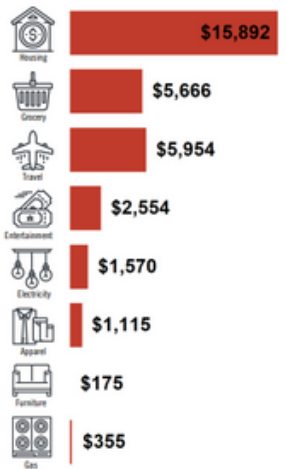


Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

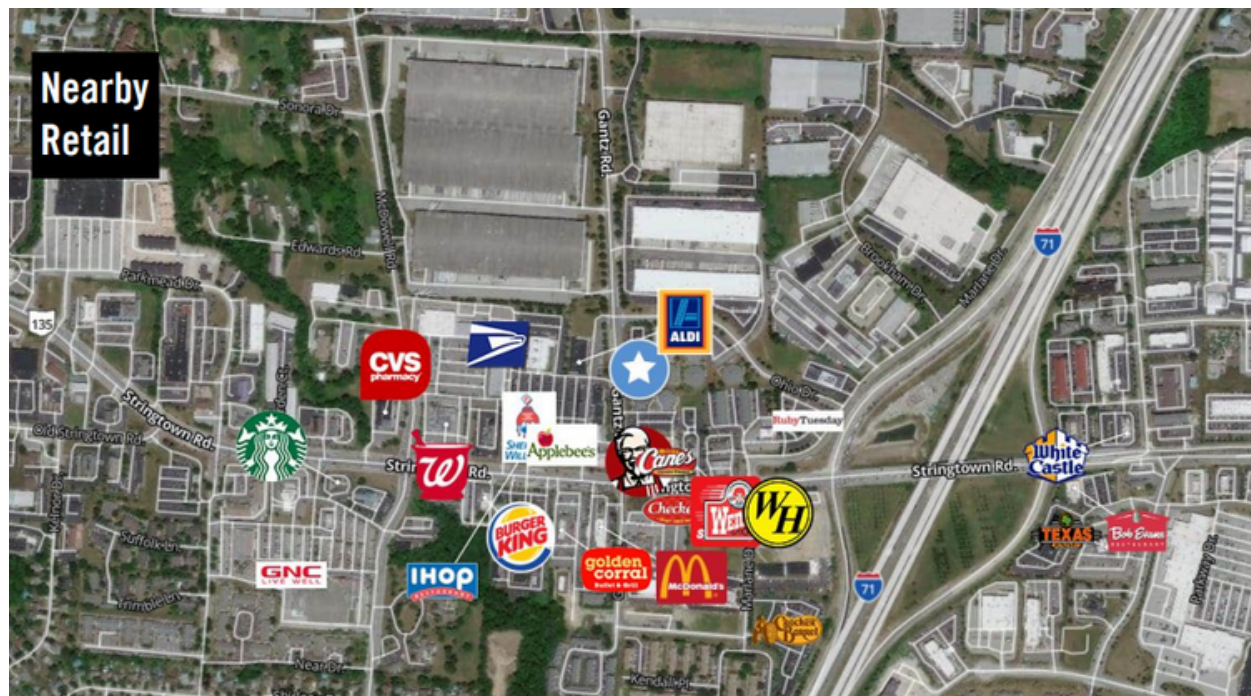


EDUCATION

High School Grad:	39.02 %
Some College:	21.66 %
Associates:	5.54 %
Bachelors:	17.51 %

RACE & ETHNICITY

White:	89.41 %
Asian:	0.43 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	3.02 %
Hispanic:	3.65 %
Two or More Races:	3.48 %



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