

# STRINGTOWN CROSSING

RETAIL FOR LEASE

4063 - 4097 HOOVER ROAD, GROVE CITY, OH 43123

**New Ownership:  
Major Renovations  
Underway**



AARON HEATH SENIOR VICE PRESIDENT

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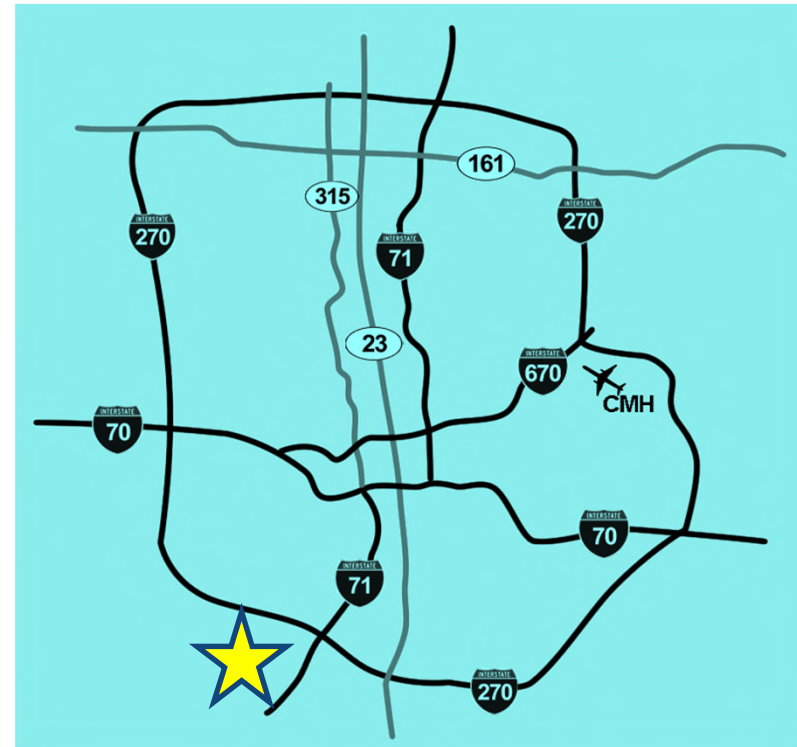
# PROPERTY HIGHLIGHTS

- +/- 6,259 SF contiguous available
- Co-tenant with Bogey's Indoor Golf, Play It Again Sports, Litle Diggers, Safe Splash Swim School, Dad Bod Fitness, and Upper Deck Sports Bar
- 124 parking spaces (4.03 per 1,000)
- 19,005 vehicles per day on Stringtown Road (MORPC)
- 11,283 vehicles per day on Hoover Road (MORPC)
- Pylon signage available
- \$20.00 NNN per SF plus estimated operating expenses: \$6.00 (real estate tax: \$1.35 insurance: \$0.56 CAM: \$4.09)
- Renovation of the property to begin in late 2025
- Pad site ground lease (+/- 0.60 acres): \$115,000 per year

## STRINGTOWN CROSSING

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# RENOVATION RENDERINGS



**equity** brokerage

[www.equity.net](http://www.equity.net)

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# SITE



equity brokerage

[www.equity.net](http://www.equity.net)

