



## Derby Square Center

2239 Stringtown Road, Grove City, Ohio 43123

### Property Features

- 900 SF of Retail/Office space located in busy commercial corridor of Grove City
- Anchored by 70,000 SF Giant Eagle
- Busy trade area | 30,035 VPD
- Convenient access to I-71
- Located in plaza with Donato's, City Barbeque, Cricket Wireless, Wingstop & others
- Desired lease term is 5+ years

**Lease Rate: \$20.00 SF/Yr (NNN)**

**Operating Expenses: \$6.00 SF**



For more information:

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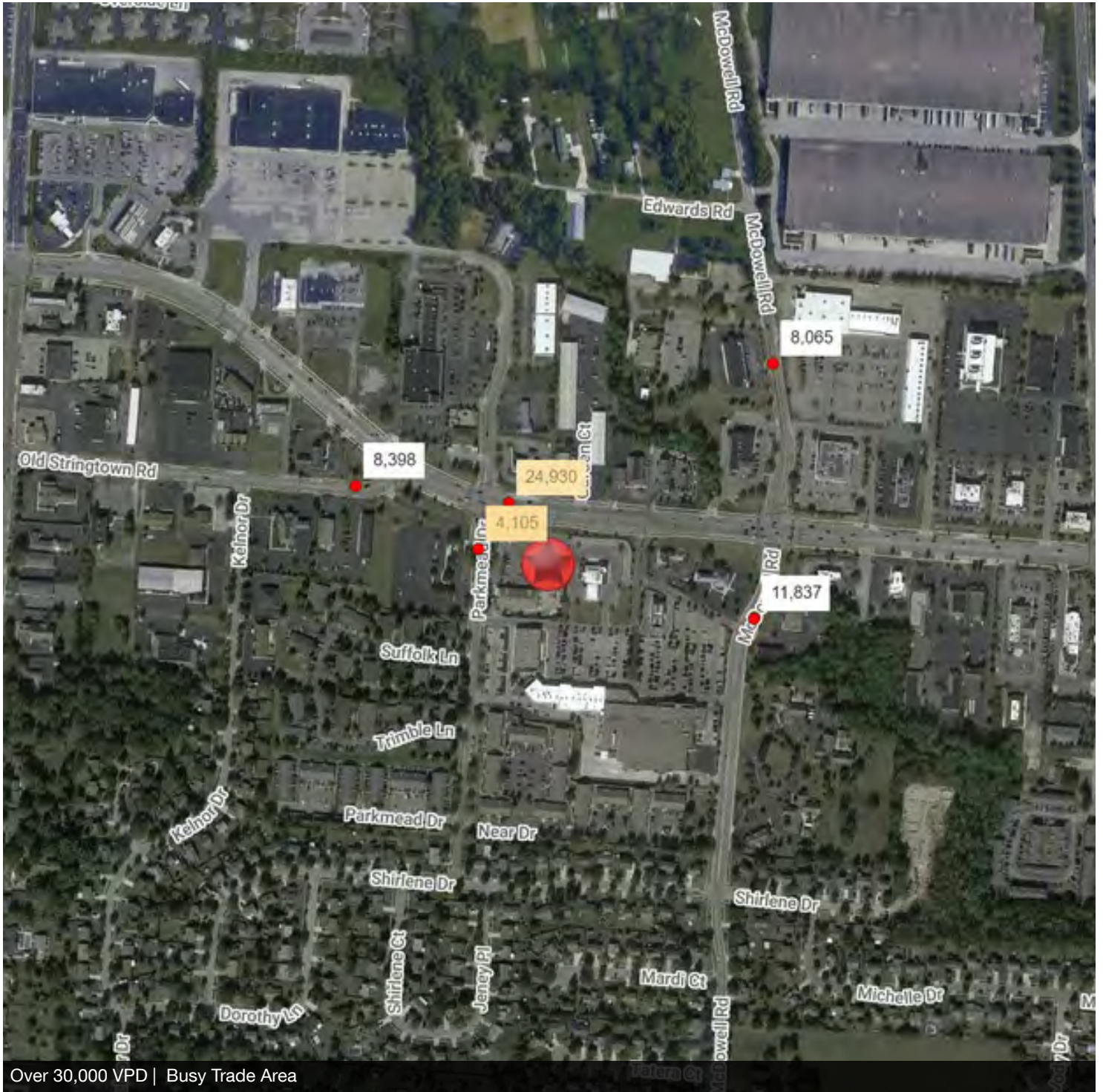
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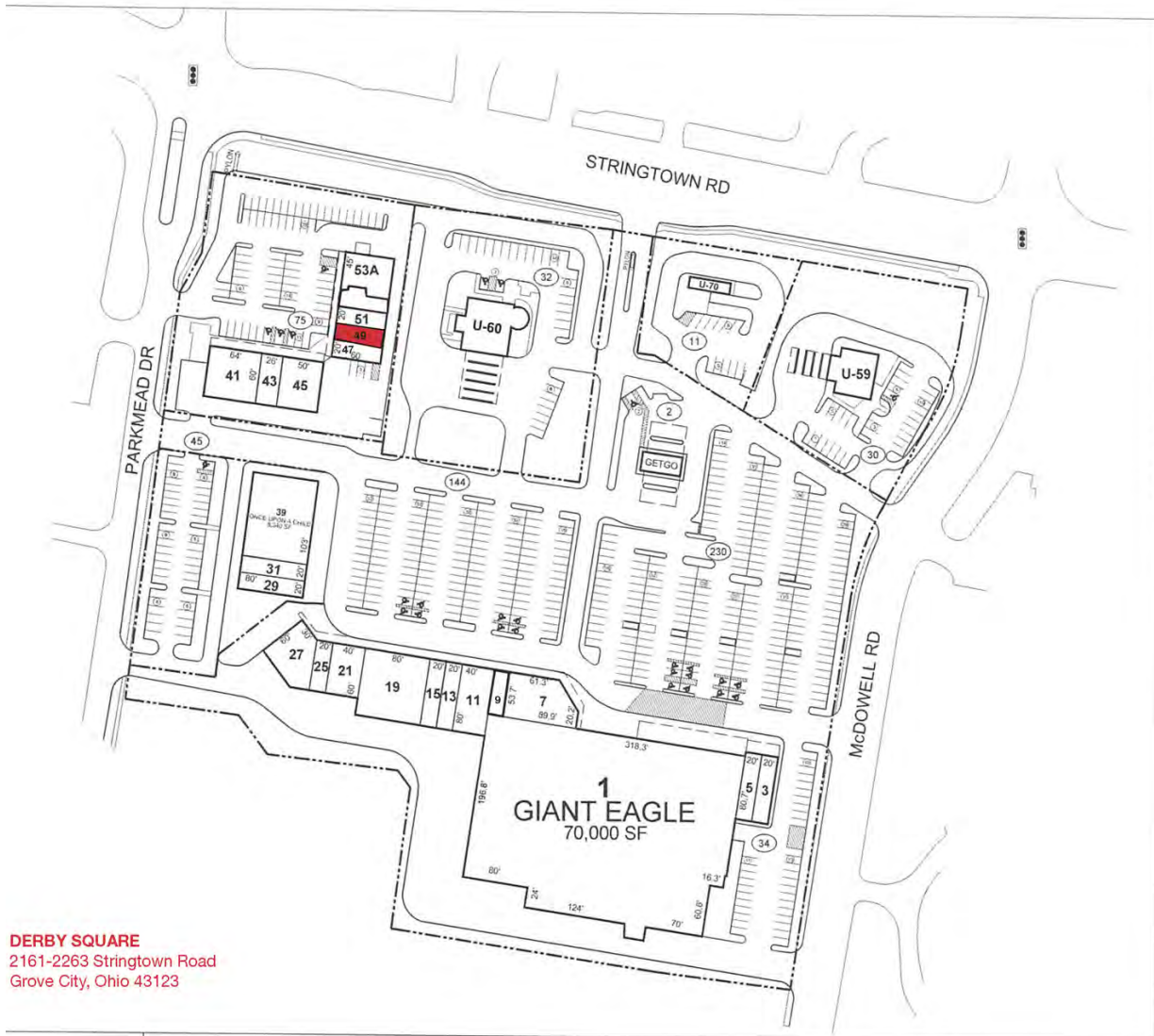
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# Location Map



