

**PRIME  
GROVE CITY  
LOCATION**

**FOR SALE**

**1,951 SF AVAILABLE  
OWNER-USER  
OFFICE/MEDICAL  
OPPORTUNITY**



**ROTH**

**REAL  
ESTATE  
GROUP**

**3421 FARM BANK WAY**

**GROVE CITY, OH 43123**



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# EXCEPTIONAL INVESTMENT OPPORTUNITY

Discover an exceptional investment opportunity in the heart of Grove City, Ohio. This meticulously renovated office/medical condo at 3421 Farm Bank Way offers 1,951 square feet of versatile space, ideal for medical professionals, therapists, or businesses seeking a strategic location in Franklin County. With its recent upgrades, flexible layout, and prime positioning, this property presents a unique chance to **establish or expand your presence in one of Ohio's fastest-growing communities.**

- RECENT UPGRADES
- PRIME POSITIONING
- FULLY AVAILABLE



**3421 FARM BANK WAY**

# RENOVATED AND MOVE-IN READY

This well-maintained office condo, constructed in 2005, has undergone significant renovations in 2019, including new Pergo wood floors, wood moldings, and a new AC unit installed in 2022. The space offers 1,951 square feet of move-in ready office/medical space and can accommodate a variety of professional users. The flexible floor plan allows for medical, counseling, therapy, healthcare, or general office operations.

## RECENT UPGRADES

- 1 NEW PERGO WOOD FLOORS
- 2 WOOD MOLDINGS
- 3 NEW AC UNIT INSTALLED IN 2022

3421  
**B**

RECENTLY UPGRADED  
OFFICE/MEDICAL CONDO  
YOUR GATEWAY TO GROVE CITY'S  
BUSINESS HUB



SALE PRICE  
**\$365K**

**FULL BUILDING AVAILABLE FOR  
OWNER/USER OCCUPANCY**

**ADDRESS:**

3421 Farm Bank Way, Grove City, OH 43123

**TOTAL AREA:**

1,951 sq ft

**YEAR BUILT:**

2005

**PARCEL ID:**

040-013643

**STORIES:**

1

**PARKING:**

Ample on-site parking available

**CONDO FEES:**

\$850 / 3 months

Includes water, sewer, and garbage; electric billed separately.

**ZONING:**

Suitable for office and medical use



**SALE PRICE: \$365K**



**PROPERTY DETAILS**



# PROJECT HIGHLIGHTS

The property at 3421 Farm Bank Way is zoned for office and medical use, making it an ideal location for a wide range of professional services. Grove City's zoning regulations support business growth while maintaining the community's high standards for development.

## 1 LOW MAINTENANCE

Condo association handles exterior upkeep

## 2 STRATEGIC LOCATION

Situated in Grove City's growing business district

## 3 VERSATILE LAYOUT

Ideal for medical professionals, psychologists, therapists, or general office

**INVESTMENT VALUE: LOCATED IN A DESIRABLE AREA WITH RISING PROPERTY VALUES, OFFERING POTENTIAL FOR LONG-TERM APPRECIATION.**



## 4 FULLY AVAILABLE

Occupy the entire 1,951 SF immediately

## 5 EXCELLENT VISIBILITY

Located on Farm Bank Way, a well-trafficked area

## 6 FLEXIBLE SPACE

Flexible floor plan suitable for a variety of office and medical users

# THE SPACE

The property features 1,951 square feet of functional office/medical space with multiple private offices, reception area, and support space. Recent renovations make this a turnkey opportunity for owner-users seeking immediate occupancy.



