



For Lease
BEULAH PARK
RETAIL SPACE | LAND



Southwest Blvd. Grove City, OH 43123



ELFORD REALTY
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EXECUTIVE SUMMARY

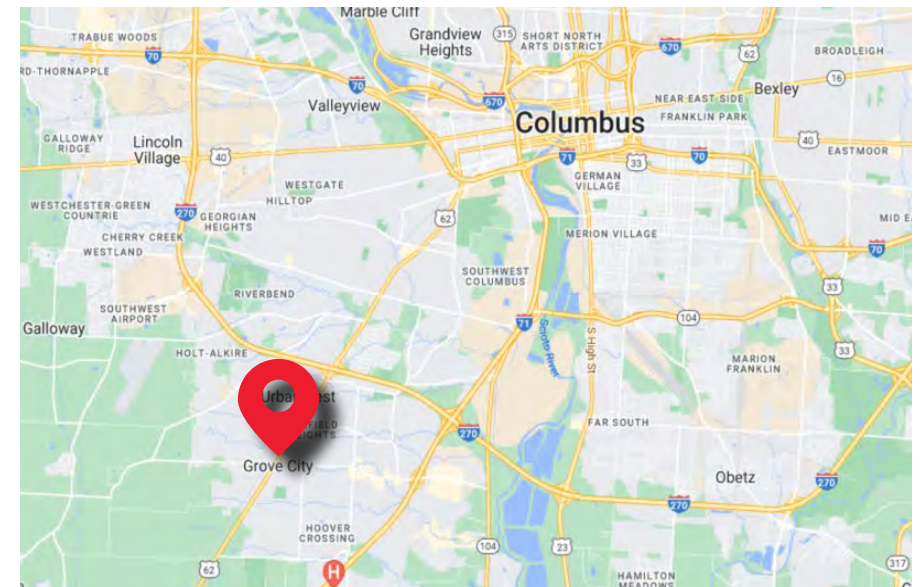
Elford Realty is pleased to present the opportunity to locate your business within the historic Beulah Park neighborhood of Grove City, Ohio. Beulah Park is a 220-acre, master planned community that sits on the former site of Ohio's first thoroughbred racetrack and premier event center, which offered live horse racing from 1923- 2014.

The Shoppes at Beulah was completed in 2024 and has 1,253 & 2,499 rentable square foot shell retail spaces available for lease with immediate possession.

Along Southwest Blvd., immediately West of the Shoppes at Beulah, is an 8.9 acre parcel of vacant land that can be demised for a build-to-suit or ground lease to a variety of users. Along Southwest Blvd., there's also a 3-acre parcel of vacant land available for a professional or medical office build to suit or ground lease. The sites offer walkability to the multifamily and single-family homes within Beulah Park along with the retail and restaurants in Grove City's Town Center, yet is only a 15-minute drive to downtown Columbus via I-270. The site is surrounded by 58 acres of green space, including a 32-acre park, memorial gardens, bike paths, and conservation area. There are over 900 housing units throughout the community, including single-family, multi-family and senior housing options.

PROPERTY HIGHLIGHTS

- Located within Beulah Park redevelopment
- 1 - 8.9 acres of land available for development
- Plenty of area amenities such as retail and restaurants
- Numerous area amenities (retail, restaurants, healthcare, etc.)
- Hard-to-find outparcel opportunities in Grove City
- Easy accessibility via I-270





SHOPPES AT BEULAH

The Shoppes at Beulah was completed in 2024 and has **1,253 - 3,752 rentable square feet** of shell retail space available for lease immediately. The building is leased to Liberty Tavern, Clean Eatz, KKB Bakery, J. Anthony's Salon and Spa, and Fade Aesthetics.

