

4079 GANTZ ROAD.

Grove City, OH 43123

Medical Office/Retail
Opportunity

Offering Memorandum



Public Health of Grove City
A Division of Columbus Public Health

OhioHealth
WorkHealth

MATTHEWS™



EXCLUSIVELY LISTED BY



Woody Walton

Associate Vice President

(270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)



Jackie Delay

Assistant Vice President

(216) 956 1739

jdelay@elfordrealty.com

License No. 2020000409(OH)

Matthew Wallace

Broker of Record

Broker Lic. No.: BRKP.2024002419 (OH)

Firm Lic. No.: REC.2022007141 (OH)

Andrew J. Mills

Broker Lic. No.: BRK.2015001172

Firm Lic. No.: Firm Lic. No.: 2010002546



MATTHEWS™



A MEMBER OF CORFAC INTERNATIONAL

PROPERTY OVERVIEW

4079 Gantz Rd.
Grove City, OH 43123

Downtown Columbus
±7 Miles Away



4079 Gantz Rd.
Grove City, OH 43123

\$3,000,000

Price

±12,000 SF

GLA

±1.00 AC

Lot Size

±6,811 SF

Available for Occupancy (6/1/26)

±5,189 SF

Leased to Ohio Health
through 12/31/2026



PROPERTY HIGHLIGHTS

Multi-Tenant Flexibility

Three individual, direct-entry suites allowing future expansion opportunity and rental income

Owner User Opportunity

±6,811 contiguous SF available for occupancy June 1 20206

Second Generation Medical Office

Purpose built medical office layout with existing exam rooms, offices, and infrastructure

High Visibility and Easy Wayfinding

Highly visible from the intersection of Stringtown and Gantz Road (±40,000 VPD) with notable monument and building signage, allowing for easy navigation.

Excellent Highway Access

0.5 Miles from I-71 and 1.1 Miles from I-270

Established Healthcare & Retail District

295K SF of medical office in a one mile radius including institutional users such as OhioHealth and OSU Wexner Medical Cente

Flexible Zoning

Grove City C-2 Zoning allowing for a variety of both retail and office uses ([zoning code](#))



PROPERTY SUMMARY

Address	4079 Gantz Rd. Grove City, OH 43123
Lot Size	±1.006 AC
Year Built	2003
GLA	±12,000 SF
Construction	Masonry
Parking Spaces	43
Building Coverage	27.5%
Parcel	040-010456-00
Zoning	C-2 (zoning code)
Hvac	Six Roof Top Units: Two Replaced in 2024 and Two replaced in 2018
Roof	EPDM (2003), Steel Metal Deck



 Available  Leased

Suite A
±2,000 SF
Former Dentist Suite

Suite B
±4,811 SF
**Former Nationwide
Children's Pediatric Suite**

Suite C
±5,189 SF
Leased to OhioHealth
Exp: 12/31/2026





IN-PLACE INCOME

Tenant	Suite #	Square Footage	Rental Rate	Commencement Date	Expiration Date	Renewal Option
Vacant	A	±2,000	-	-	-	-
Vacant	B	±4,811	-	-	-	-
OhioHealth	C	±5,189	\$16/SF	03/17/2005	12/31/2026	Three (3) One Year Options \$0.25 increases

Tenant	Lease Structure	Op Ex/ SF
OhioHealth	NNN	\$6.89



Downtown Columbus
±7.7 Miles Away

LENNOX Pros.com



rexroth
A Bosch Company

Gateway Lakes
±252 Units

mid-ohio food
collective

± 100,800 VPD

EquipmentShare

Hilton Garden Inn

Holiday Inn Express

THE HOME DEPOT **BEST BUY** **KOHL'S**
DICK'S SPORTING GOODS **Michael's**
Gordon FOOD SERVICE

Olive Garden **Chick-fil&** **LONGHORN STEAKHOUSE**

RedRoof

White Castle

GROVE CITY PEDIATRIC DENTAL ASSOCIATES

model **6**

TurkeyHill

Buckeye Dermatology, Inc **DOCS DERMATOLOGY**

Ohio Urgent Dental Care OUDC
Steven W. Huber, DDS & Samuel R. Peikay, DMD & Associates

