

Final Development Plan Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 1-4-22

Case # 2022-02

Fee: **\$350.00 plus \$25 per acre**

Address of property 325 Main Street located on the South side of
Main street road / avenue.

Parcel # 185-000443. The property contains a total of 1.19 acres.

The property is currently being used for One Family Dwelling On Platted Lot.

The property is currently zoned R-6 Urban Residential.

I am requesting Final Development plan approval so that I may use the property for: A mixed-use commercial building with commercial property on the 1st floor and multifamily on 2nd floor.

Applicant Name: Aaron Carroll Phone: 614-353-5604


Address: 7271 Landon Lane, New Albany, Ohio 43054

Property Owner Name: Aaron Carroll & Katherine Carroll Phone: 614-353-5604

Address: 7271 Landon Lane, New Albany, Ohio 43054

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- ☒ Legal description and survey drawing of the subject property.
- ☒ Development plan, subdivision plat or any other plans that may be applicable.
- ☒ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment. **LOCATED IN DEVELOPMENT TEXT**
- ☒ Any additional information that may be helpful to the Planning & Zoning Commission.


Applicant's Signature

Aaron Carroll
Applicant's Printed Name



614-353-5604
Contact phone number

carroll.253@gmail.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-000451

Owner's Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 301 Main Street, Groveport, Ohio 43125

Mail Address: Name: Theadore Fout & Joyce Fout
Address: 301 Main Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000452

Owner's Name: Megan Ray & Alan Ray
Address: 276 Lesleh Avenue
City & State: Groveport, Ohio Zip Code 43125

Site Address: 276 Lesleh Avenue, Groveport, Ohio, 43125

Mail Address: Name: Megan Ray & Alan Ray
Address: 276 Lesleh Avenue
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000897

Owner's Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 310 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: June Badger
Address: 310 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

If additional space is needed, make copies as needed of this page.

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Parcel Number: 185-001073

Owner's Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 330 Cherry Street, Groveport, Ohio 43125

Mail Address: Name: Sandra Quick & Doris Luellen
Address: 330 Cherry Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000375

Owner's Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Site Address: 340 Cherry St, Groveport, Ohio 43125

Mail Address: Name: Danny Darst JR & Jettie Darst
Address: 275 Frank Street
City & State: Groveport, Ohio Zip Code 43125

Parcel Number: 185-000 204

Owner's Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

Site Address: 341 Main Street, Groveport, Ohio 43125

Mail Address: Name: JKF Investments
Address: 1413 Fairway Drive
City & State: Grove City, Ohio Zip Code 43123

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Parcel Number: 185-000136

Owner's Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Site Address: 336 Main Street, Groveport, Ohio 43125

Mail Address: Name: 336 Main Street LLC
Address: 13291 Sandover Place
City & State: Pickerington, Ohio Zip Code 43147

Parcel Number: 185-000407

Owner's Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Site Address: 326 Main Street, Groveport, Ohio 43125

Mail Address: Name: Certified Oil Corp
Address: 949 King Avenue
City & State: Columbus, Ohio Zip Code 43212

Parcel Number: 185-000574

Owner's Name: Geo J I Limited
Address: 10890 Winter Rd
City & State: Amanda, OH Zip Code 43102

Site Address: 296 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

DEVELOPMENT TEXT

APPLICATION: _____

ADDRESS: 325 Main Street

PARCEL: 185-000443

PROPOSED: Select Commercial Planned District (SCPD)

OWNERS: Aaron and Katherine Carroll

APPLICANTS: Aaron and Katherine Carroll

DATE: February 24, 2022

A. INTRODUCTION:

1. The Applicants/Owners propose development of 325 Main Street under the Select Commercial Planned District (SCPD). This development text is submitted with the development plan to identify the proposed development standards.

B. SITE MAP:

1. A site map, survey, and legal description is provided with the development plan. The property is centrally located in Groveport and situated on the south side of Main Street.

C. VEGETATION:

1. A landscape survey is provided with the development plan.

D. SOILS:

1. A Franklin County soil survey is provided with the development plan.

E. USES:

1. The site shall permit those uses permitted under the Select Commercial Planned District by Chapter 1153 of the Codified Ordinances of Groveport, Ohio, including but not limited to, medical office, restaurant, and retail uses.

2. The site shall permit single-family residential uses.

3. The proposed Phase I will provide approximately 5,200 square feet of commercial uses. The proposed Phase II will provide approximately 5,800 square feet of commercial uses and remove the single-family residence.