**VERSATILE PROFESSIONAL SPACE:  
1,951 SQ FT OF POTENTIAL IN  
THRIVING GROVE CITY**

# PHOTOS: EXTERIOR

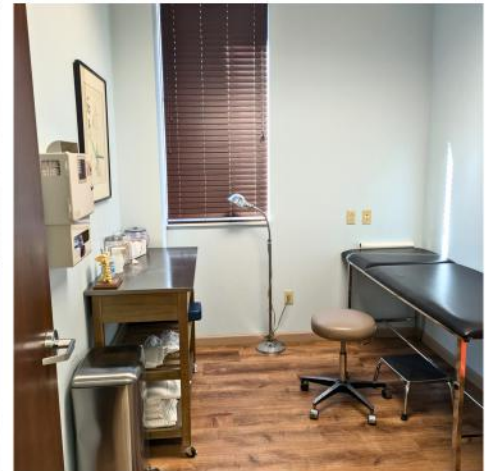
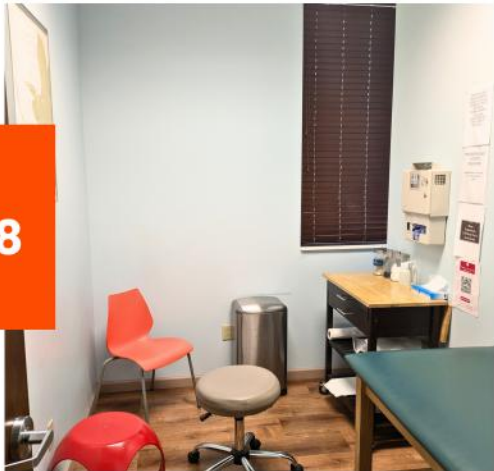
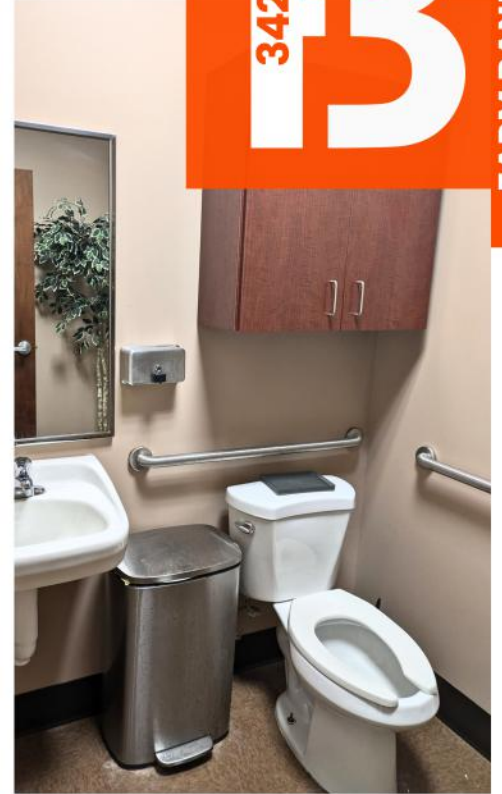


**B** 3421 FARM BANK WAY



# PHOTOS: INTERIOR

3421  
**B**  
FARM BANK WAY



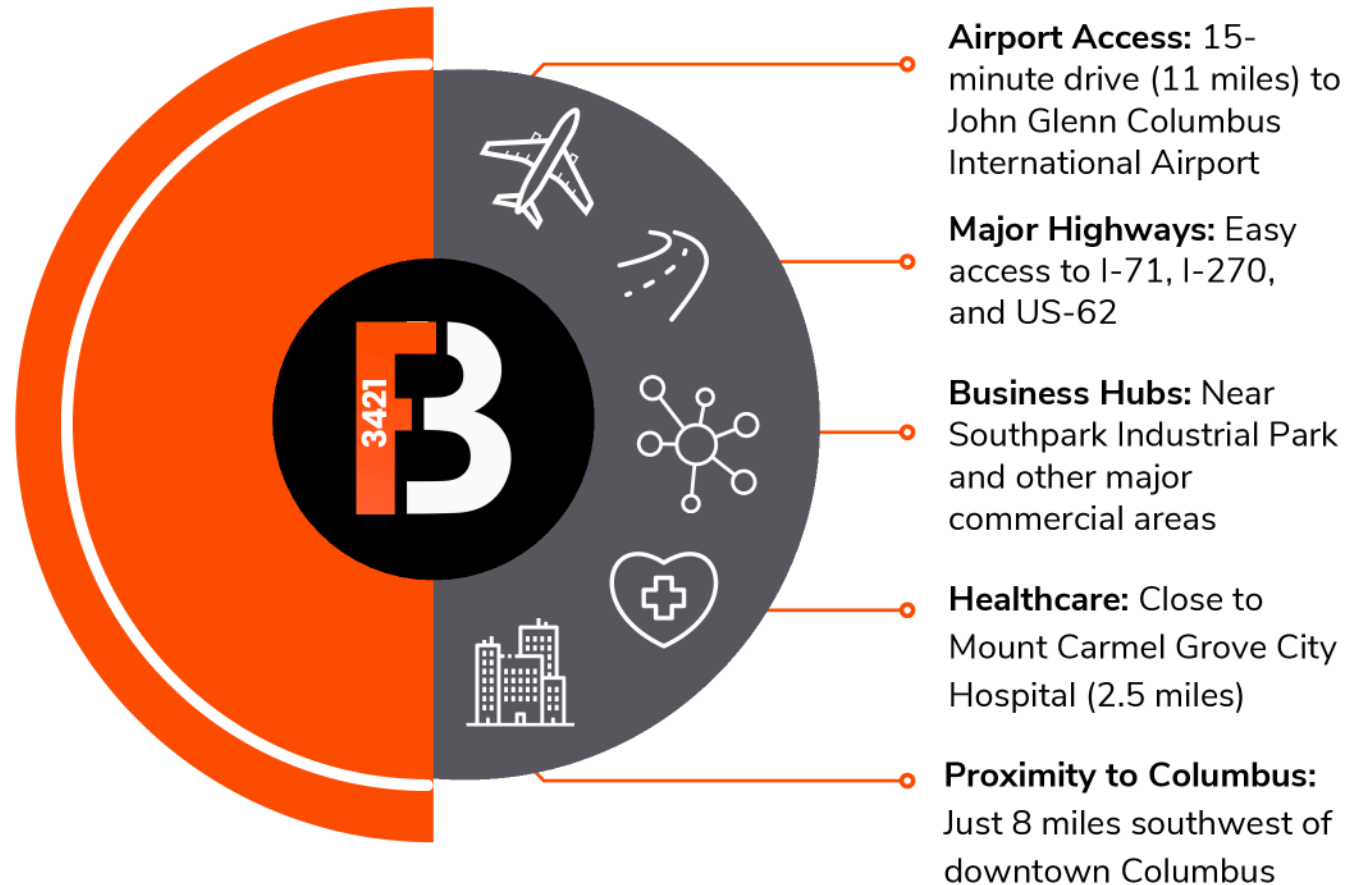
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# STRATEGIC LOCATION