OHIO FOOT & ANKLE SPECIALISTS
PREMIER PODIATRIC CARE

Wendy's

Raising Cane's
CHICKEN FINGERERS

Subject Property

Gantz Rd

KFC

Stringtown Rd ± 40,000 VPD

Fiesta MARIACHI
MEXICAN RESTAURANT



Parkmead Apartments
±72 Units

Suffolk Grove Apartments
±120 Units

VINTON COUNTY NATIONAL BANK
A member of the VCNB financial family

Arrowleaf Apartments
±28 Units



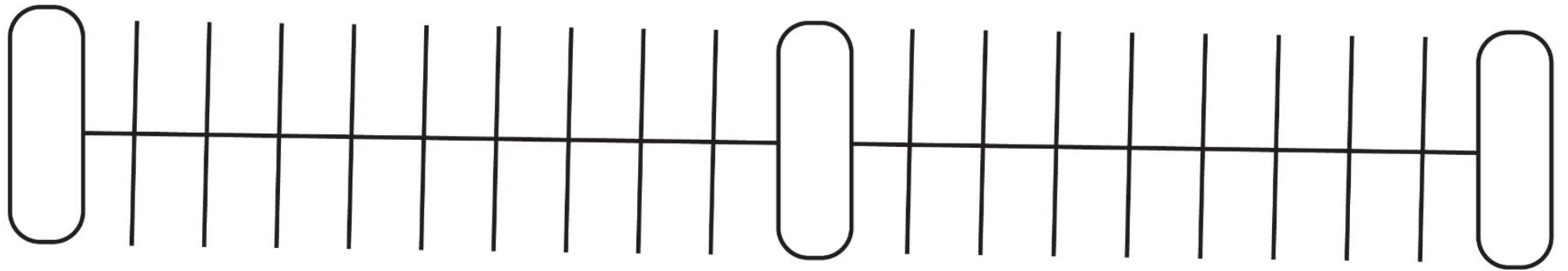
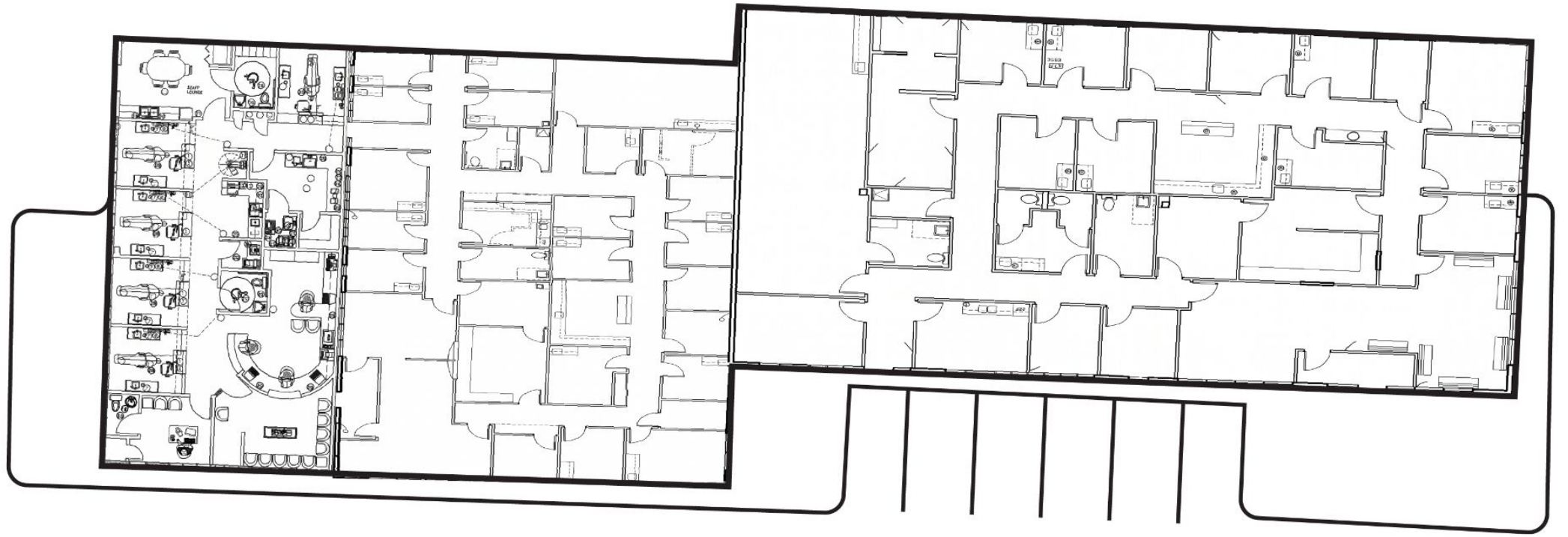
Stringtown Rd ± 40,000 VPD