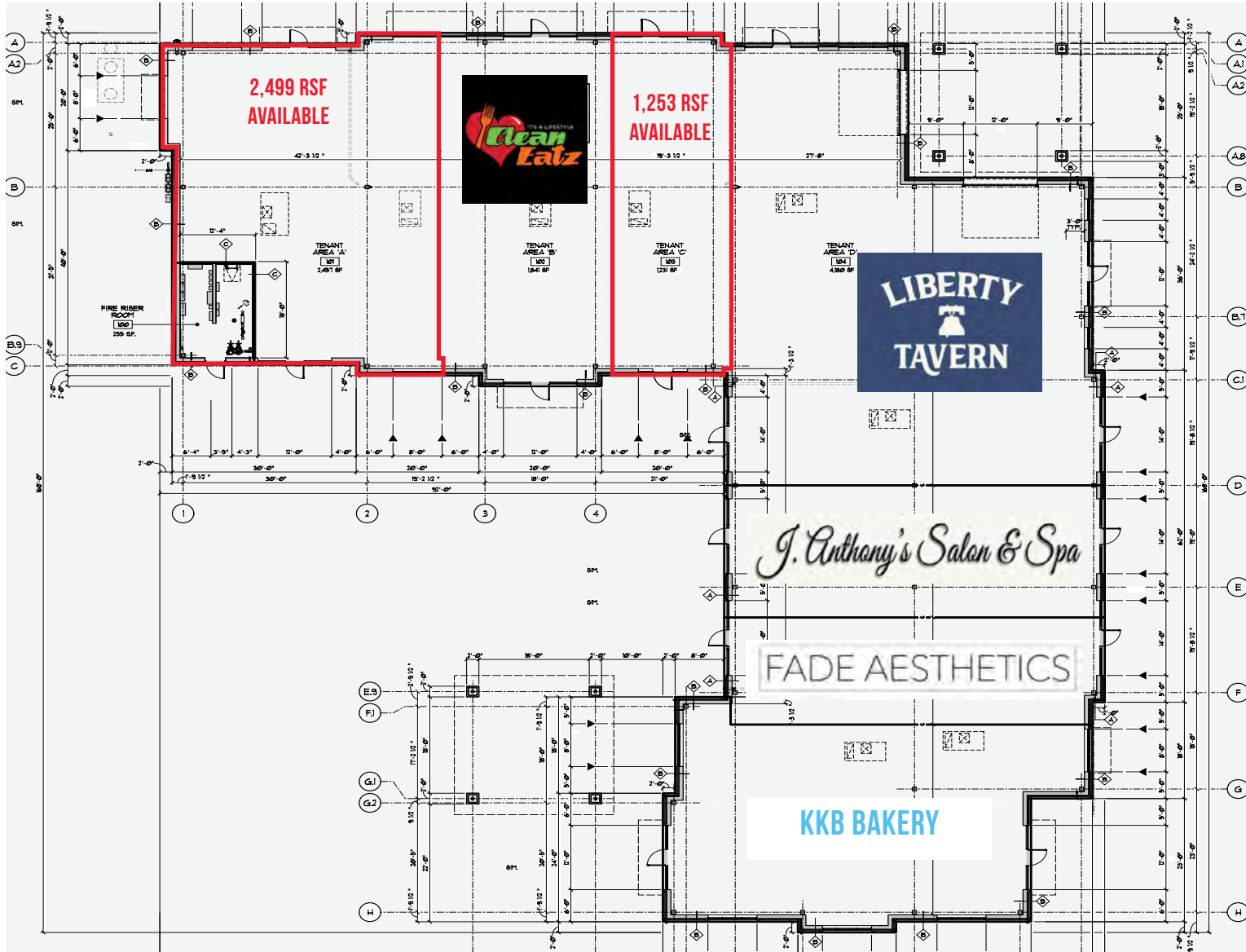
PROPERTY OVERVIEW

Address	3621 Southwest Blvd, Grove City, OH 43123
Total Building Area	15,120 SF
Total Available SF	3,752 RSF 2,499 RSF (end-cap space A) 1,253 RSF (in-line space C)
Base Rent	\$28/SF - \$32/SF NNN
Operating Expenses	\$3.75/SF (which contemplates a 15-year real estate tax abatement on all improvements)
Signage	Building and monument
Year Built	2024



