



CAPITOL  
EQUITIES

# DEVELOPMENT SITE

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## 3440 North Broadway | Grove City, Ohio 43123



AVAILABLE ACREAGE:	1.704 acres
LAND LEASE RATE:	\$20,000 per acre
PURCHASE PRICE:	\$350,000 per acre
BUILD TO SUIT OPTION:	Up to 13,500 sf city approved Will consider build to suit
ZONING:	Commercial Development
LOCATION:	On Broadway, between Parlin & Addison Next to McDonald's and Burger King and other high profile restaurant/retailers
DAILY TRAFFIC COUNT:	25,590 vehicles per day
KEY DEMOGRAPHICS: (5 mile radius)	Population: 162,779 Households: 62,673 Avg. HH Income \$40,356 Employees: 86,321

### LIKE TO GET MORE INFO?

We'd love to hear from you.

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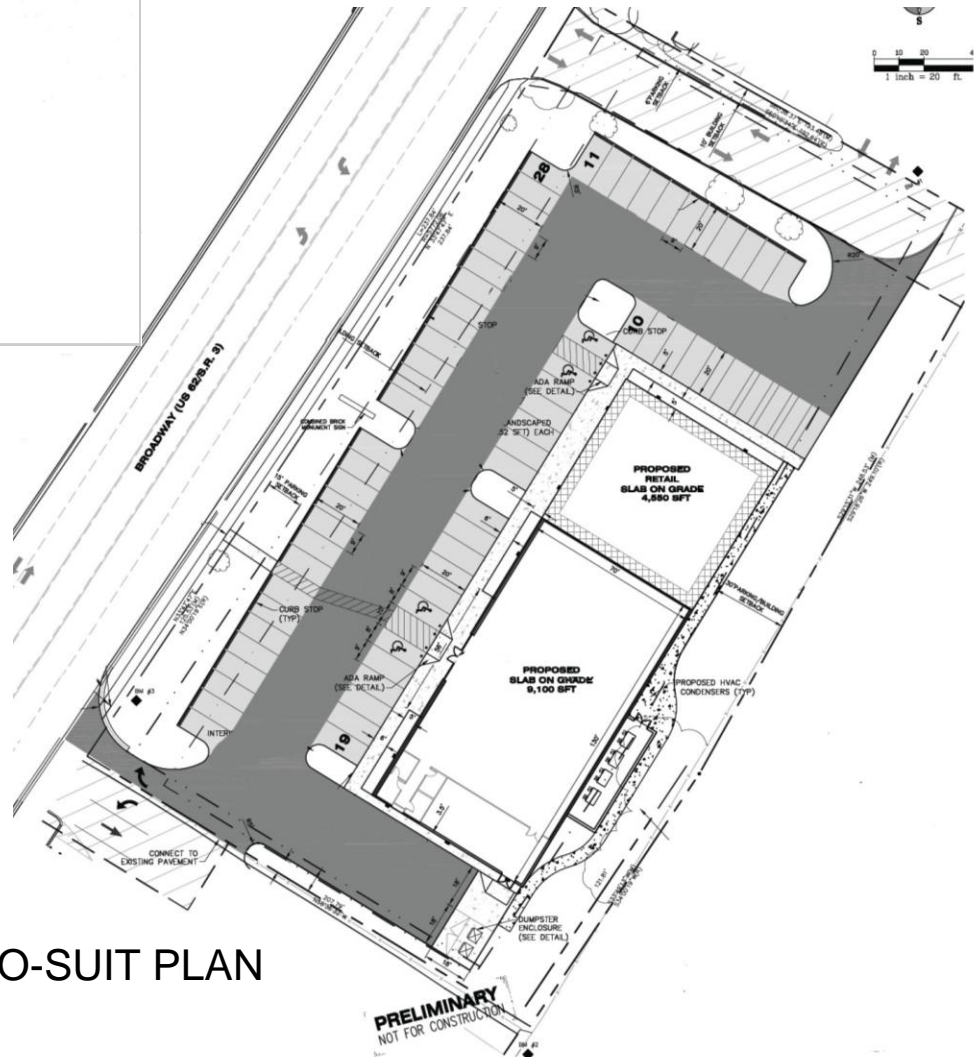
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## CURRENT SITE PLAN



## SAMPLE BUILD-TO-SUIT PLAN