Subject Property



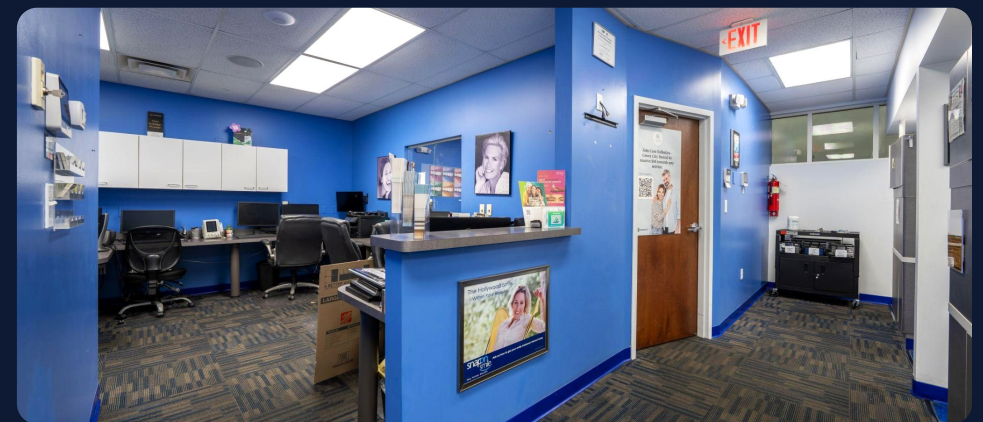
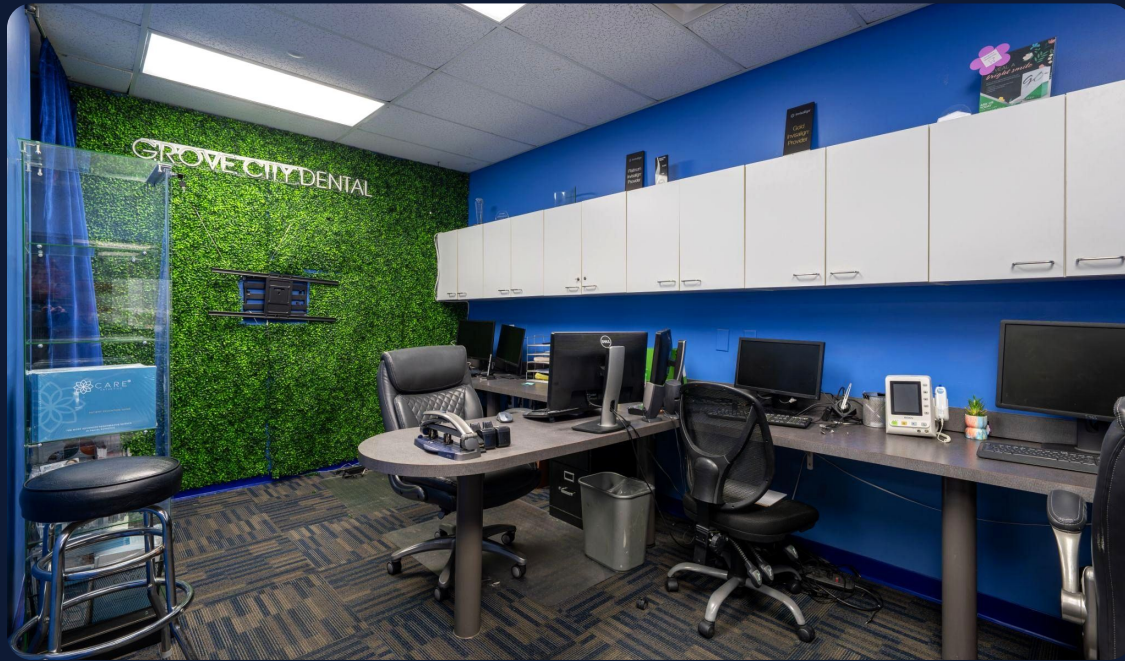
Gantz Rd





