

**4060 HOOVER RD
GROVE CITY OH 43123
FOR LEASE \$14.25 PER SF MODIFIED GROSS**



PROPERTY FEATURES:

- 1700 SF Available
- Neighborhood Retail Space
- Located at High Traffic Corner of Stringtown Rd & Hoover
- Large Parking Lot in Rear
- Open Space with Restrooms & Storage in Rear

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Commercial-Retail****List Number:** 218041334**Status:** Active**Listing Service:****Original List Price:** \$12.5**List Price:** \$14.25**Showing Start Date:** 11/06/2018**List Price Sqft:** \$0.01**VT:****Parcel #:** 040-002960**Use Code:****Tax District:** 040**Previous Use:****Zoning:****For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:****Assoc/Condo Fee:****Total Op Expenses:****Addl Acc Cond:** None Known**NOI:****Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 19,877**Tax Year:** 2017**Possession:** immediate**Assessment:****General Information****Address:** 4060 Hoover Road 68**Between Street:** Stringtown & Dartmoor Rd**Complex:****Dist To Interchange:****Building Information****Total SqFt Available:** 1,700**Bldg Sq Ft:** 9,840**# Floors AboveGround:** 1**# of Docks:** 0**Year Built:** 1966**Traffic CountPerDay:****Unit/Suite #:** 68**City:** Grove City**County:** Franklin**Mult Parcels/Sch Dis:****Zip Code:** 43123**Corp Limit:** Grove City**Township:** Jackson**Near Interchange:****Tax District:** 040**Minimum Sqft Avail:** 1,700**Acreage:** 1.45**# Units:****# Drive-In Doors:** 0**Year Remodeled:****Ceiling Height Ft:****Max Cont Sqft Avail:** 1,700**Lot Size:****Parking Ratio/1000:****Total Parking:****Bay Size:**

| | Suite Number | SqFt | Date Avail | | Suite # | Sqft | Date Avail |
|----|--------------|------|------------|----|---------|------|------------|
| 1: | | | | 3: | | | |
| 2: | | | | 4: | | | |

Financials**Lease Rate \$/Sq Ft:** 14.25**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**Curr Yr Est \$/SF LL:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:****Electric:****Electric:****Misc Int & Ext Info:****Services Available:****Construction:****Sprinkler:****Mult Use:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

