

# 2.68 ACRES FOR SALE OR FOR LEASE

3131 BROADWAY

GROVE CITY, OH



SITE

78,180 (2024)



BROADWAY



DOLLAR GENERAL

CROSS STREET

Waffle House

27,724 (2024)



ANYTIME FITNESS



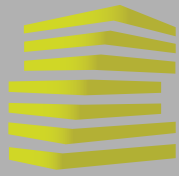
RANGE USA

SHERWIN-WILLIAMS

HOME RD



LOCATION.  
commercial real estate



# 3131 BROADWAY

## NEIGHBORHOOD VIBE

URI STARR | REAGAN CHRISTIE

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### TRADE AREA OVERVIEW

Grove City is a thriving suburb located just seven miles southwest of downtown Columbus, offering a strong mix of residential growth, retail development, and industrial expansion. With convenient access to I-71, I-270, and U.S. Route 62, Grove City serves as a key gateway to the Columbus metropolitan area and continues to attract both businesses and new residents.

The local economy is supported by a diverse employment base that includes education, healthcare, logistics, and manufacturing. Major employers such as Mount Carmel Grove City Hospital, South-Western City School District, and Amazon have established significant operations in the area. The city's strong workforce and strategic location near major highways make it ideal for both regional distribution and service-based industries.

Grove City's Town Center has undergone revitalization, offering a blend of restaurants, boutiques, entertainment venues, and public gathering spaces, creating a vibrant small-town atmosphere within a growing metro. Residents and visitors also enjoy abundant parks and recreation, including Fryer Park, Scioto Grove Metro Park, and numerous community events held throughout the year.

With a steady population increase, business-friendly environment, and proximity to downtown Columbus, Grove City continues to grow as a major retail and commercial trade area in Central Ohio.

### DEMOGRAPHICS

|               | 1 mile   | 3 mile   | 5 mile   |
|---------------|----------|----------|----------|
| POPULATION    | 9,797    | 88,589   | 194,576  |
| HOUSEHOLDS    | 3,981    | 34,685   | 75,106   |
| EMPLOYEES     | 2,551    | 25,074   | 67,372   |
| MED HH INCOME | \$69,170 | \$75,548 | \$70,909 |

### AREA RETAIL | RESTAURANTS

Kroger

ALDI

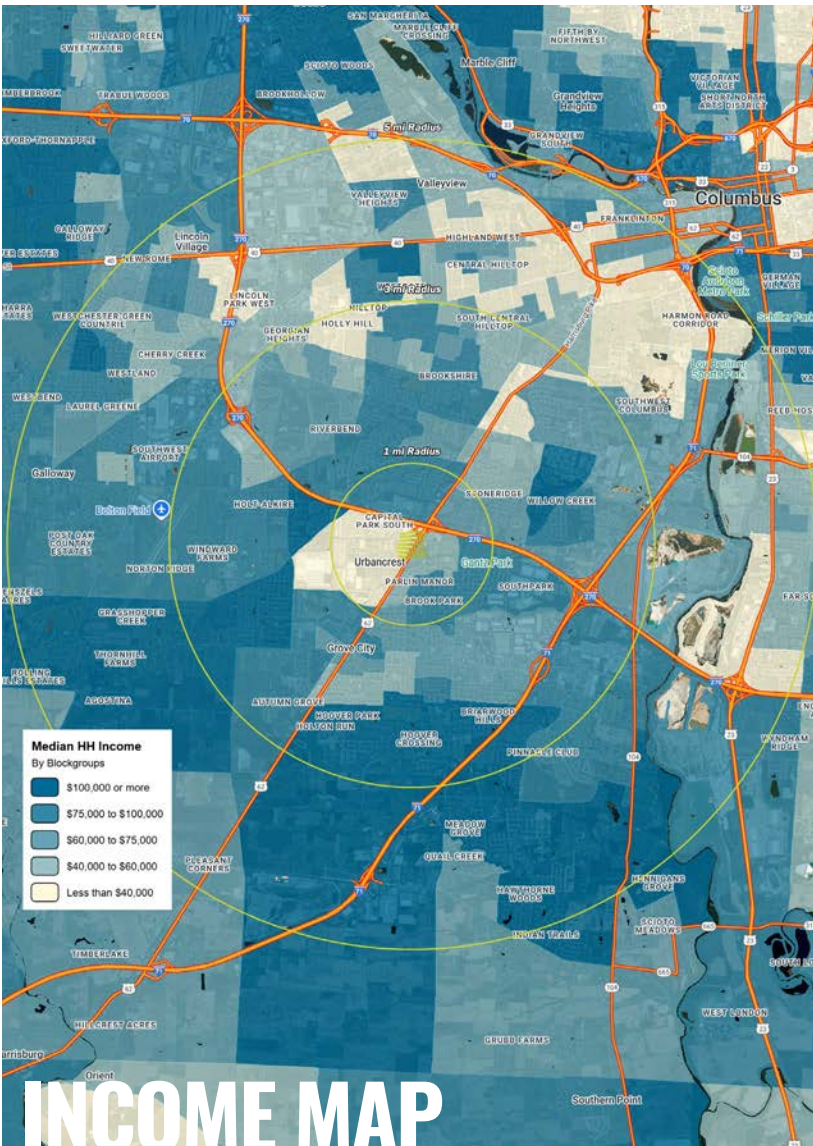
PET  
SUPPLIES  
PLUS

LOWE'S

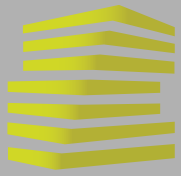
giant  
eagle

Walmart

DOLLAR GENERAL



# INCOME MAP



# 3131 BROADWAY

## SITE PLAN & DETAILS

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- **2.68 ACRES OF PRIME COMMERCIAL LAND LOCATED JUST OFF I-270 WITH ACCESS TO US-62**
- **POSITIONED TO CAPTURE ONE OF GROVE CITY'S MOST TRAVELED CORRIDORS, US 62, WHICH HAS OVER 27,000 VPD**
- **CLOSE PROXIMITY TO I-270 WHICH CARRIES OVER 78,000 VPD**
- **PERFECT FOR RETAIL, STORAGE, MEDICAL, ETC.**
- **CALL BROKER FOR PRICING**



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