Gantz Rd

INTERIOR PHOTOS: Suite A



INTERIOR PHOTOS: Suite B



MARKET OVERVIEW

4079 Gantz Rd.
Grove City, OH 43123



COLUMBUS, OH

Market Demographics

906,000
Total Population

392,000
of Households

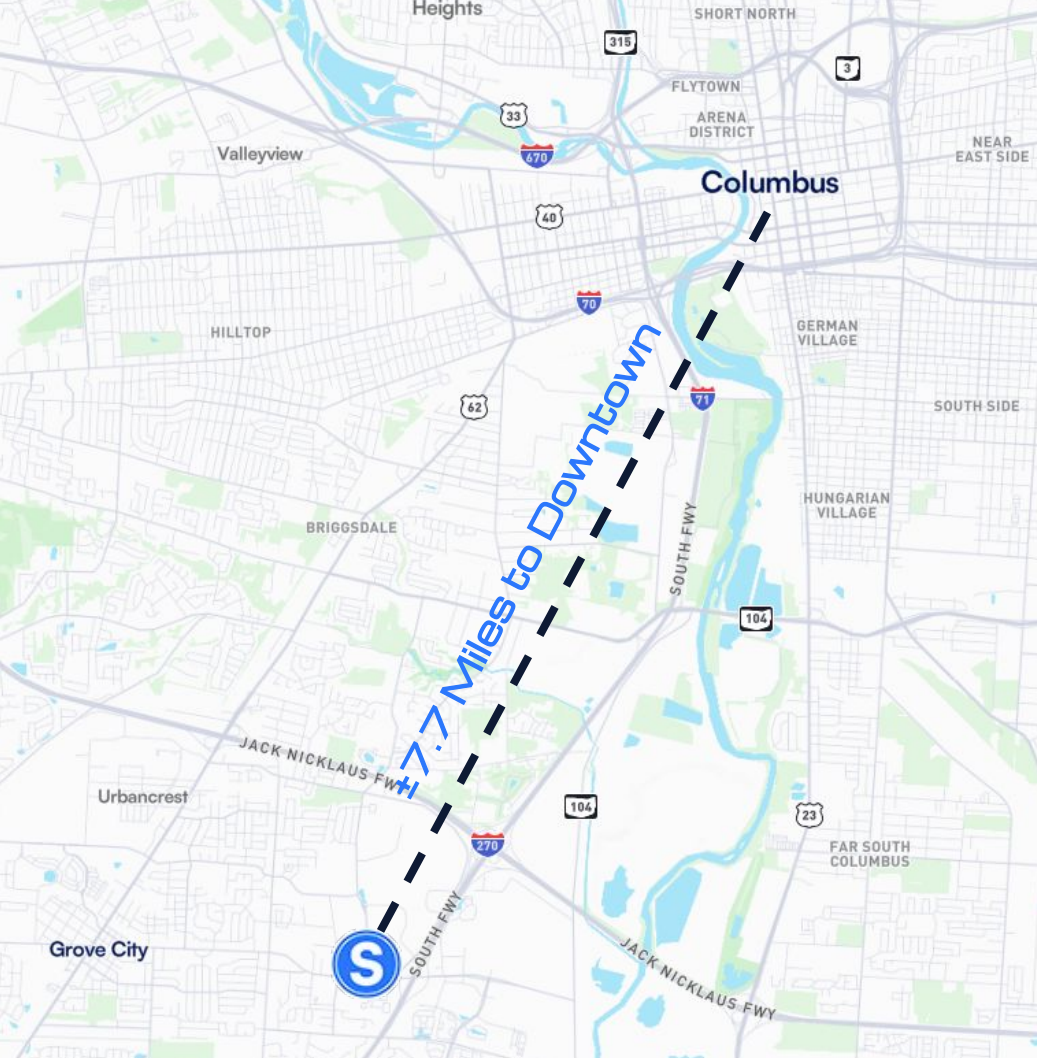
63%
Employed Population

33
Median Age

Local Market Overview

Columbus, Ohio is a high-performing Midwest metro supported by strong economic and demographic fundamentals. Continued population growth, relative affordability, and a diversified employment base have positioned the city as an attractive destination for both residents and retailers. With a median age in the early 30s and a growing share of educated workers, the market benefits from a stable and expanding consumer base.

The subject property is located within a well-established trade area offering convenient access to major employment centers, residential neighborhoods, and daily-need amenities. While Columbus has experienced significant new commercial development in recent years, much of it has been concentrated in higher-end or experiential retail formats. This creates opportunity for well-located, service- and necessity-oriented retail to capture demand from value-conscious consumers. Despite near-term pressure from new supply in select nodes, neighborhood and community retail centers in accessible submarkets have demonstrated resilience, reinforcing the property's competitive positioning in the current market cycle.



±4.5 Miles
To Downtown Columbus

\$182B+
Regional Gross Domestic Product



PROPERTY DEMOGRAPHICS

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	82,972	327,468	1,033,061
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	32,377	134,435	436,806
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$93,472	\$96,919	\$114,559

Economic Drivers

The region's economic foundation is built on robust public-sector, research, and service-anchored industries, anchored by major institutions and headquarters operations. The City and Greater Columbus actively promote workforce development, technology, and infrastructure upgrades to support continued expansion. Growth in logistics, data infrastructure, and advanced manufacturing is layering additional diversification.

HIGHER EDUCATION



THE OHIO STATE UNIVERSITY