F. SITE:

1. The property is approximately 1.19 acres in area. The Applicants propose development of the eastern portion of the property as Phase I with new commercial building. During Phase I, the western portion of the property will remain as developed with a single family residence and

accessory structures. The Applicants propose development of the western portion of the property as Phase II with construction of a commercial building and removing the existing single family residence.

2. The minimum parking setback shall be 10 feet from the front, 5 feet from the side, and 10 feet from the rear.
3. The minimum building setback shall be 55 feet from the front, 6 feet from the side, and 75 feet from the rear.
4. The maximum building height shall be 28 feet.

G. UTILITIES:

1. Water and sanitary system plans are provided with the development plan.

H. TRAFFIC:

1. A traffic plan is provided with the development plan. Phase I development will be served by one new access point from Main Street. The existing access point on the west portion of this property shall be maintained and serve the existing single-family residence in Phase I and serve the proposed commercial development in Phase II.
2. The maximum number of total required parking spaces for Phase I shall be 35 parking spaces for all proposed and future uses. The maximum number of total required parking spaces for Phase II shall be determined during final development plan approval for Phase II.
3. The parking spaces are located in the front, side, and rear of the proposed commercial building. A 20-foot wide drive aisle provides interconnectivity within the development area. These parking areas shall be screened from abutting residential areas in accordance with Chapter 1161.03(l) of the Codified Ordinances of Groveport, Ohio.
4. There is an existing sidewalk along the south side of Main Street and that sidewalk will be maintained.

I. DEVELOPMENT SCHEDULE:

1. The development is expected to be done in two phases. Phase I is expected to be completed in 24 months. There is no projected schedule for Phase II.

J. PROPOSED DEVELOPMENT RELATIONSHIP:

1. The proposed development is compatible with existing and future land uses. Main street is a diverse corridor interspersed with a mix of residential and neighborhood commercial uses. This mix of uses encourages a vibrant and walkable community for its residents. The Groveport Comprehensive Plan (2004) recommends residential uses for this site but it also recommends

commercial uses up and down Main Street, including across the street from this property. The proposed development provides a commercial element which complements the neighborhood commercial scale of Main Street.

K. APPLICANT CONTROL:

1. The Applicants' deed of ownership is provided with the development plan.

L. ECONOMIC FEASIBILITY:

1. A market analysis is provided with the development plan.

M. LANDSCAPING:

1. Landscaping shall comply with Chapter 1176 of the Codified Ordinances of Groveport, Ohio.

N. SIGNAGE:

1. Graphics shall comply with Chapter 1178 of the Codified Ordinances of Groveport, Ohio.

O. FENCING:

1. Fencing shall comply with Chapter 1174 of the Codified Ordinances of Groveport, Ohio.

P. DEED RESTRICTIONS:

1. None.

Q. MODIFICATIONS:

1. Section 1153.03 – Land Use Matrix. This section shall be modified to permit single-family residential uses under the Select Commercial Planned District (SCPD).

Rationale: The Applicant proposes two phases for this overall development plan. This variance will allow the existing single-family residence to remain a permitted use before Phase II commences. The residence is an existing structure and there is no proposal to expand this use after the property is rezoned.

2. Section 1177.04 – The maximum number of total required parking spaces for Phase I shall be 36 parking spaces for all proposed and future uses. The maximum number of total required parking spaces for Phase II shall be determined during final development plan approval for Phase II and may be reduced from the code requirement.

Rationale: Phase I of this development is expected to provide office space for medical tenants. The Applicant expects specific dentist and optometrist tenants to occupy the offices after construction. Those tenants have identified their typical parking demand to be a combined total of 33 parking spaces between employees and patients. The proposed 35 parking spaces to be provided will satisfy Phase I's expected parking demand.



Historic Groveport

Market Study and Strategies

GROVEPORT, OHIO



Groundwork and Secondary Data



DOWNTOWN GROVEPORT

GROVEPORT, OHIO



MARKET SNAPSHOT

Est. 2017

Groveport Community Improvement Corporation (CIC) and community partners are taking a pro-active approach to planning for the future prosperity of Groveport's traditional downtown business district.

The efforts of Groveport CIC and its partners, along with investments made by the public and private sectors, are working to heighten the appeal of the downtown district among consumers, investors and entrepreneurs. Moving forward, it will be critical for the community to capitalize upon and leverage these investments and ongoing Groveport CIC economic development and marketing efforts to position downtown Groveport as a local and regional attraction, economic engine, and center for commerce.