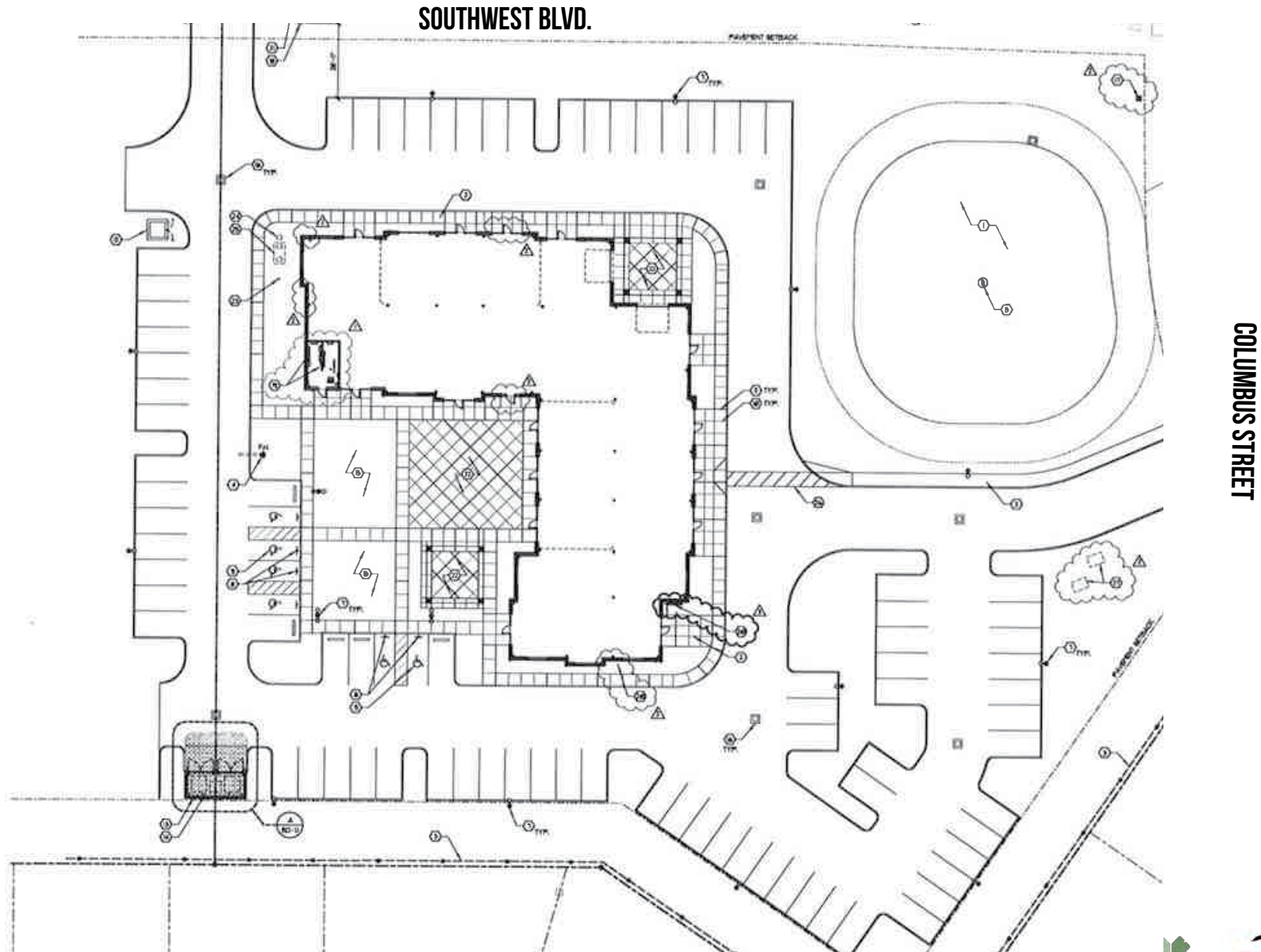


BUILDING PLAN | SHOPPES AT BEULAH





PARKING PLAN | SHOPPES AT BEULAH





PROPERTY PHOTOS | SHOPPES AT BEULAH





PROPERTY DETAILS | LAND

3-ACRE BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY

Parcel ID	#040-016214
Land Area	3.0 acres
Property Type	Professional/Medical Office
Zoning	PUD-C