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# SPACE PLAN



# NEW PYLON SIGN



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# OU PARCEL GROUND LEASE



KNAPP DRIVE

COLUMBUS STREET

+/- 0.60 ACRES

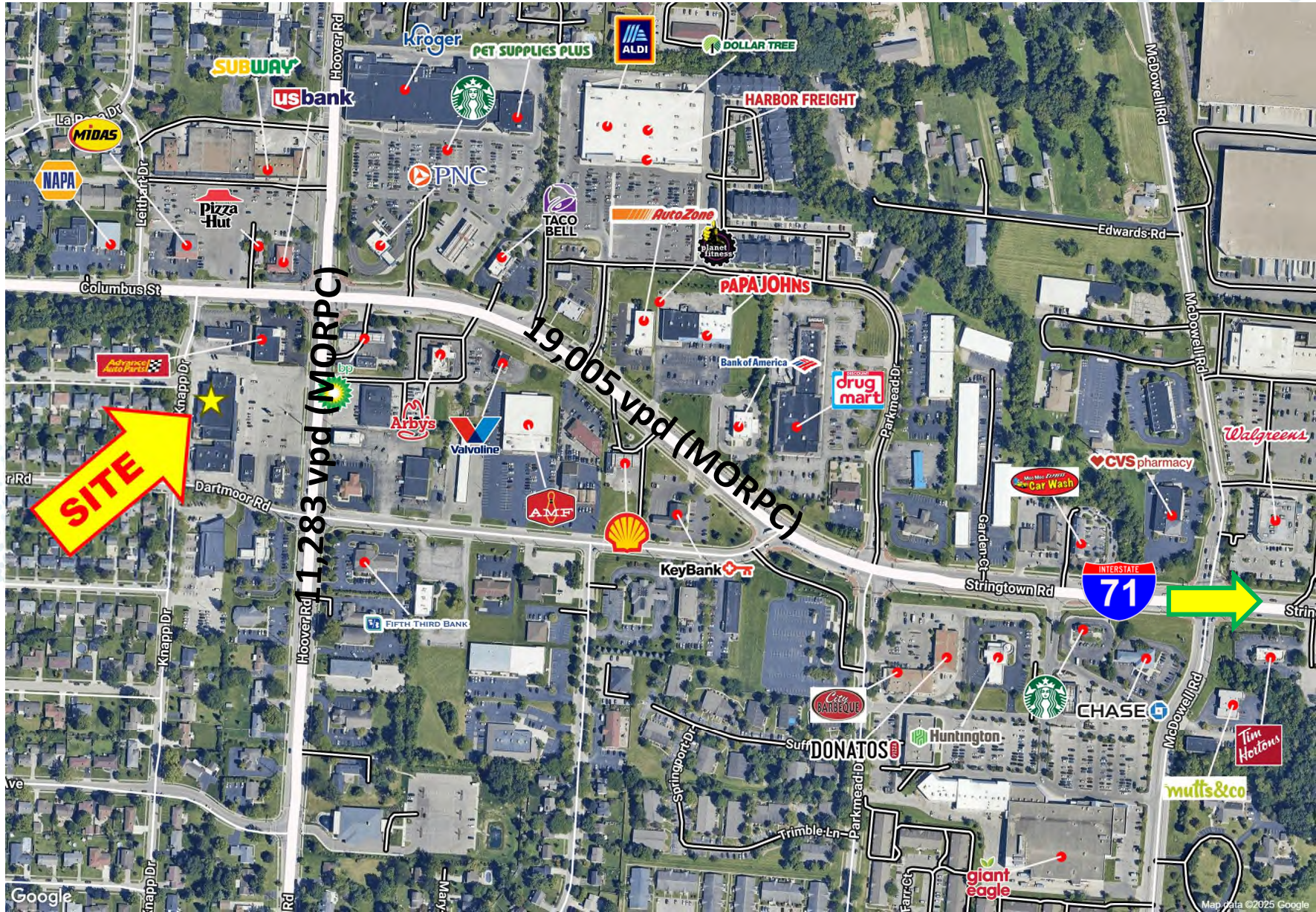
The UPPER DECK  
.SPORTS BAR.  
EST. 2019