3421 Farm Bank Way's strategic location within Franklin County offers businesses unparalleled access to major markets and transportation networks.

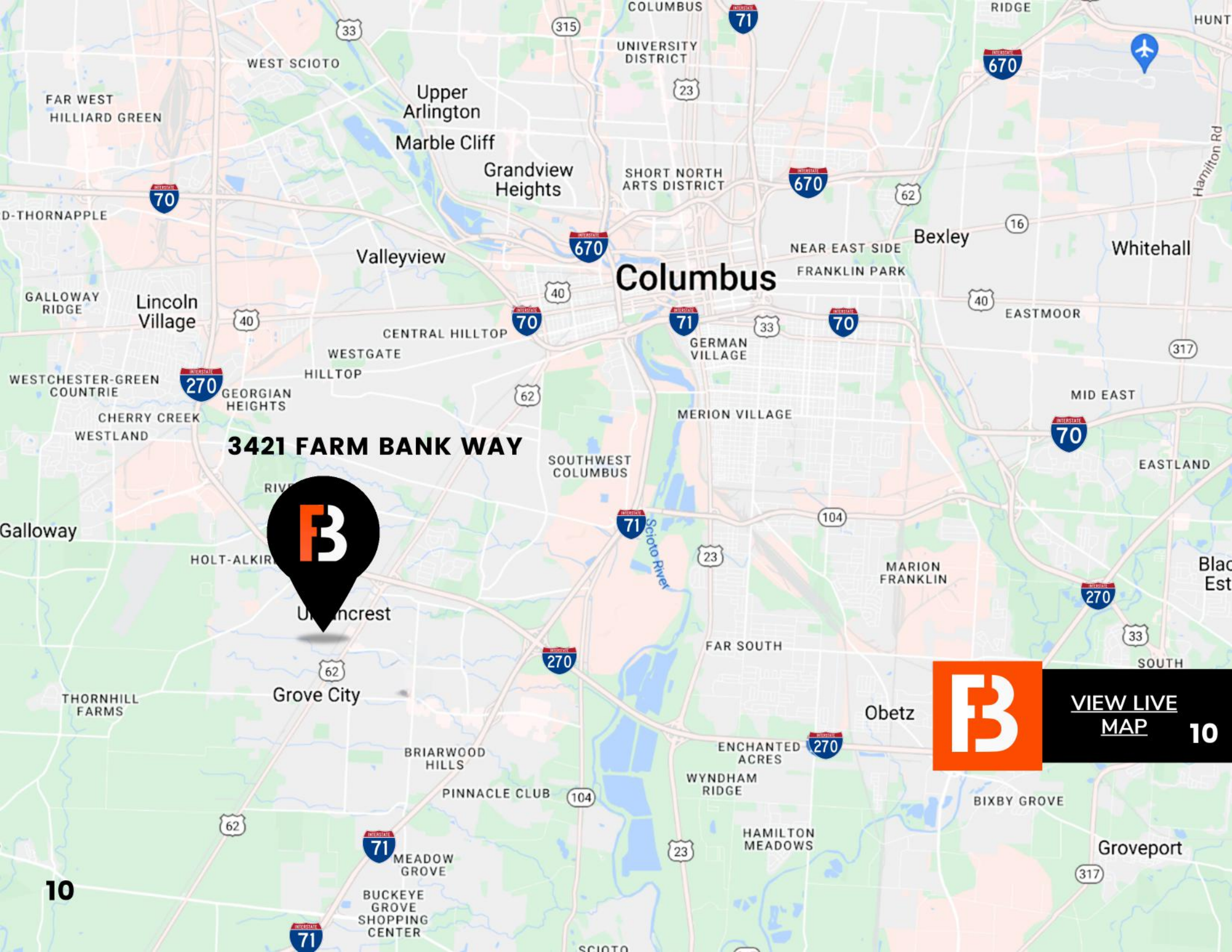
[VIEW  
LIVE  
MAP](#)