This Market Snapshot, prepared in conjunction with Groveport CIC-commissioned market study, marketing and branding services, highlights and summarizes demographic, lifestyle and retail data, characteristics and trends in the marketplace. The information, along with market insights gathered through a community survey, provides groundwork, benchmarks and a basis for important decision-making processes that will help guide future business development and investor marketing strategies.



For more information contact

Jeff Green, City Finance Director

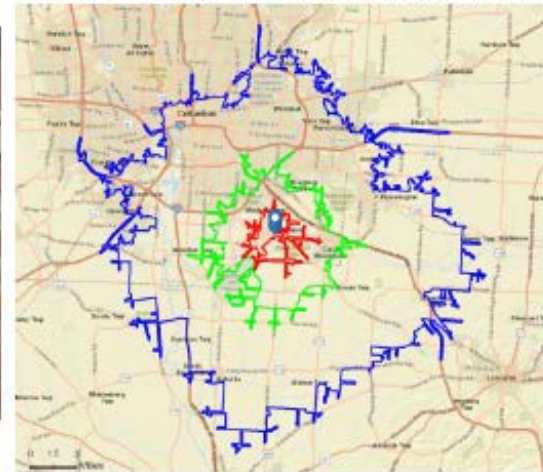
City of Groveport | 855 Blacklick Street | Groveport, OH 43125

☎ (614) 836-5301 | ✉ jgreen@groveport.org

DOWNTOWN GROVEPORT DRIVE TIME MARKET

DEMOGRAPHIC FAST FACTS

Est. 2017



POPULATION

38,158

10 MINUTE DRIVE TIME | 2017
2017—22 Growth: 6.2%

Population	5 Min	10 Min	20 Min
2017 Estimate	4,414	38,158	418,705
Growth (2017-22)	6.4%	6.2%	5.7%



Est. Ohio Pop Growth (2017-22) | 1.2%



DAYTIME POP

39,015

10 MINUTE DRIVE TIME | 2017
DAYTIME GROWTH: 2.2%

Daytime Population	5 Min	10 Min	20 Min
2017 Estimate	5,178	39,015	500,580
Daytime Change	17.3%	2.2%	19.6%



HOUSEHOLDS

14,814

10 MINUTE DRIVE TIME | 2017
2017—22 Growth: 5.9%

Households	5 Min	10 Min	20 Min
2017 Estimate	1,734	14,814	169,601
HH Growth (2017-22)	5.7%	5.9%	5.7%