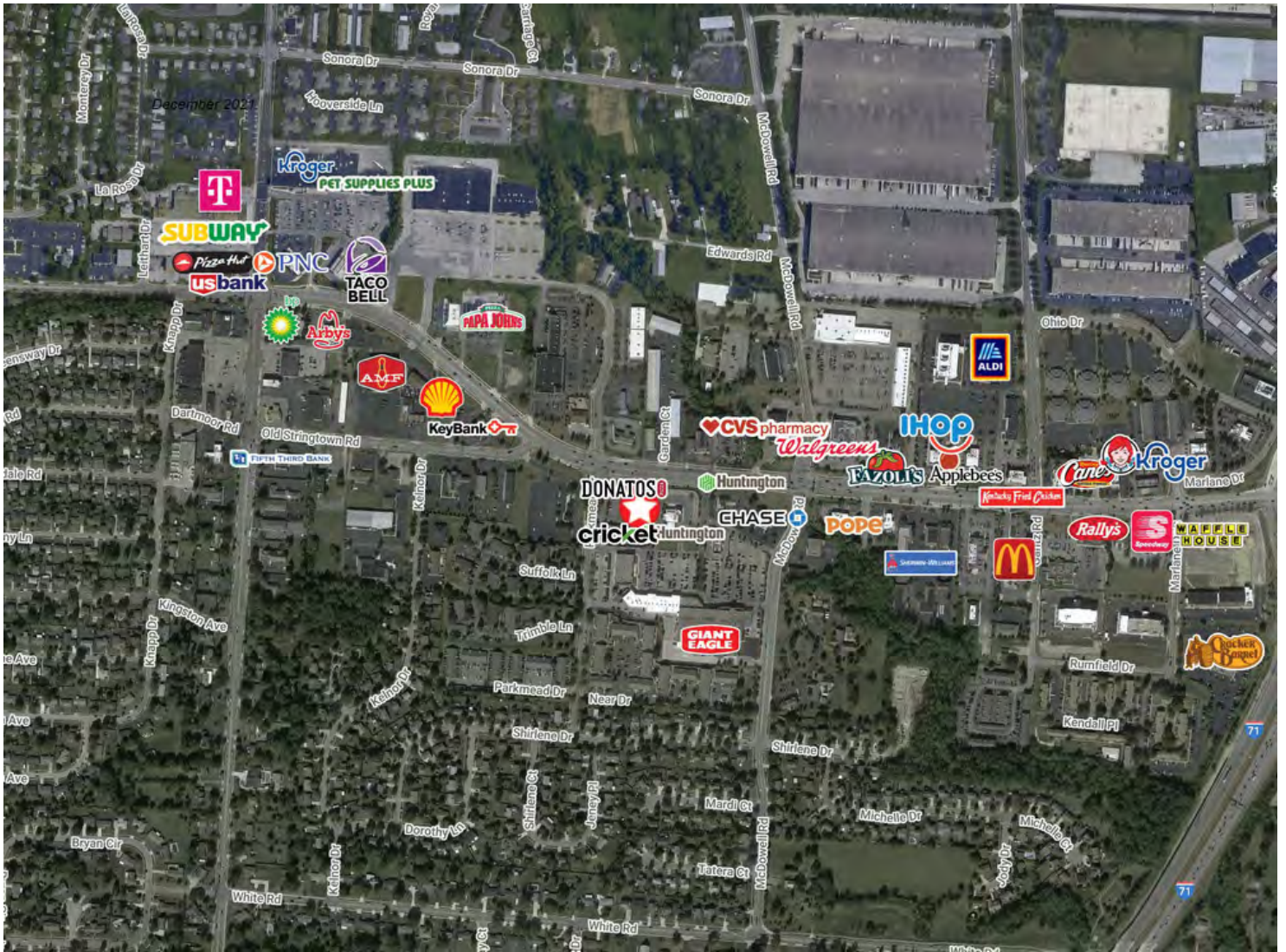




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**DERBY SQUARE**  
2161-2263 Stringtown Road  
Grove City, Ohio 43123



