

FOR LEASE

Available



3391 McDowell Road, Grove City, OH 43123

- Approximately 1,125+/- SF unit for lease.
- Open floor plan with restroom in rear.
- Excellent natural light.
- Located just off busy Stringtown Road.
- Easy access to I-71 and I-270.
- Owner pays water and sewer.



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.

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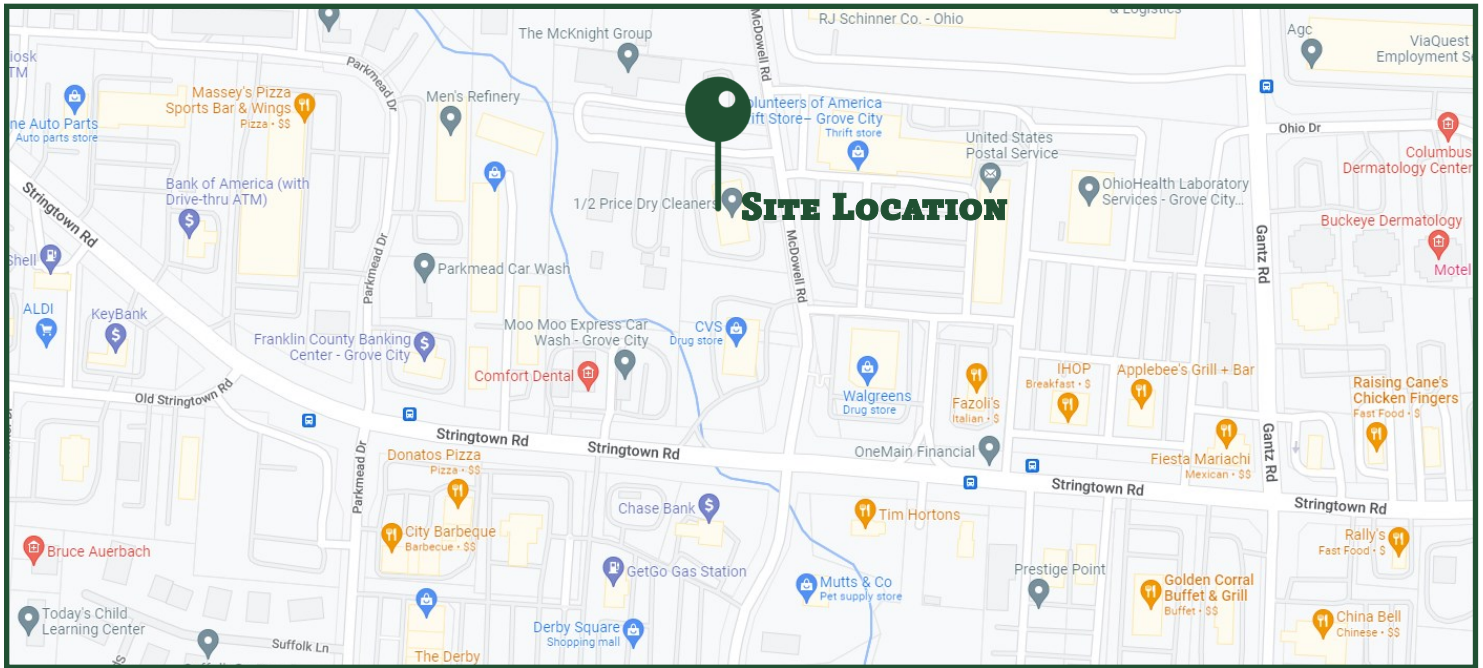
Aerial



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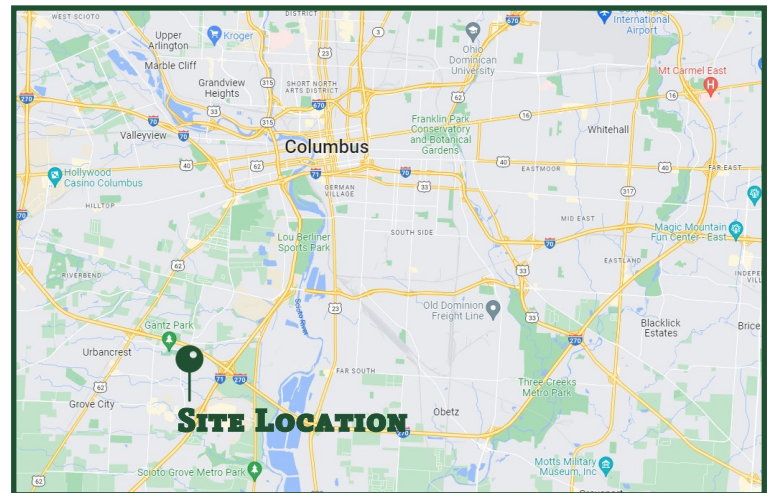


