

# FOR LEASE

Available



**\$ 21.33/SF MG**

## **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.



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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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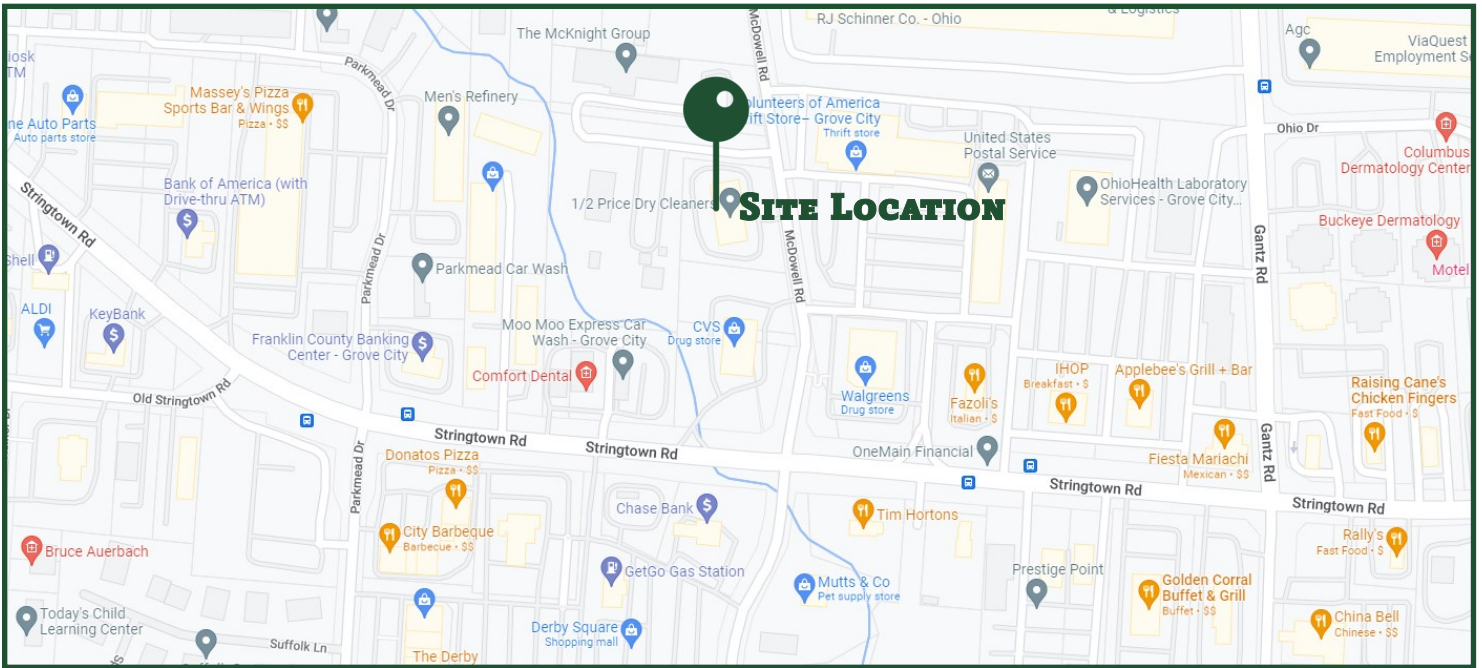
## Aerial



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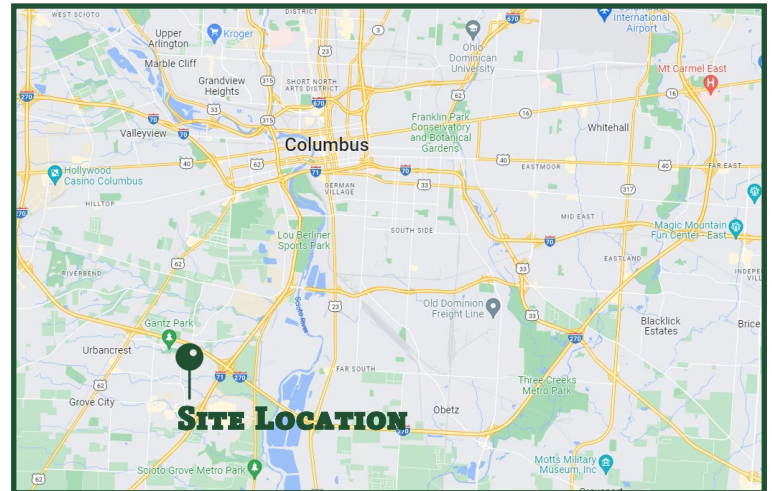