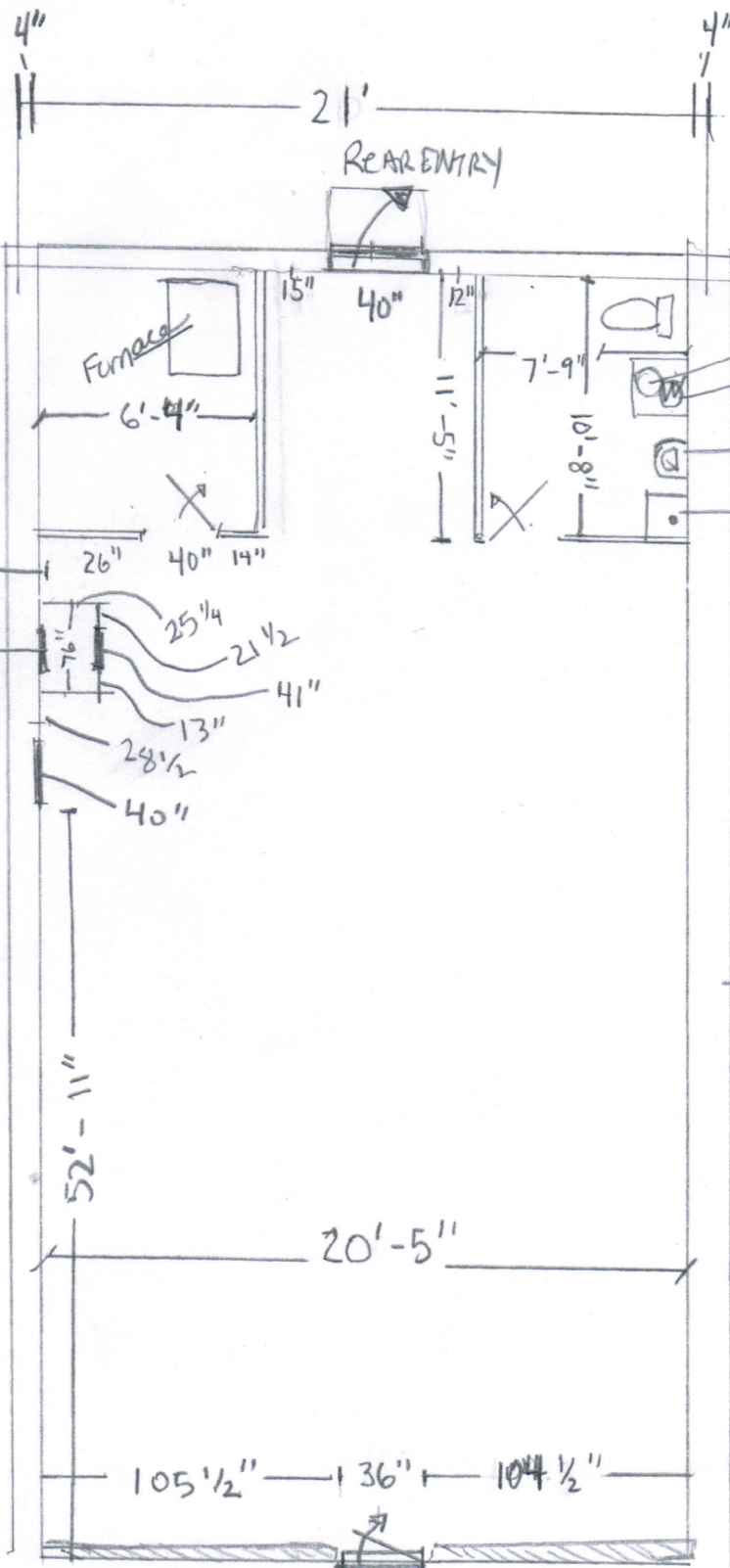
Established Neighborhood Center right off of high traffic Stringtown Road. Lease is modified gross. This is a corner suite with marquee road signage, large parking lot in front and rear with open space & restroom. Storage room in the back.

Sold Info**Sold Date:****DOM:** 179**SP:****Sold Non-MLS:** No**SlrCns:****SlrAst:****Sold Non-MLS:** No**May 03, 2019****Prepared by:** Randy J Best

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9'-10"
Ceiling Height

Exterior



UNIT SIZE

82' x 21'

- 1722'

