



INDUSTRIAL PROPERTY FOR SALE

4371 BROADWAY

4371 BROADWAY, GROVE CITY, OH 43123



SALE PRICE

\$650,000

OFFERING SUMMARY

Available SF: 6,680 SF

Lot Size: 2.73 Acres

PROPERTY HIGHLIGHTS

- Located close to I-270
- Fully fenced and gated
- large paved and graveled lot for potential outdoor storage or trailer/truck parking
- 5 step-van doors
- Potential Rail Access
- Approximately 1,204 SF of separate office/showroom space near street with frontage and opportunity for signage
- SD-4 Miscellaneous zoning within the municipality of Grove City, with certain uses preapproved

EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM
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INDUSTRIAL PROPERTY BROKERS, LLC
2490 Landman Mill Road, Piqua, OH 45356
937.492.4423 | IPBindustrial.com



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ADDITIONAL PHOTOS

TIMOTHY ECEMANN, SIOR, CCIM
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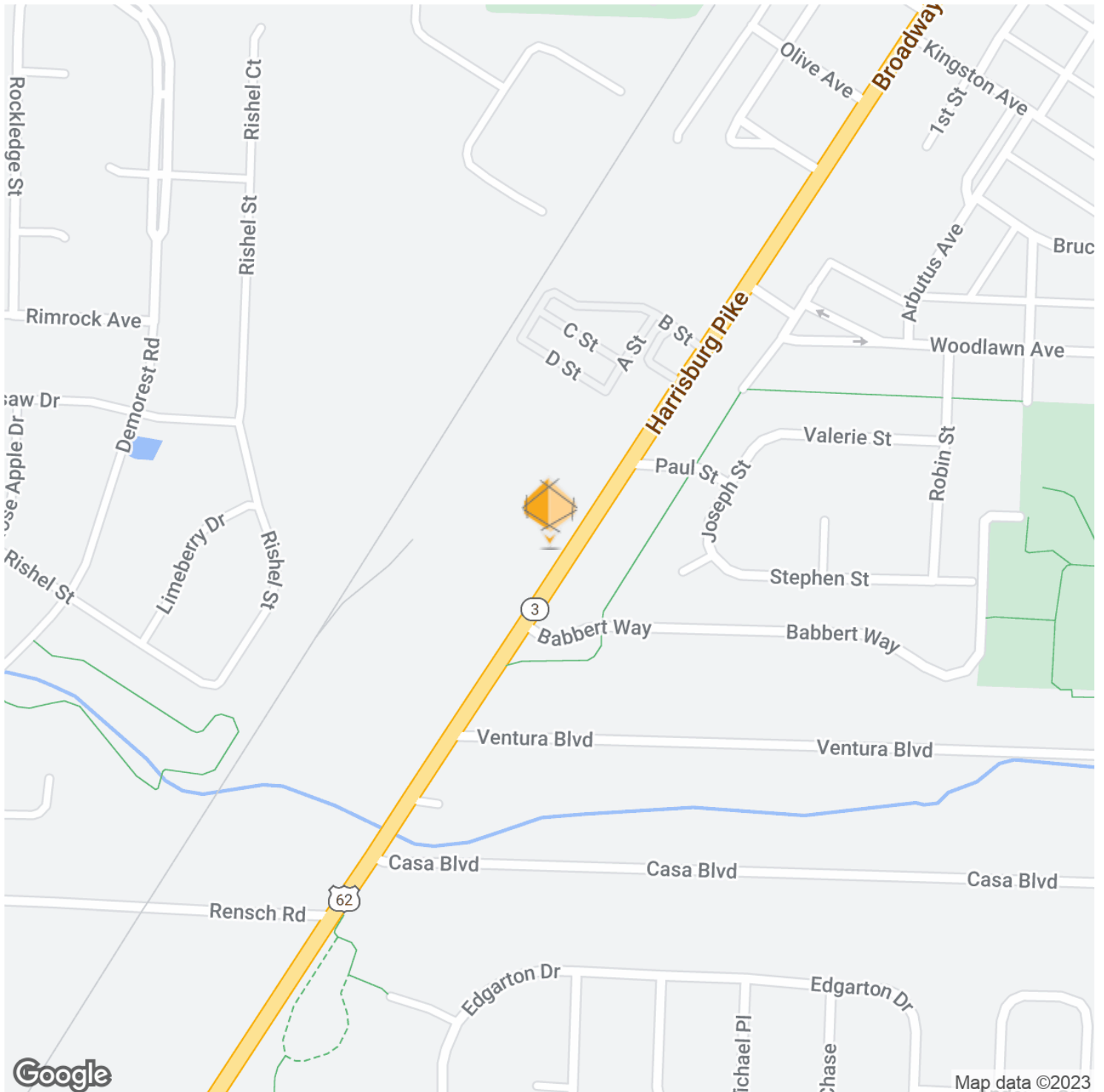
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LOCATION MAP

