



**CAPITOL
EQUITIES**

DEVELOPMENT LAND FOR SALE

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HOOVER RD & STATE ROUTE 665 GROVE CITY, OH 43123

DEMOGRAPHICS (5-MILE; 2018)

Population:	67,750
5 Year Growth:	9.90%
Households:	25,515
Avg HH Income:	\$79,964
Employees:	25,637



DEVELOPMENT

Office/Medical	7.42 acres
Outparcel (retail/office/daycare)	1.94 - 3.02 acres
Residential/Sr. Care	10.2 acres

PURCHASE PRICE

Office/Medical	\$275,000 per acre
Outparcels	\$425,000 per acre
Residential/Sr./Assisted Living	\$225,000 per acre

LOCATION

Prime location on Hoover Road @ Route 665.
Immediate access to I-71.
Next to brand new Mt Carmel Hospital Campus.
Adjacent to retail/commercial corridor and rapidly growing residential communities.

LIKE TO GET MORE INFO?
We'd love to hear from you.

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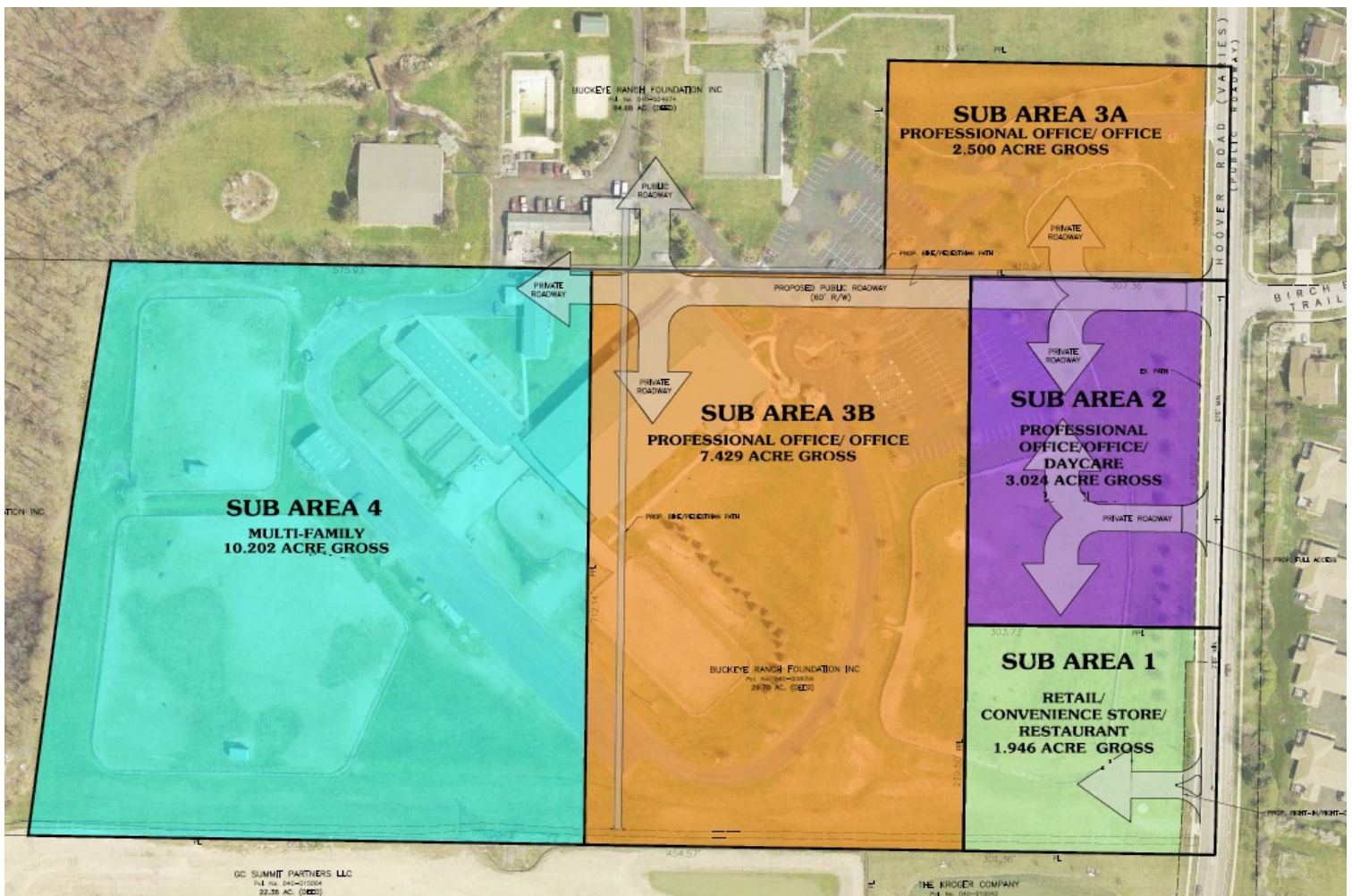
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COMMUNITY + ACCESSIBILITY

- High traffic site at Route 665 (London Groveport Rd) and Hoover Road
- Close to retail & dining including: Kroger, Meijer, Strader's, CVS, Starbucks, McDonald's, Orangetheory Fitness, Tim Hortons, Wendy's, Petland, Waffle House, Subway, WesBanco, Key Bank and more
- Brand new Mt Carmel Medical Campus + Hospital just north of the site, as well as various medical offices including Ohio ENT, OSU Dermatology and more
- Easy interstate access to I-71 via Route 665
- Area distribution centers include Gap, Amazon, FedEx, T. Marzetti and more
- Next to new apartment communities including Grove City Summit, The Groves at 665, as well as expanding single-family home communities
- Site accessible to community walking and bike paths