## LOCATION HIGHLIGHTS



## PROXIMITY TO SCHOOLS

Elementary (5)	1.5 mi
Middle (2)	2.3 mi
High School (1)	3.1 mi
College (2).	7.5 mi



**3421 FARM BANK WAY**



[VIEW LIVE MAP](#) 10



AERIAL  
VIEWS

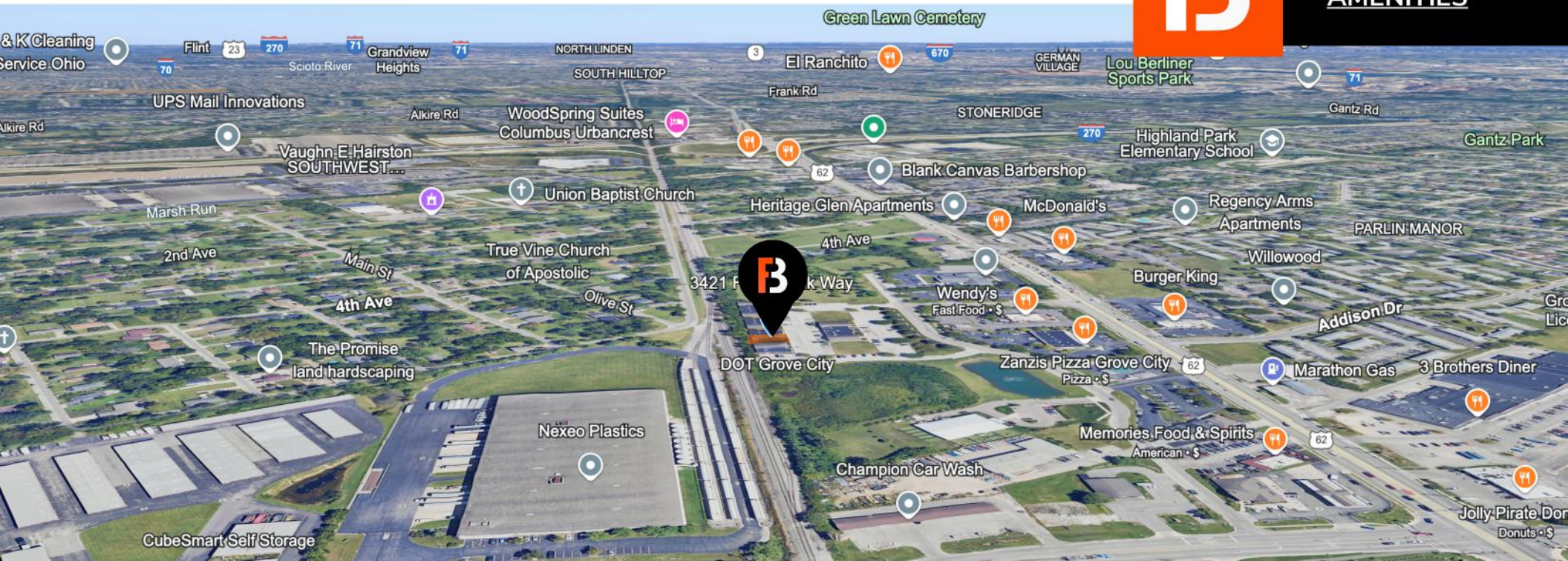
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**NEARBY AMENITIES**

**12**



# GROVE CITY: SUPPORTIVE BUSINESS CLIMATE

Grove city has received recognition for its business-friendly environment and community development initiatives. As new residents and businesses continue to join the community, the pride in Grove City strengthens, creating a welcoming and supportive atmosphere for all new business.