1 - 8.9-ACRE BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY

Parcel ID	#040-016213
Land Area	1 – 8.9 acres
Property Type	Retail/Professional/Medical Office
Zoning	PUD-C





PROPERTY PHOTOS | LAND - 3.0 ACRES





PROPERTY PHOTOS | LAND - 8.9 ACRES





AREA MAP





MARKET OVERVIEW | GROVE CITY

Grove City is a premier central Ohio community located in southwestern Franklin County. As a suburb of Ohio's capital city of Columbus, residents and businesses enjoy an exceptional quality of life: all of the conveniences of metropolitan living coupled with the comforts of our unique, small-town feel.

The city houses over 1,200 businesses, and 23 parks across 360 acres. Easily accessible from US 62, I-71, I-270 and SR-665 and a plethora of entertainment and recreation options, makes Grove City the perfect location for Altogether Adventure.

The bustling Stringtown Road area is home to many of hotels, shops, and restaurants for any palate while the Historic Town Center boasts its own selection on a smaller, more idyllic scale. London Groveport Road is quickly growing into another hub of activity with unique eats and big shopping.

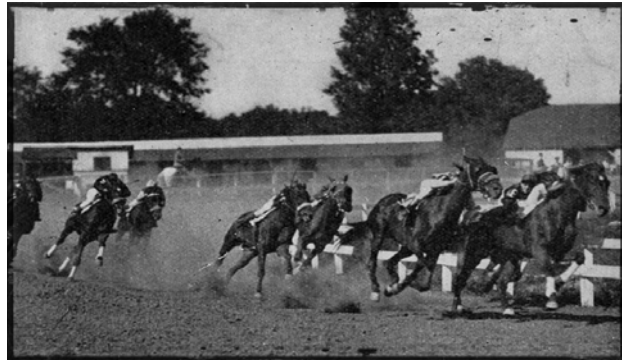
Adventurers will find plenty to explore with geocaching, canoe trips, hiking trails, and sporting events. Art lovers can start of an arts inspired trip with one of the galleries, a stroll around the Town Center, a show at Little Theatre Off Broadway or experience a wine tasting at Plum Run Winery or a craft beer tasting at Hop Yard 62.

**Source: <https://visitgrovecityoh.com>*





BEULAH PARK HISTORICAL TIMELINE



1889

A.G. Grant develops the Beulah Addition subdivision, named after his daughter, Beulah, on farmland owned by town founder William F. Breck. Grant added a park and a small track, where the Franklin County Fair was held intermittently until 1918.

1895

Colonel James Westwater purchases site and builds a half-mile racetrack, named Beulah Park.

1922

Capital City Racing Association purchases Beulah Park.

1923

Beulah Park becomes Ohio's first Thoroughbred racetrack.

1926

Greyhound racing begins and becomes a very popular evening attraction following afternoon horse racing. The State of Ohio discontinues this practice only a few years later.

1937

Racetrack is extended to be one mile long.

1973

Beulah Park's summer concert venue, Musicpark, opens and operates for two years.

1990

Capital City Music Center opens and hosts Frank Sinatra, Jimmy Buffett, the Beach Boys, and Lynyrd Skynyrd.

2011

Penn National Gaming purchases site.

2014

Beulah Park closes.

*Photos Source: <http://grovecityohhistory.org/beulah-park-history/>



HISTORICAL PHOTOS OF BEULAH PARK



*Photos Source: columbuslibrary.org



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.



8.9 ACRES AVAILABLE

3,752 RSF AVAILABLE

3.0 ACRES AVAILABLE

COLUMBUS STREET

SOUTHWEST BLVD.

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