Est. Ohio HH Growth (2017-22) | 1.2%



MEDIAN HH INCOME

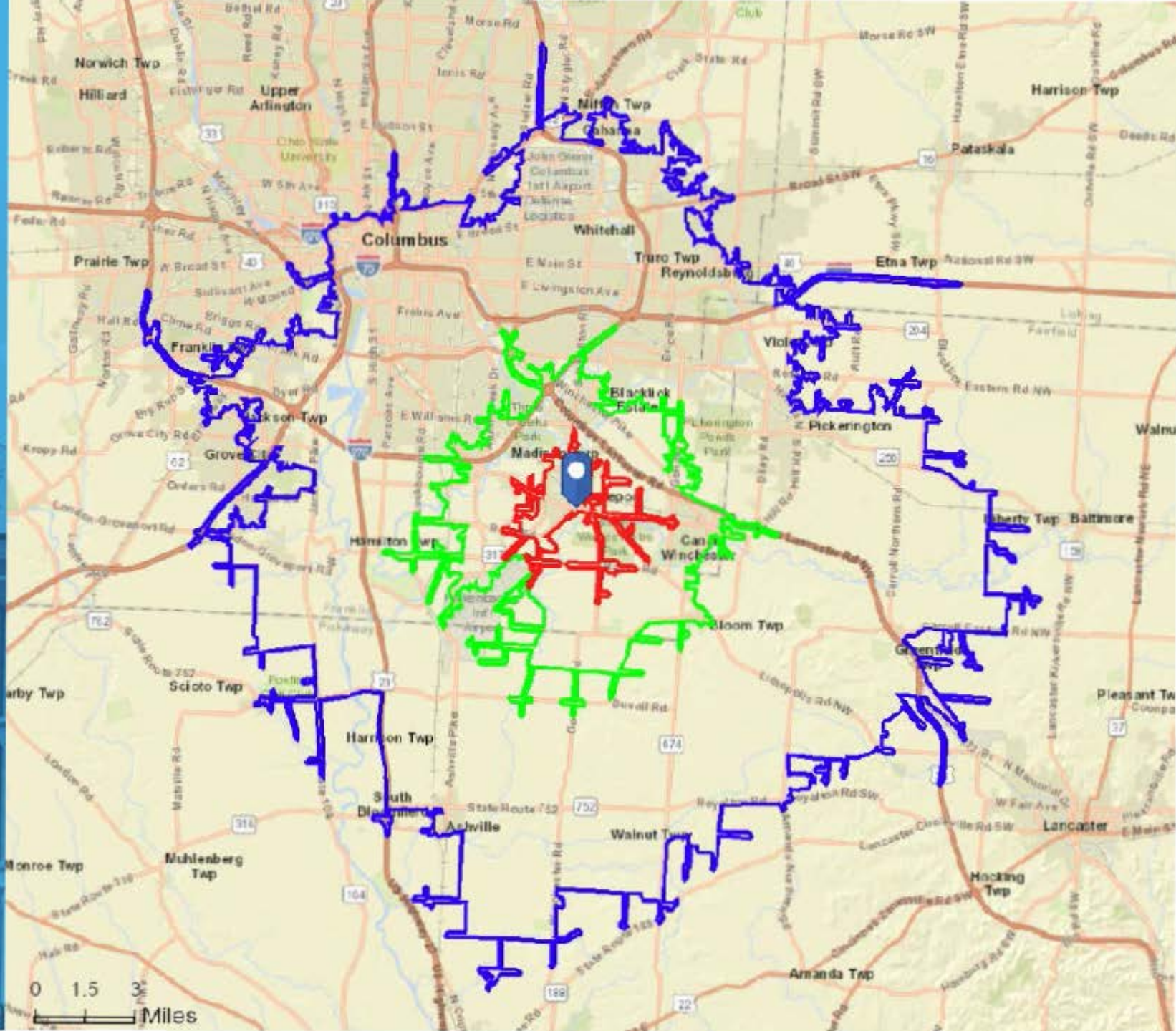
\$55,687

10 MINUTE DRIVE TIME | 2017
2017—22 Growth: 11.4%

Median HH Income	5 Min	10 Min	20 Min
2017 Estimate	\$62,952	\$55,687	\$47,721
Growth (2017-22)	19.2%	11.4%	11.5%