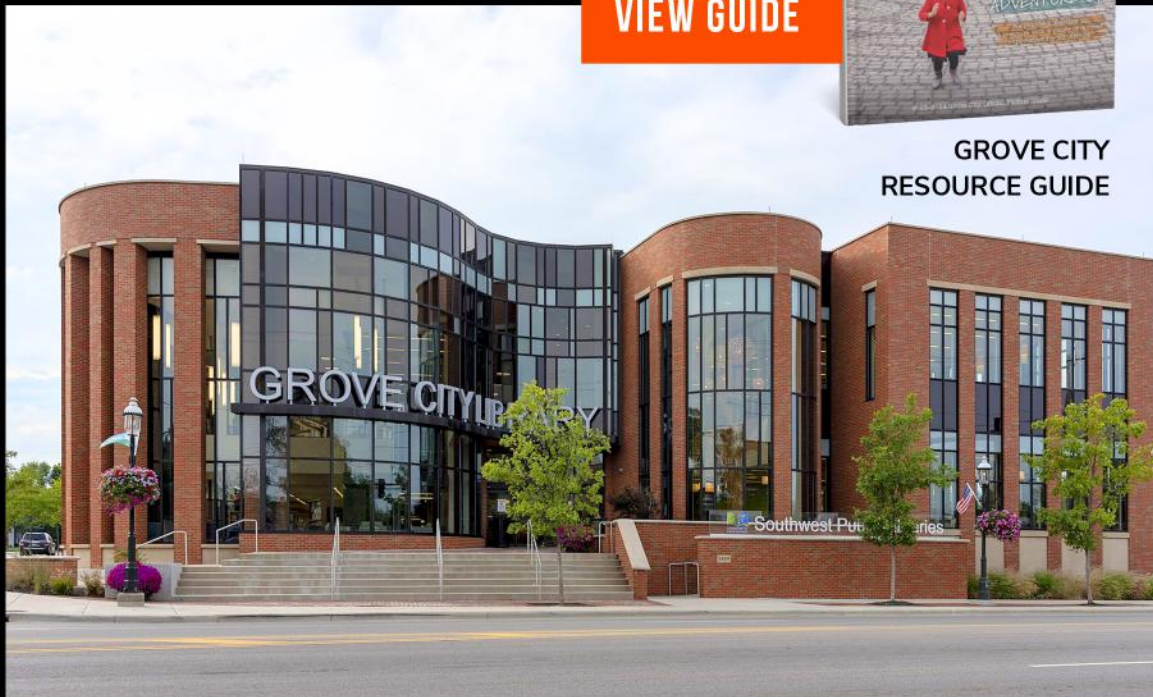
**GROVE CITY NAMED  
OHIO MAGAZINE'S  
BEST HOMETOWN**

**Ohio**magazine.com



**VIEW GUIDE**

**GROVE CITY  
RESOURCE GUIDE**



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## LOCAL PARKS

<u>FRYER PARK</u>	2.3 MI	7 MIN
<u>WINDSOR PARK</u>	1.6 MI	5 MIN
<u>GANTZ PARK</u>	3.2 MI	10 MIN

## CULINARY DELIGHTS

<u>PLANK'S ON BROADWAY</u>	1.5 MI	5 MIN
<u>LOCAL CANTINA</u>	1.7 MI	6 MIN
<u>ROOSTERS</u>	2.3 MI	7 MIN

## RETAIL RETREATS

<u>GROVE CITY TOWN CENTER</u>	1.2 MI	4 MIN
<u>PARKWAY CENTRE NORTH</u>	2.5 MI	8 MIN
<u>STRINGTOWN COMMONS</u>	0.5 MI	10 MIN

## COFFEE CORNERS

<u>GROVE CITY TOWN CENTER</u>	0.8 MI	3 MIN
<u>PARKWAY CENTRE NORTH</u>	1.9 MI	6 MIN
<u>STRINGTOWN COMMONS</u>	2.2 MI	7 MIN

## TRENDY NIGHTLIFE

<u>HOP YARD 62</u>	1.6 MI	5 MIN
<u>GROVE CITY BREWING CO</u>	1.8 MI	6 MIN
<u>PADDOCK PUB</u>	2.4 MI	8 MIN

## EDUCATION HUBS

<u>GROVE CITY HIGH SCHOOL</u>	2.8 MI	9 MIN
<u>JACKSON MIDDLE SCHOOL</u>	1.5 MI	5 MIN
<u>HIGHLAND PARK ELEMENTARY</u>	1.2 MI	4 MIN

# GROVE CITY AT A GLANCE

Grove City has emerged as a prime location for office space and business development, offering a perfect blend of suburban charm and urban amenities.