Advance Auto Parts

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# AERIAL

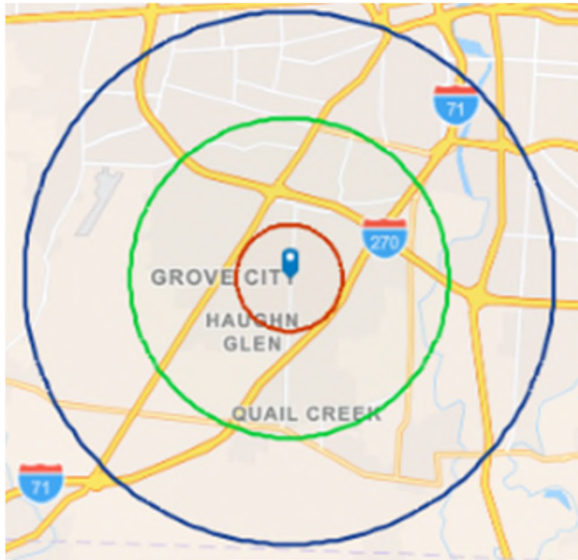


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# 1-MILE RADIUS DEMOS



## KEY FACTS

**11,834**  
Population

**2.3**  
Average  
Household Size

**40.4**  
Median Age

**\$70,738**  
Median Household Income

## BUSINESS

**551**

Total Businesses

**7,940**

Total Employees

## EDUCATION

**9%**

No High School  
Diploma

**35%**

High School  
Graduate

**28%**

Some  
College

**27%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,792**

Per Capita  
Income



**\$70,538**

Median  
Household  
Income



**\$94,636**

Average  
Household  
Income

## EMPLOYMENT



**57.9**  
White  
Collar %



**24.7**  
Blue  
Collar %

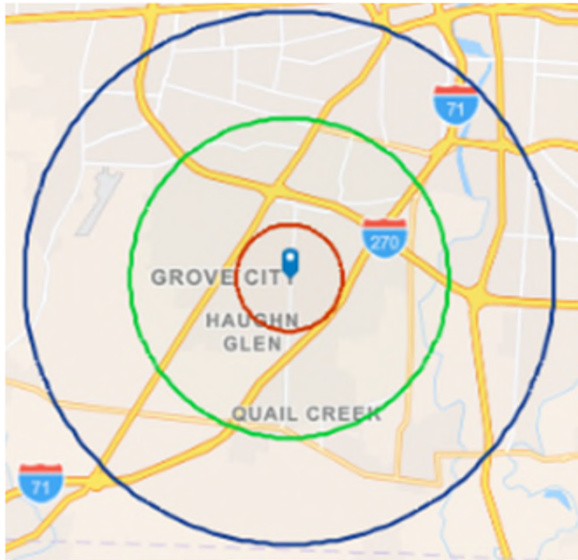


**17.4**  
Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**61,232**  
Population

**2.5**  
Average  
Household Size

**38.7**  
Median Age

**\$85,194**  
Median Household Income

## BUSINESS

**1,807**

Total Businesses

**29,037**

Total Employees

## EDUCATION

**8%**

No High School  
Diploma

**32%**

High School  
Graduate

**28%**

Some  
College

**32%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$42,846**  
Per Capita  
Income



**\$85,194**  
Median  
Household  
Income



**\$109,523**  
Average  
Household  
Income

## EMPLOYMENT

**62.4**  
White  
Collar %

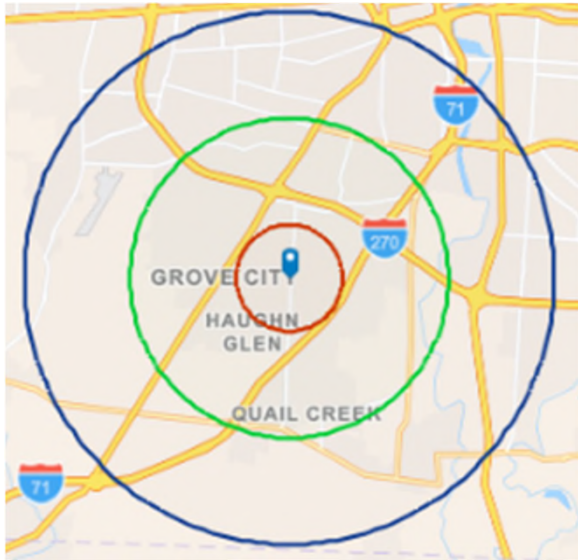
**20.6**  
Blue  
Collar %

**16.9**  
Services  
%

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**148,934**  
Population

**2.6**  
Average  
Household Size

**37.1**  
Median Age

**\$69,465**  
Median Household Income

## BUSINESS

**3,404**

Total Businesses

**49,969**

Total Employees

## EDUCATION

**12%**

No High School  
Diploma

**36%**

High School  
Graduate

**27%**

Some  
College

**25%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$35,379**

Per Capita  
Income



**\$69,465**

Median  
Household  
Income



**\$92,641**

Average  
Household  
Income

## EMPLOYMENT



**56.7**  
White  
Collar %



**25.8**  
Blue  
Collar %



**17.5**  
Services  
%

**equity** | brokerage

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