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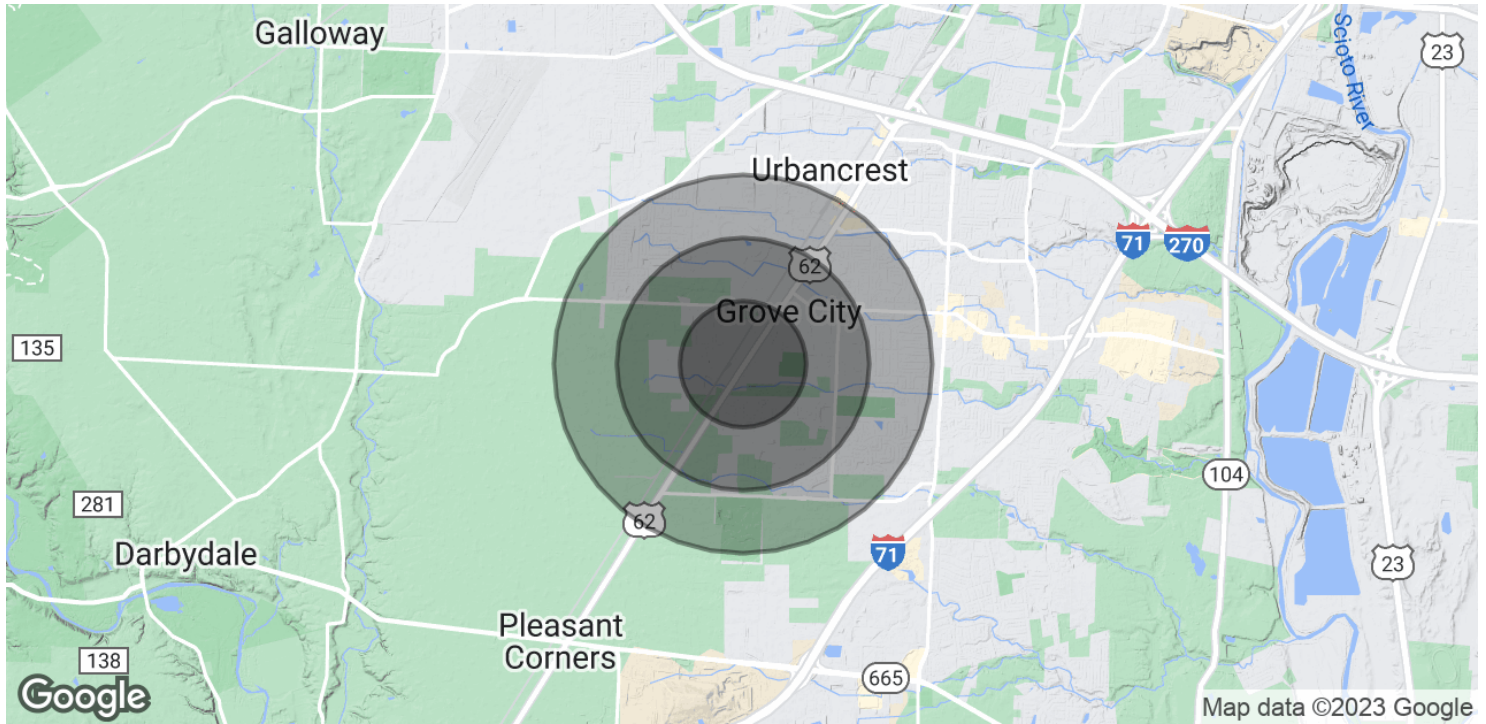
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,916	7,745	16,218
Average Age	38.9	40.1	40.9
Average Age (Male)	41.5	41.0	40.2
Average Age (Female)	35.9	39.3	41.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	858	3,235	6,539
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$65,002	\$76,088	\$79,226
Average House Value	\$157,807	\$172,491	\$172,983

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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