Grove City's commitment to economic development, coupled with its high quality of life, makes it an attractive destination for businesses of all sizes. The city's proactive approach to growth has resulted in a thriving business community, supported by excellent infrastructure and a skilled workforce.

**41K**  
TOTAL  
POULATION

**\$72K**  
MEDIAN  
INCOME

**\$72K**  
MEDIAN HH  
VALUE

**39.4**

MEDIAN  
AGE

**65.8%**

EMPLOYMENT  
RATE

**37.5%**

BACHELOR'S  
DEGREE OR  
HIGHER



These demographics highlight Grove City's stable, educated, and affluent population, providing a solid customer base and workforce for businesses.

# COLUMBUS, OH

As the state capital and largest city in Ohio, Columbus offers:

- A diverse economy with strengths in healthcare, education, technology, and finance
- Home to multiple Fortune 500 companies
- Ranked as one of the top cities for job seekers by Forbes
- A growing population of over 2 million in the metropolitan area
- Host to The Ohio State University, one of the largest universities in the US

Columbus's robust economy and strategic location make it a prime hub for businesses looking to expand their reach across the Midwest and beyond.





# LOCAL MARKET OVERVIEW

## FRANKLIN COUNTY

↗ **1.32M**

TOTAL POPULATION

↗ **\$243K**

AVERAGE HOME VALUE

↗ **\$71K**

AVERAGE HH INCOME

## COLUMBUS METRO AREA

↗ **2.14M**

TOTAL POPULATION

↗ **\$252K**

AVERAGE HOME VALUE

↗ **\$77K**

AVERAGE HH INCOME

# WHY CHOOSE 3421 FARM BANK WAY?



1

**Strategic Location:** Situated in Grove City's thriving business district with easy access to Columbus and major transport routes.

2

**Turn-key Condition:** Recent renovations ensure the space is move-in ready, minimizing additional investment.

3

**Flexible Use:** Ideal for medical professionals, therapists, or general office use, catering to a wide range of business needs.

**UNIQUE CHANCE TO ESTABLISH OR EXPAND YOUR PRESENCE IN ONE OF OHIO'S FASTEST-GROWING COMMUNITIES**

4

**Immediate Occupancy:** The entire 1,951 SF is available for owner-user or professional office occupancy.

5

**Growing Market:** Grove City's expanding population and business-friendly environment offer excellent growth prospects.

6

**Investment Value:** Located in a desirable area with rising property values, offering potential for long-term appreciation.

7

**Low Maintenance:** Condo association handles exterior maintenance, allowing you to focus on your business.

8

**Community Amenities:** Access to Grove City's excellent schools, parks, and recreational facilities enhances employee satisfaction and quality of life.

9

**Business Support:** Grove City's economic development initiatives provide resources and support for businesses of all sizes.

10

**Future Growth:** Proximity to Columbus and ongoing development in Grove City position this property for continued success.

Don't miss this opportunity to own and occupy a turnkey office/medical condo in one of Grove City's most desirable business districts.

Contact ROTH Real Estate Group to learn more about this prime office/medical condo and take the first step towards securing your company's future in one of Ohio's most dynamic markets.



R E A L  
E S T A T E  
G R O U P

Roth Real Estate Group provides a comprehensive suite of commercial real estate services designed to maximize value and achieve your business objectives. Leveraging cutting-edge technology and data-driven insights, we keep our clients informed and empowered throughout the process. As our partner, you'll gain access to the latest market intelligence and emerging opportunities, ensuring you're positioned to make informed decisions and capitalize on the dynamic commercial real estate landscape.

**SCHEDULE A VIEWING OF 3421  
FARM BANK WAY TODAY AND  
DISCOVER THE PERFECT SPACE  
FOR YOUR GROWING BUSINESS.**

# ANDY PATTON

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# ROTH

REAL  
ESTATE  
GROUP



# 3421 B

## FARM BANK WAY



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