The Ohio State University is one of the nation's largest and most respected public research institutions, recognized for its academic excellence, expansive campus, and strong community presence. Founded in 1870 and located in the heart of Columbus, OSU serves as a major anchor for the city through its educational programs, nationally ranked athletics, and world-class research initiatives. Its size, prestige, and continuous growth make it one of the most influential institutions in the Midwest, drawing students, faculty, and professionals from across the country.



67,000+
Total Enrollment

\$19.6B+
Ohio Economic Impact

100,000+
Visitors per Game

300+
Degrees & Programs

Impact on Real Estate & Investors

Proximity to The Ohio State University creates consistent, long-term demand across a wide range of real estate uses. The steady presence of students, faculty, medical professionals, and university employees supports sustained occupancy, strong utilization, and reliable traffic patterns throughout the year.

For investors, OSU provides:

- A stable and diverse demand base
- Resilient revenue performance across market cycles
- Strong absorption and sustained user demand
- Long-term appreciation potential driven by continued campus expansion and institutional investment

The university's ongoing growth continues to reinforce surrounding submarkets, making OSU one of the most influential drivers of real estate stability and value in the Columbus region.

Impact on the Local Community & Economy

OSU plays a central role in shaping Columbus' economic and cultural landscape. Its large population of students, employees, patients, and visitors fuels demand for local businesses, services, and infrastructure. In addition, the university's leadership in healthcare, research, and technology helps position Columbus as an emerging innovation hub.

Key impacts include:

- Significant job creation through the university and its medical center
- Year-round activity generated by academic, research, and athletic events
- Increased demand for retail, hospitality, transportation, and service-oriented uses
- Ongoing development and capital investment in and around the campus area

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4079 Gantz Rd. Grove City, OH 43123** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.