

# FOR LEASE

Available

**\$ 19.63/SF MG**

## **3379 McDowell Road, Grove City, OH 43123**

- Well maintained retail strip center.
- Highly visible corner unit for Lease.
- Approximately 1,125 SF unit with open floor plan, storage room, and restroom in rear.
- With LVT through the unit, tall ceiling height and video surveillance system, this unit is turn-key ready.
- Plenty of parking out front with employee parking in rear.
- Average daily traffic count at 30,000 + VPD.



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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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-Shopping Center



**List Number:**      **Status:** Incomplete  
**Listing Service:**      **List Price:** \$19.63  
**Original List Price:** \$19.63      **List Price Sqft:** \$0.02  
**VT:**

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**Parcel #:** 006356      **Previous Use:** Retail  
**Use Code:**      **Tax District:** 040      **Zoning:** Commercial  
**For Sale:** No      **For Lease:** Yes      **Exchange:** No  
**Occupancy Rate:** 89      **Mortgage Balance:**

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**Gross Income:**      **Assoc/Condo Fee:**  
**Total Op Expenses:**      **Addl Acc Cond:**  
**NOI:**

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**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):**      **Tax Year:**      **Possession:**  
**Assessment:**

## General Information

**Address:** 3379 McDowell Road      **Unit/Suite #:**  
**Between Street:** Stringtown Road & Sonora Drive      **City:** Grove City      **Zip Code:** 43123      **Tax District:** 040  
**Complex:**      **County:** Franklin      **Corp Limit:** Grove City  
**Dist To Interchange:** 0.5      **Mult Parcels/Sch Dis:** No      **Township:** None  
**Building Information**      **Near Interchange:** I-71

**Total SqFt Available:** 1,125      **Minimum Sqft Avail:** 1,125      **Max Cont Sqft Avail:** 1,125  
**Bldg Sq Ft:** 9,000      **Acreage:**      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:** 1      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:**  
**Year Built:**      **Year Remodeled:**      **Bay Size:**  
**Traffic CountPerDay:**      **Ceiling Height Ft:**

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

## Financials

**Lease Rate \$/Sq Ft:** 19.63      **Term Desired:**  
**Expenses Paid by L:**      **Will LL Remodel:**  
**T Reimburses L:** Curr Yr Est \$/SF TRL: 0      **Finish Allow/SQFT \$:**  
**T Contracts Directly:**      **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0      **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

## Features

**Heat Fuel:**      **Sewer:**  
**Heat Type:**      **Electric:**  
**Electric:**      **Misc Int & Ext Info:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**      **MLS Primary PhotoSrc:** Realtor Provided

## Property Description

-Well maintained retail strip center -Highly visible corner unit -Approximately 1,125 SF with open floor plan and storage room and restroom in rear -With LVT throughout the unit, tall ceiling height, and video surveillance, this unit is turn-key ready -Plenty of parking out front with employee parkin in rear

## Sold Info

**Sold Date:**      **DOM:** 1      **SP:**  
**Sold Non-MLS:** No  
**SirCns:**      **SirAst:**  
**Concession Comments:**

Sold Non-MLS: No

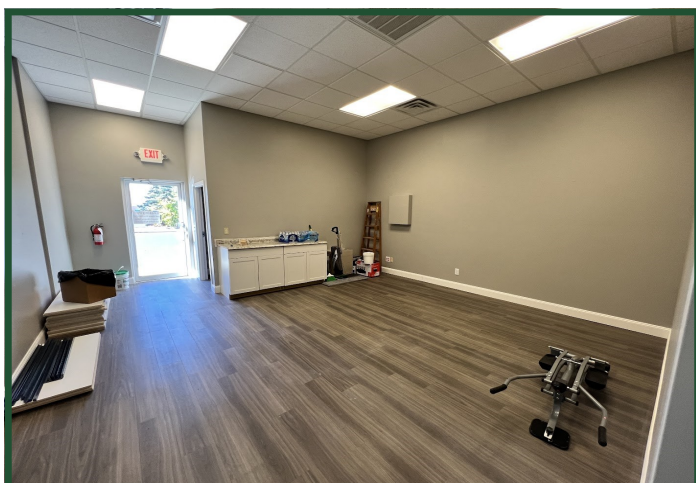
October 28, 2022

Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2022 **MLS** and **FBS**. Prepared by Randy J Best on Friday, October 28, 2022 1:27 PM. The information on this sheet has been made available by the **MLS** and may not be the listing of the provider.