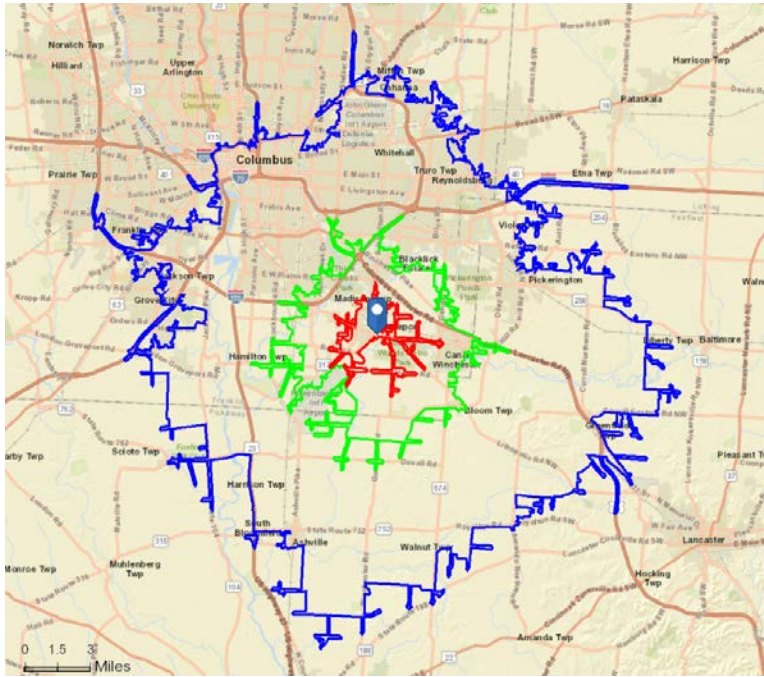


2017 State: \$52,128 | 2017-22 Growth: 11.7%



Downtown Groveport Drive Time Markets

Demographic Fast Facts



5 Minute Drive Time



10 Minute Drive Time



20 Minute Drive Time



POPULATION

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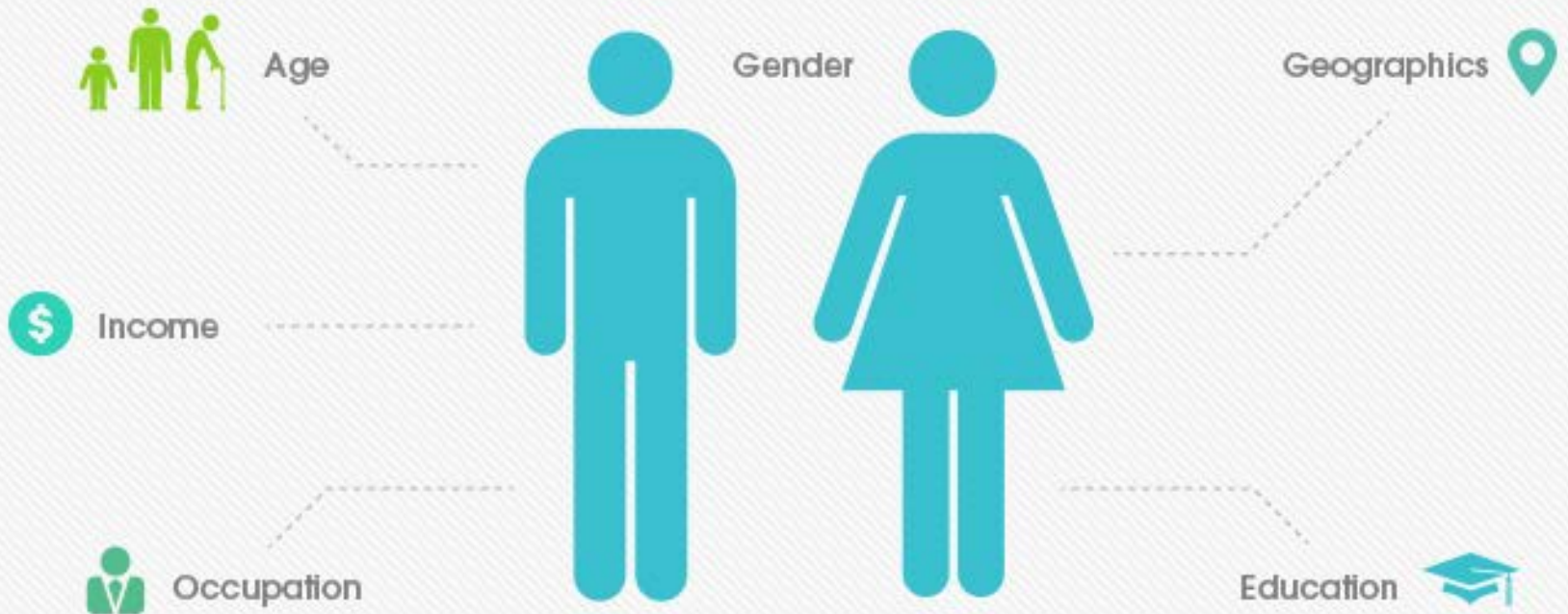
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Demographic Data



Psychographic Data

Demographics are interesting, even invaluable...
but **NOT VERY PREDICTIVE.**

PSYCHOGRAPHICS OR LIFESTYLE DATA

Defining people by their **INTERESTS, HOBBIES**, how they spend their time, their social orientation, and so on.
MUCH MORE INTERESTING.

Two men might be demographic twins:



- Staunch **Republican**
- Enjoys **Country Music**
- Ideal vacation: fishing in **Alaska**

DEMOGRAPHIC

AGE	=	AGE
INCOME	=	INCOME
ETHNICITY	=	ETHNICITY
MARRIED	=	MARRIED
2 KIDS	=	2 KIDS
ADDRESS	=	ADDRESS



- Loyal **Democrat**
- Loves **Grunge Music**
- Idea of fun: skiing in the **Pacific Cascades**

PSYCHOGRAPHICS



Downtown Groveport Drive Time Markets

Prevalent LifeMode Groups



GenXurban (LM 5) | #1 in 5 Minute Drive Time)

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
750	43.3%	3,035	20.5%	20,850	12.3%

