

5775 N MEADOWS, GROVE CITY, OH 43123

Executive Summary // GROVE CITY MOB - FOR LEASE



OFFERING SUMMARY

Available SF:	2,500 - 12,000 SF
Lease Rate:	Negotiable
Estimated Expenses:	\$6.50
Year Built:	2018
Building Size:	41,000 SF
Zoning:	PD
Market:	OH-Columbus

PROPERTY OVERVIEW

Elford Realty, LLC is pleased to present a new medical office building for lease situated approximately 1 mile from the new Mount Carmel Health System campus. Located off of London-Groveport Road and North Meadows Drive, just one exit south of Stringtown Road. Excellent freeway visibility along I-71, with many area amenities.

PROPERTY HIGHLIGHTS

- Two Story Medical Office Building
- +/-41,000 Rentable Square Feet
- +/-12,000 SF Available-2nd Floor
- \$6.50/SF Estimated OE's
- 100%-15 year tax abatement
- 5/1,000 SF Parking Ratio
- Minimal divisible 2,500 SF
- Join Central Ohio Urology Group and Veteran's Affairs.

For More Information:

KRISTY DANIEL

614.560.7340
kdaniel@elfordrealty.com

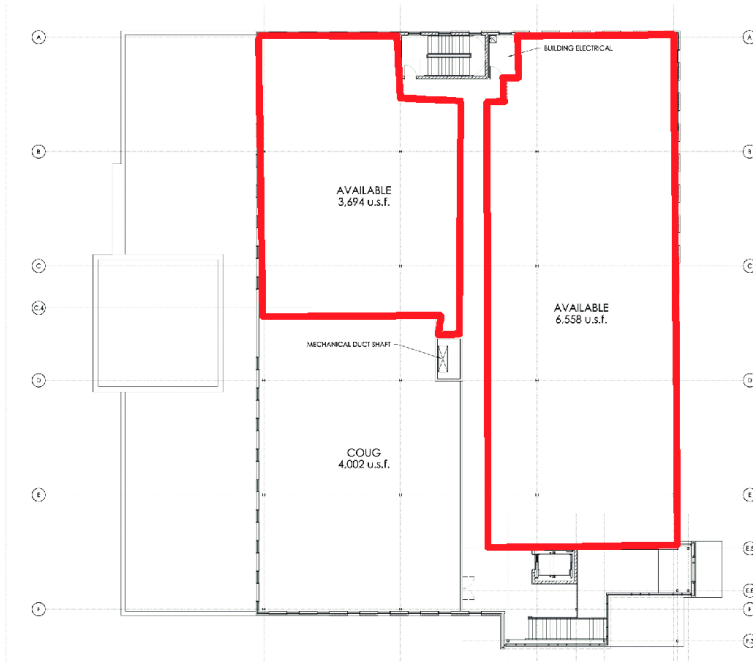
ANDY MILLS, CCIM

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Available Spaces // GROVE CITY MOB - FOR LEASE



LEASE RATE:

Negotiable

ESTIMATED OPERATING EXPENSES:

\$6.50

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERMS
2	Negotiable	NNN	2,500 - 12,000 SF	Negotiable

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Additional Photos // GROVE CITY MOB - FOR LEASE



NORTH MEADOWS DRIVE PHASE 1 - REGIONAL CONTEXT

TRIVIUM/GROVE CITY

PREPARED FOR  DATE: 8.14.13

210 North Locust Street
Columbus, OH 43215
Phone: (614) 653-7979
Fax: (614) 653-2679



Faris Planning & Design

LAND PLANNING |  | LANDSCAPE ARCHITECTURE
243 N. 5th Street | Suite 401 | Columbus, OH 43215
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Location Maps // GROVE CITY MOB - FOR LEASE



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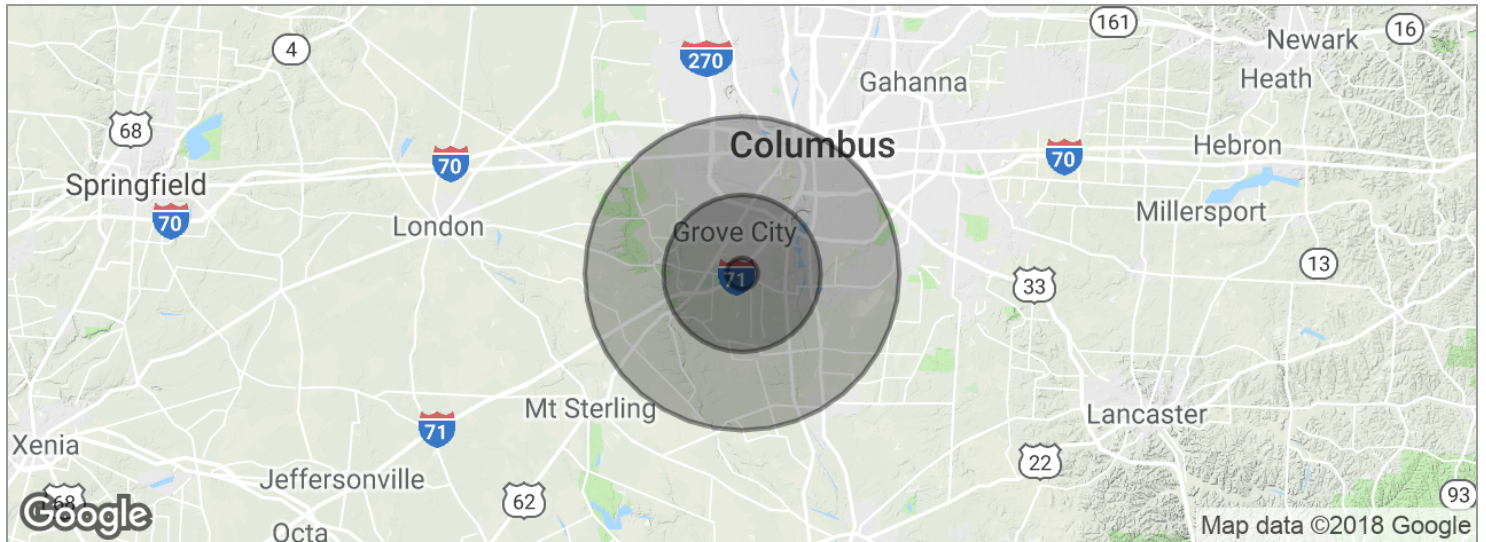
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Demographics Map // GROVE CITY MOB - FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,382	66,417	335,061
Median age	36.3	36.9	34.5
Median age (Male)	36.2	35.6	33.4
Median age (Female)	37.4	37.5	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	472	24,331	128,042
# of persons per HH	2.9	2.7	2.6
Average HH income	\$90,765	\$71,246	\$55,258
Average house value	\$232,380	\$190,112	\$156,151

* Demographic data derived from 2010 US Census

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