PARKING LOT

4060 HOOVER RD
"2018"

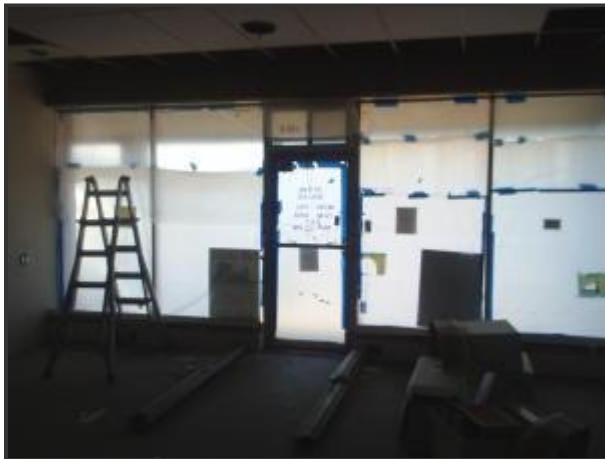
Front



Signage



Interior



Exterior



Exterior



Exterior



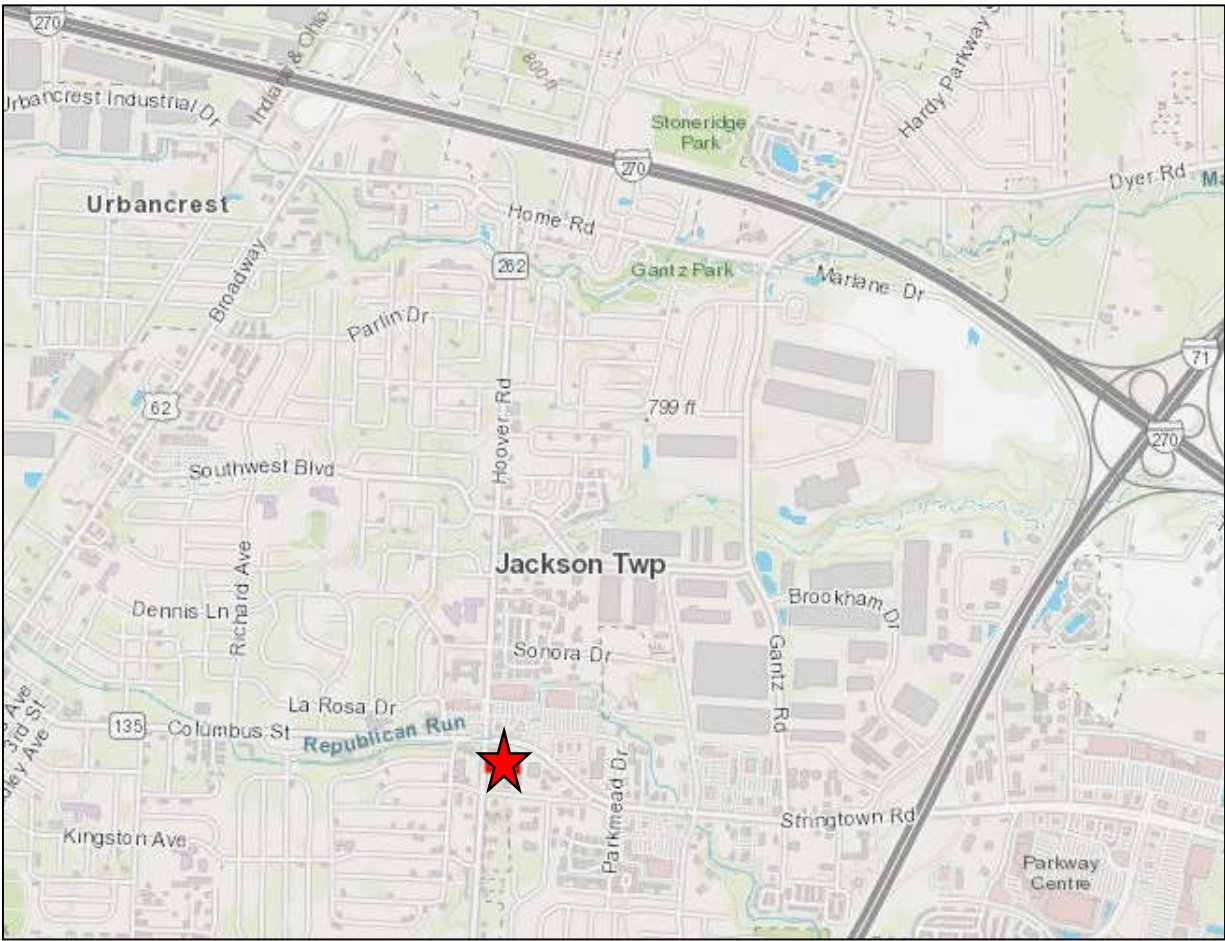
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4060 Hoover Rd

This is a satellite map of an industrial area. A red pin is placed on a building at 4060 Hoover Rd. The map shows several large industrial buildings, parking lots filled with cars and trucks, and a major road intersection. A yellow dashed line runs diagonally across the map. The text '4060 Hoover Rd' is written in white with a black outline next to the red pin. Other labels include 'Old Stringtown Rd' and 'Stringtown Rd' at the bottom right.

Old Stringtown Rd

Stringtown Rd

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