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## TRAFFIC COUNT

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

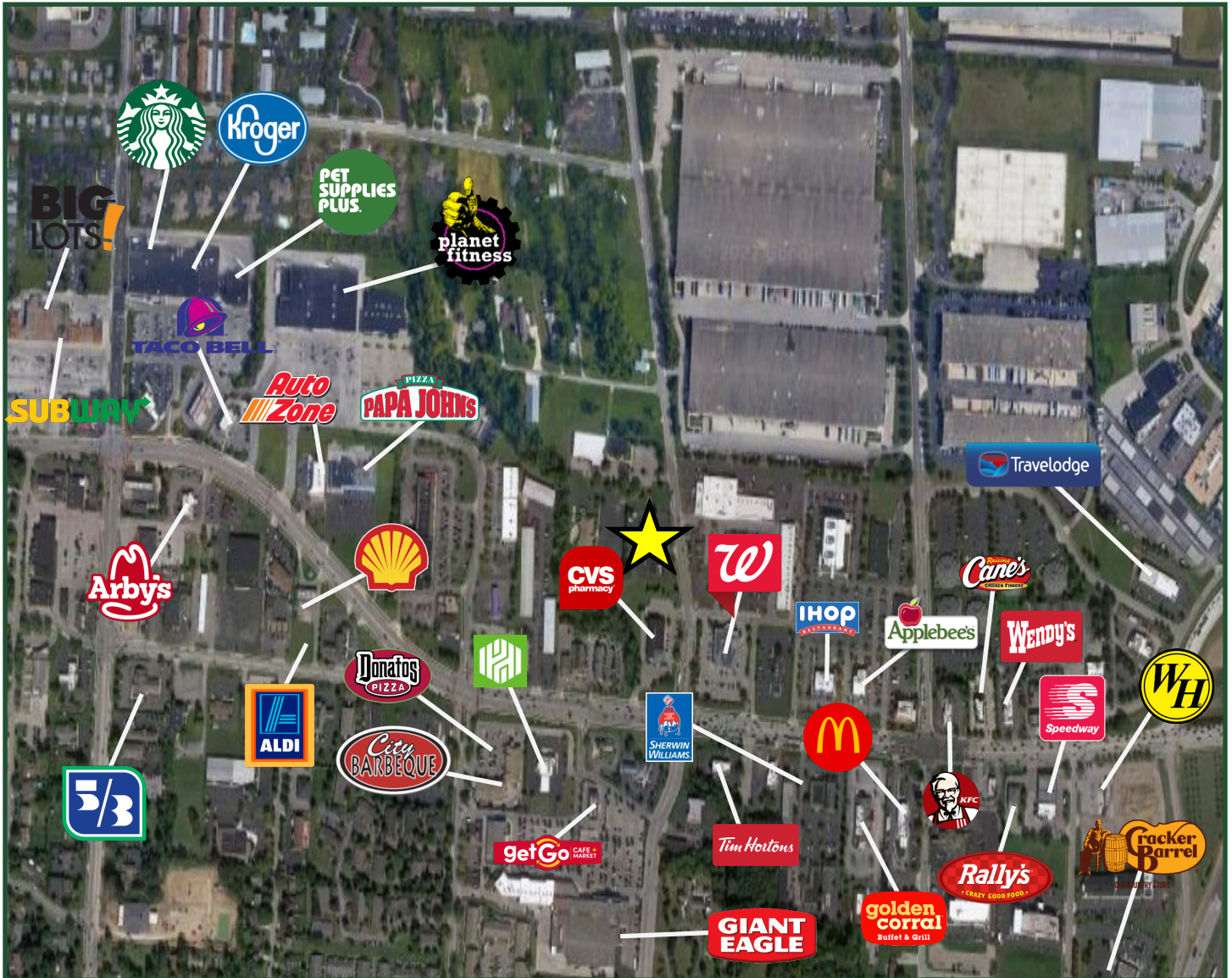
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## Amenities Page



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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

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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