

5775 N MEADOWS, GROVE CITY, OH 43123

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:

KRISTY DANIEL

614.560.7340

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ANDY MILLS, CCIM

614.582.5521

amills@elfordrealty.com



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Additional Photos // GROVE CITY MOB - FOR LEASE



NORTH MEADOWS DRIVE PHASE 1 - REGIONAL CONTEXT

TRIVIUM/GROVE CITY

PREPARED FOR TRIVIUM
DATE: 8.14.13

210 North Locust Street
Columbus, Ohio 43215
Phone: (614) 655-7709
Fax: (614) 655-2679



NOT TO SCALE

Faris Planning & Design

LAND PLANNING
243 N. 5th Street
Grove City, OH 43123
p (614) 487-1754

LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.farisplanninganddesign.com

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Location Maps // GROVE CITY MOB - FOR LEASE



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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
Total households	472	24,331	128,042
# of persons per HH	2.9	2.7	2.6
Average HH income	\$90,765	\$71,246	\$55,258
Average house value	\$232,380	\$190,112	\$156,151

* Demographic data derived from 2010 US Census

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