## Demographics

	3 mi radius	5 mi radius	10 mi radius	15 mi radius
<b>Population</b>				
2021 Estimated Population	56,421	140,765	562,719	1,103,335
2026 Projected Population	59,243	143,352	578,854	1,138,558
2010 Census Population	47,928	128,182	488,207	954,992
2000 Census Population	38,916	111,893	465,390	898,223
Projected Annual Growth 2021 to 2026	1.0%	0.4%	0.6%	0.6%
Historical Annual Growth 2000 to 2021	2.1%	1.2%	1.0%	1.1%
2021 Median Age	36.6	36.0	34.0	34.7
<b>Households</b>				
2021 Estimated Households	21,012	51,310	219,267	436,874
2026 Projected Households	22,214	52,808	229,459	456,470
2010 Census Households	18,565	48,367	194,961	389,155
2000 Census Households	14,610	42,952	186,425	367,158
Projected Annual Growth 2021 to 2026	1.1%	0.6%	0.9%	0.9%
Historical Annual Growth 2000 to 2021	2.1%	0.9%	0.8%	0.9%
<b>Race and Ethnicity</b>				
2021 Estimated White	83.8%	76.3%	64.9%	62.6%
2021 Estimated Black or African American	7.4%	13.6%	23.3%	25.6%
2021 Estimated Asian or Pacific Islander	3.9%	3.7%	5.0%	5.3%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%
2021 Estimated Other Races	4.6%	6.1%	6.4%	6.2%
2021 Estimated Hispanic	4.3%	5.7%	6.2%	6.0%
<b>Income</b>				
2021 Estimated Average Household Income	\$96,306	\$81,046	\$79,415	\$82,675
2021 Estimated Median Household Income	\$80,150	\$65,258	\$64,190	\$66,919
2021 Estimated Per Capita Income	\$35,964	\$29,856	\$31,354	\$32,963
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.8%	3.1%	3.3%
2021 Estimated Some High School (Grade Level 9 to 11)	6.0%	10.0%	8.2%	6.7%
2021 Estimated High School Graduate	30.3%	34.9%	27.0%	26.0%
2021 Estimated Some College	21.6%	20.5%	19.5%	20.0%
2021 Estimated Associates Degree Only	8.0%	7.6%	6.6%	6.9%
2021 Estimated Bachelors Degree Only	21.3%	16.0%	22.3%	23.3%
2021 Estimated Graduate Degree	10.6%	7.3%	13.2%	13.8%
<b>Business</b>				
2021 Estimated Total Businesses	1,711	3,415	20,371	37,880
2021 Estimated Total Employees	24,982	52,735	317,833	532,141
2021 Estimated Employee Population per Business	14.6	15.4	15.6	14.0
2021 Estimated Residential Population per Business	33.0	41.2	27.6	29.1

# Parcel Floor Plan





### COLUMBUS MSA OVERVIEW

- 14th Largest City in the United States
- Ranks #1 among the 10 largest Midwest Metros in Population & Job Growth since 2010
- 10% Population Growth Over the Last 10 Years
- Educated Population & Workforce – 37.7% of Population Holds a Bachelor’s Degree
- Highly Diversified Economy – no single industry represents more than 18% of the total employment sector

#### CURRENT DEMOGRAPHICS

Residents	2,230,960
Median Age	35.9
Households	829,729
Median Household Income	\$63,498

“Columbus isn’t the next business destination; it’s **already happening**”

- Inc. Magazine

**16** FORTUNE 1000 HEADQUARTERS

**52** COLLEGE CAMPUSES

**TOP 10** MILLENNIAL CONCENTRATION