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TRAFFIC COUNT

| 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 |

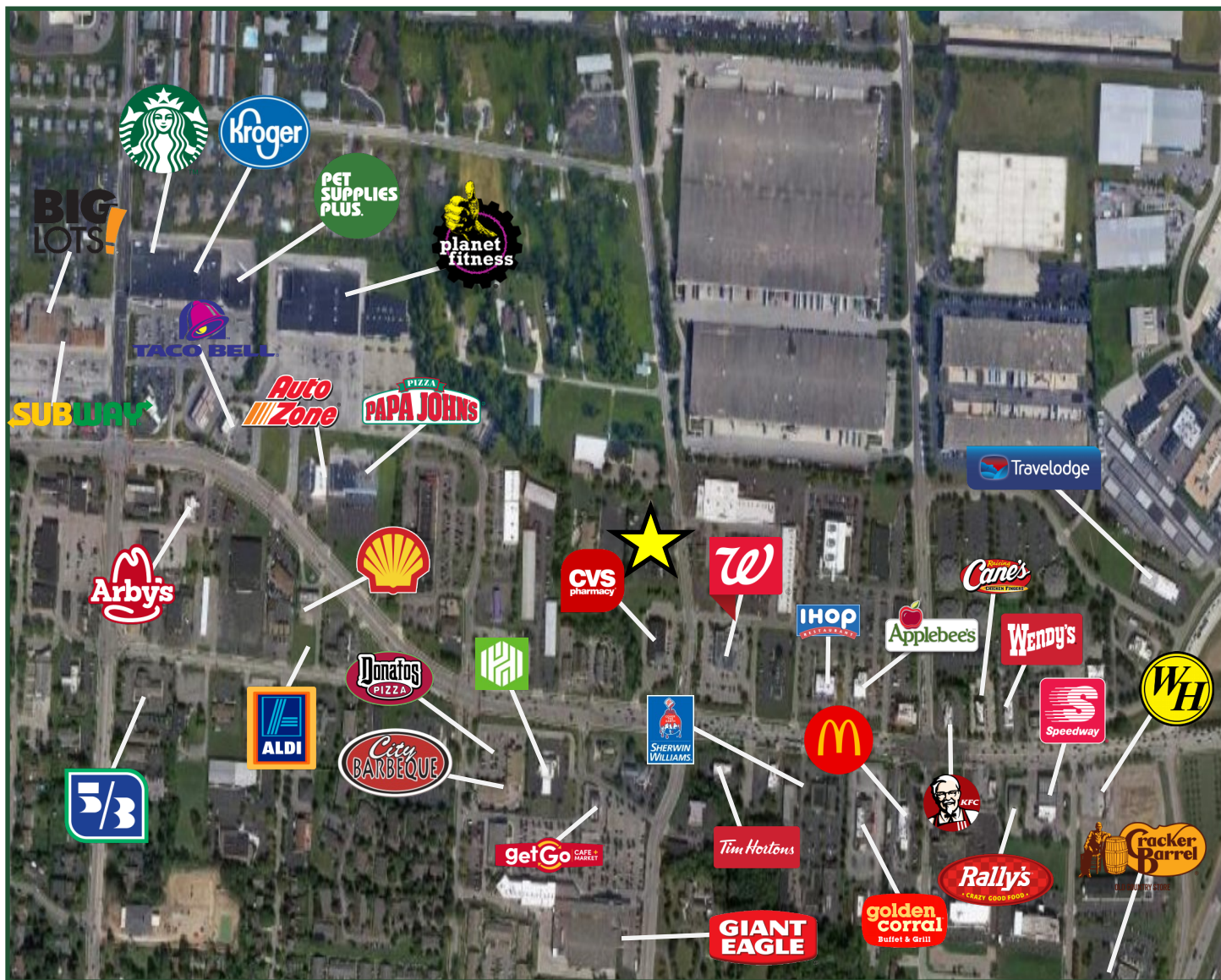
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Amenities Page



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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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