Executive Summary // GROVE CITY MOB - FOR LEASE



OFFERING SUMMARY

Available SF: 1,500 - 6,000 SF

Lease Rate: Negotiable

Estimated Expenses: \$7.00

Year Built: 2018

Building Size: 41,000 SF

Zoning: PD

Market: OH-Columbus

PROPERTY OVERVIEW

Elford Realty, LLC is pleased to present a new medical office building for lease situated approximately 1 mile from the new Mount Carmel Health System campus . Located off of London-Groveport Road and North Meadows Drive, just one exit south of Stringtown Road. Excellent freeway visibility along I-71, with many area amenities.

PROPERTY HIGHLIGHTS

Two Story Medical Office Building

+/-41,000 Rentable Square Feet

• 1,500 - 6,000 SF Available-2nd Floor

\$7.00/SF Estimated OE's

100%-15 year tax abatement

• 5/1,000 SF Parking Ratio

Minimal divisible 1,500 SF

Join Central Ohio Urology Group and Veteran's Affairs.

For More Information:



Additional Photos // GROVE CITY MOB - FOR LEASE



NORTH MEADOWS DRIVE PHASE 1 - REGIONAL CONTEXT

TRIVIUM/GROVE CITY

PREPARED FOR TRIVIUM STANDARD FOR CONTROL OF C



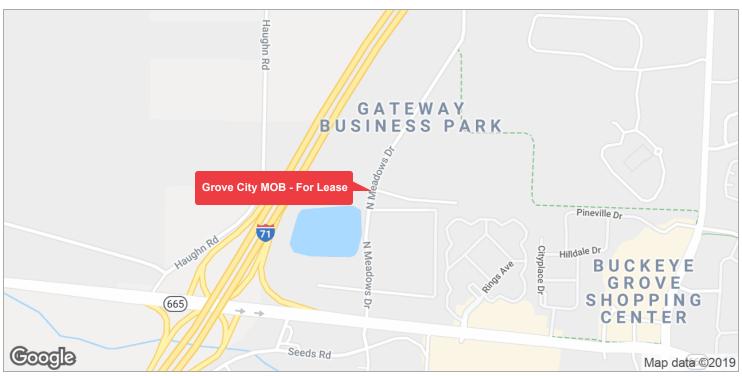


For More Information:





Location Maps // GROVE CITY MOB - FOR LEASE





For More Information:

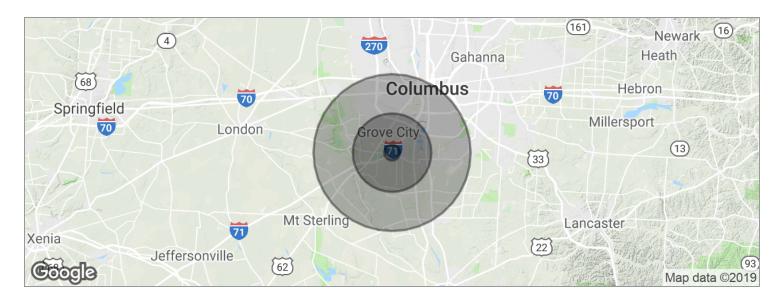
KRISTY DANIEL

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Demographics Map // GROVE CITY MOB - FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,382	66,417	335,061
Median age	36.3	36.9	34.5
Median age (Male)	36.2	35.6	33.4
Median age (Female)	37.4	37.5	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 472	5 MILES 24,331	10 MILES 128,042
Total households	472	24,331	128,042

^{*} Demographic data derived from 2010 US Census

For More Information:

