



**CAPITOL  
EQUITIES**

# MEDICAL OFFICE LAND FOR SALE

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## HOOVER RD & STATE ROUTE 665 GROVE CITY, OH 43123

### DEMOGRAPHICS (5-MILE; 2018)

Population:	67,750
5 Year Growth:	9.90%
Households:	25,515
Avg HH Income:	\$79,964
Employees:	25,637



### DEVELOPMENT LAND

#### Medical or Professional Services

- 1.6 Acres: Available
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#### Pending

- 2.5 Acres: MOB
- 1.6 Acres: Professional Services

**PURCHASE PRICE — \$550,000 per 1.6 Acres**

### LOCATION

- Prime location on Hoover Road @ Route 665
- Immediate access to I-71
- Next to brand new Mt Carmel Hospital Campus, and several medical office buildings and practices
- Adjacent to retail/commercial corridor and rapidly growing residential communities

### LIKE TO GET MORE INFO?

We'd love to hear from you.

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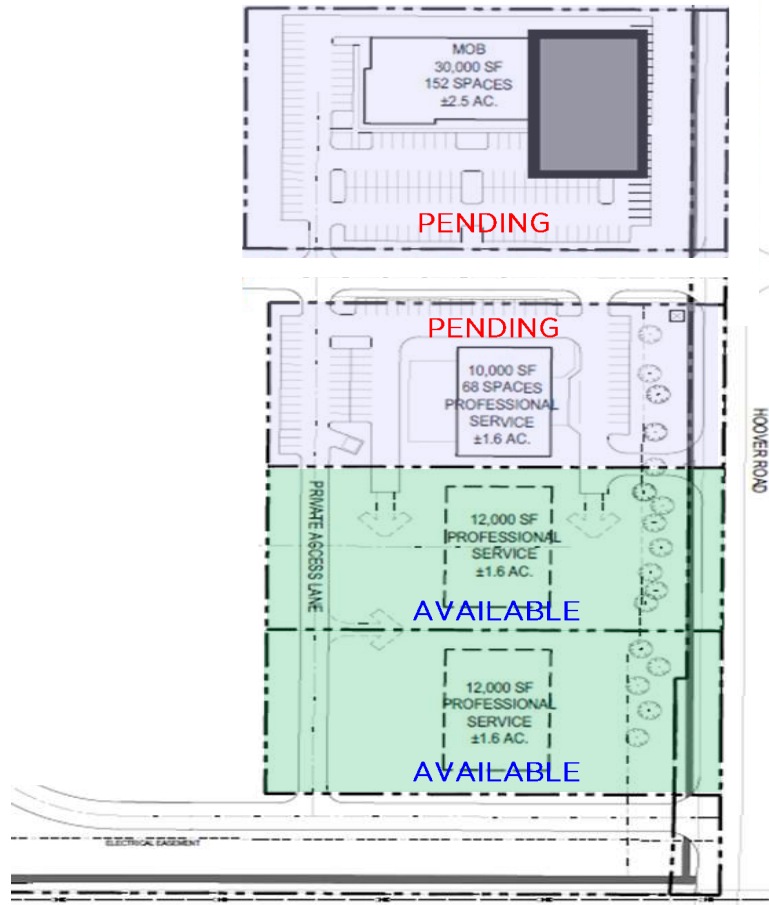


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## SITE PLAN



## COMMUNITY + ACCESSIBILITY

- High traffic site at Route 665 (London Groveport Rd) and Hoover Road
- Brand new Mt Carmel Medical Campus + Hospital just north of the site, as well as various medical offices including Orthopedic One, Ohio ENT, OSU Dermatology, Elite Foot and Ankle, and more along Hoover Road and off Route 665, by I-71
- Close to retail & dining including: Kroger, Meijer, Strader's, CVS, Starbucks, McDonald's, Orangetheory Fitness, Tim Hortons, Wendy's, Petland, Waffle House, Subway, WesBanco, Key Bank and more
- Easy interstate access to I-71 via Route 665
- Area distribution centers include Gap, Amazon, FedEx, T. Marzetti and more
- Next to new apartment communities including Grove City Summit, The Groves at 665, as well as expanding single-family home communities
- Adjacent to new "under approval process" mixed-use community
- Site accessible to community walking and bike paths and proposed nature preserve