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## **Aerial Page**



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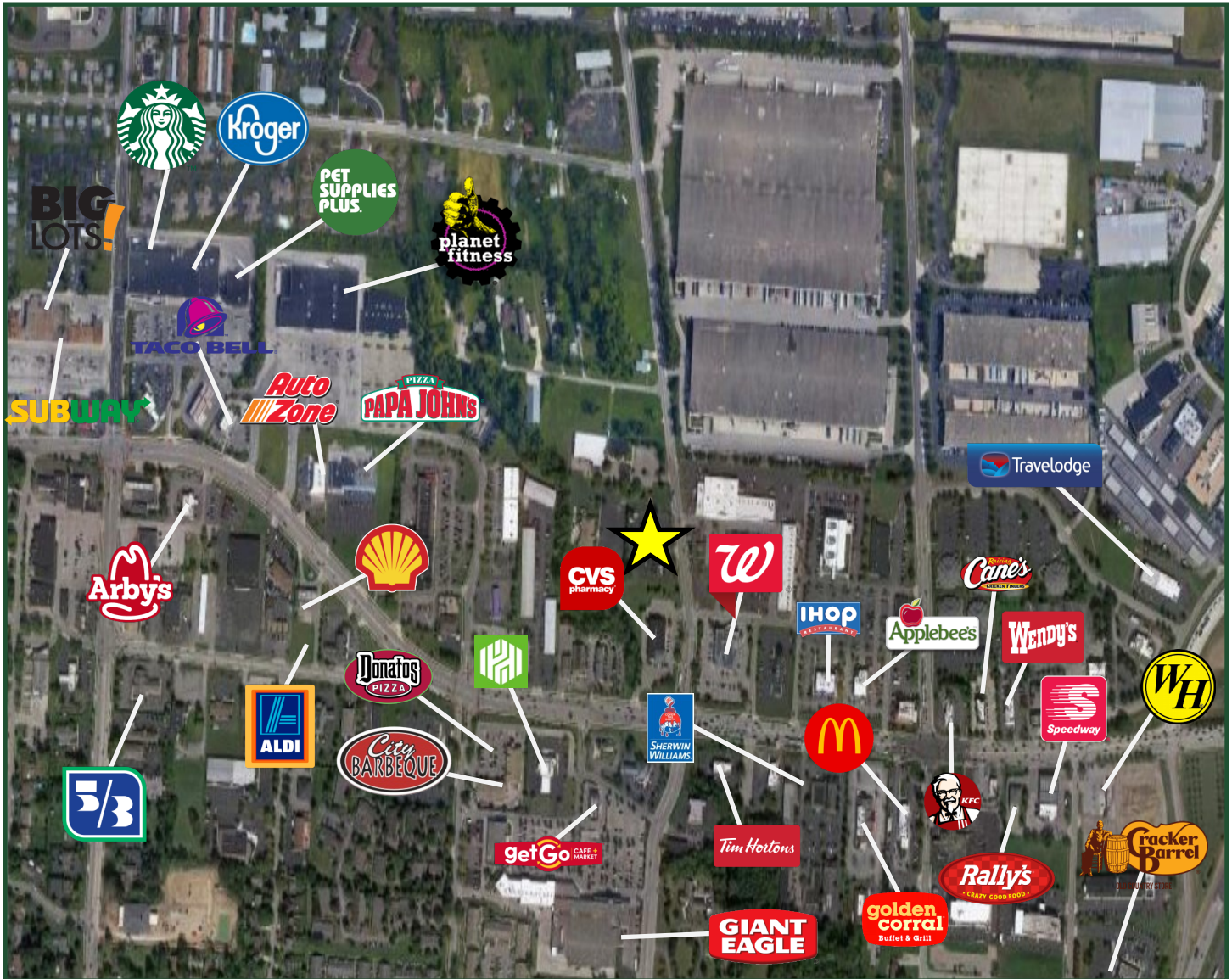


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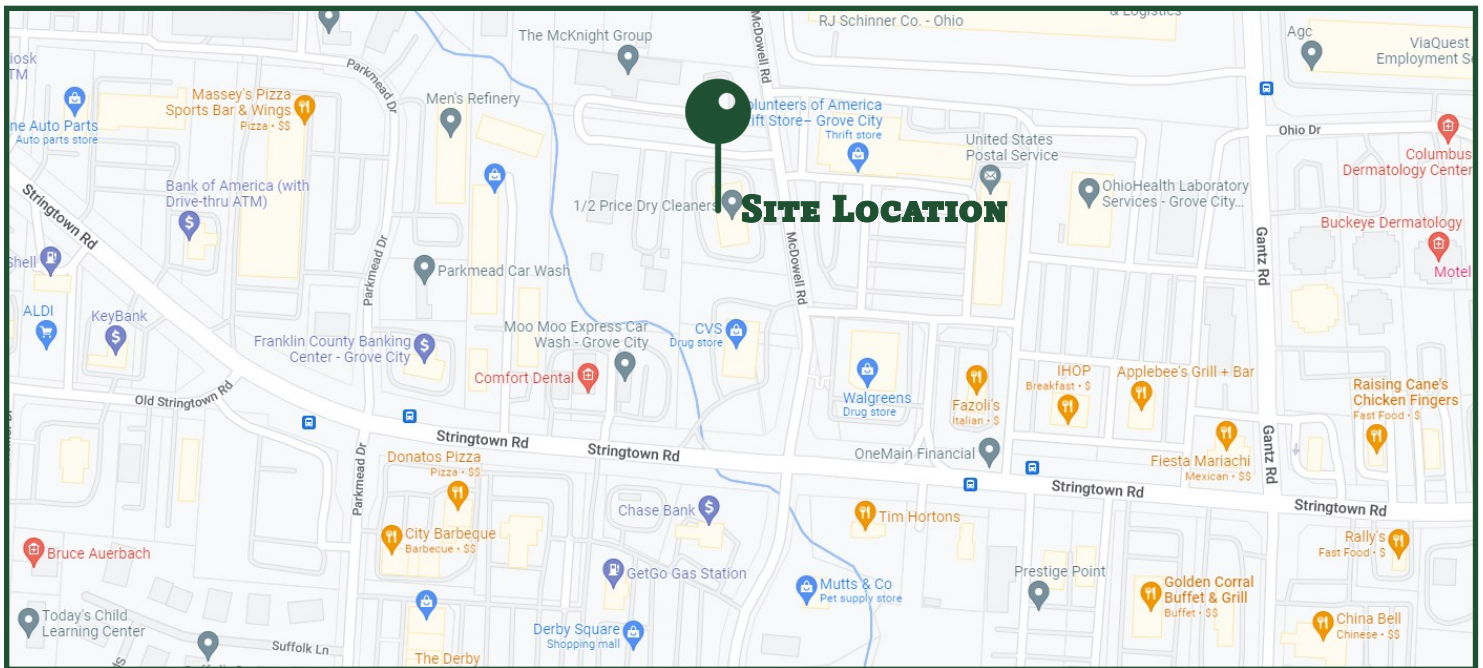
## Amenities Page



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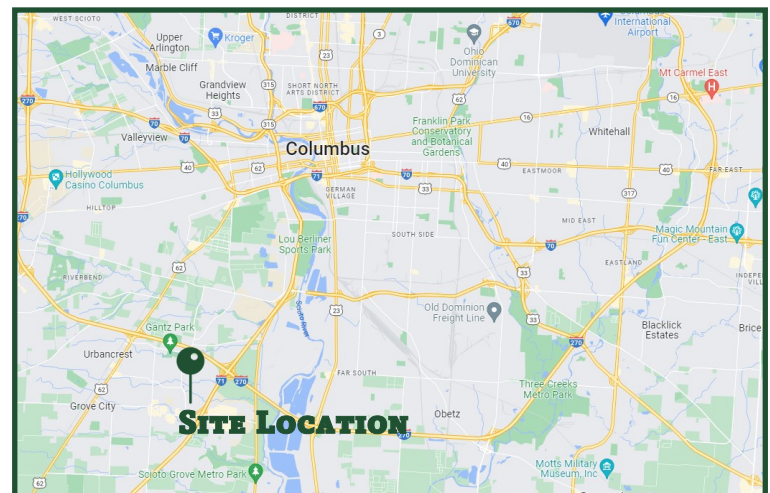


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## TRAFFIC COUNT

Street	Avg Daily Volume
STRINGTOWN RD-MCDOWELL RD	30,528
STRINGTOWN RD-MARLANE RD	37,730
I-71-STRINGTOWN RD	32,888



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	4,710	38,217	87,528
Households (2022) 	5,801	19,020	40,059
Avg Household Income (2022) 	\$58,955	\$55,016	\$55,651

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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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