- ▶ Gen X in middle age; families with fewer kids and a mortgage
- ▶ Second largest Tapestry group, comprised of Gen X married couples, and a growing population of retirees
- ▶ About a fifth of residents are 65 or older; about a fourth of households have retirement income
- ▶ Own older single-family homes in urban areas, with 1 or 2 vehicles
- ▶ Live and work in the same county, creating shorter commute times
- ▶ Invest wisely, well-insured, comfortable banking online or in person
- ▶ News junkies (read a daily newspaper, watch news on TV, and go online for news)
- ▶ Enjoy reading, photo album/scrapbooking, playing board games and cards, doing crossword puzzles, going to museums and rock concerts, dining out, and walking for exercise

Downtown Groveport Drive Time Markets

Prevalent LifeMode Groups



Middle Ground (LM8) | #1 in 10 & 20 Minutes

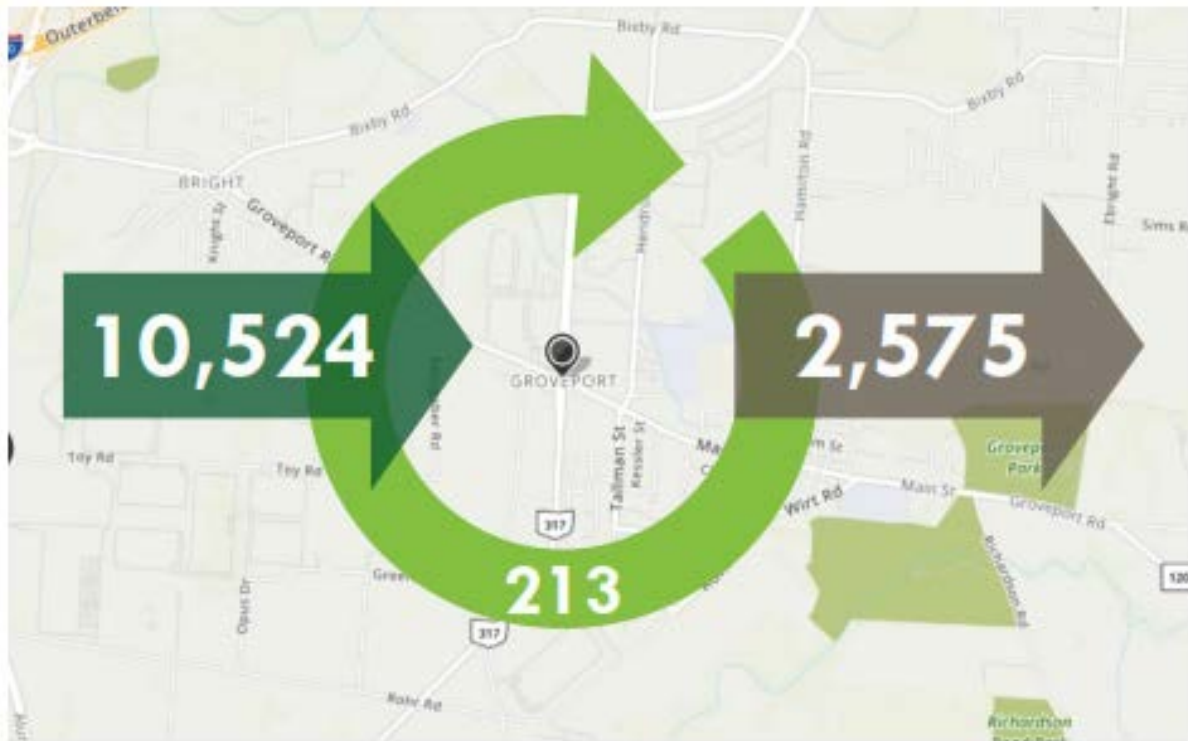
5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
15	0.9%	4,076	27.5%	32,965	19.4%

- ▶ Lifestyles of thirtysomethings
- ▶ Millennials in the middle: single/married, renters/homeowners, middle class/working class
- ▶ Urban market mix of single-family, townhome, and multi-unit dwellings
- ▶ Majority of residents attended college or attained a college degree
- ▶ Householders have ditched their landlines for cell phones, which they use to listen to music (generally contemporary hits), read the news, and get the latest sports updates of their favorite teams
- ▶ Online all the time: use the Internet for entertainment (downloading music, watching YouTube, finding dates), social media (Facebook, Twitter, LinkedIn), shopping and news
- ▶ Leisure includes night life (clubbing, movies), going to the beach, some travel and hiking

The Daily Boom

Inflow/Outflow Job Counts (Primary Jobs) | 2015

Groveport Drive Time Markets
Market Performance
and Influences



10,737 Employed in Groveport



10,524 Employed in Groveport but Living Outside Groveport



213 Employed and Living in Groveport

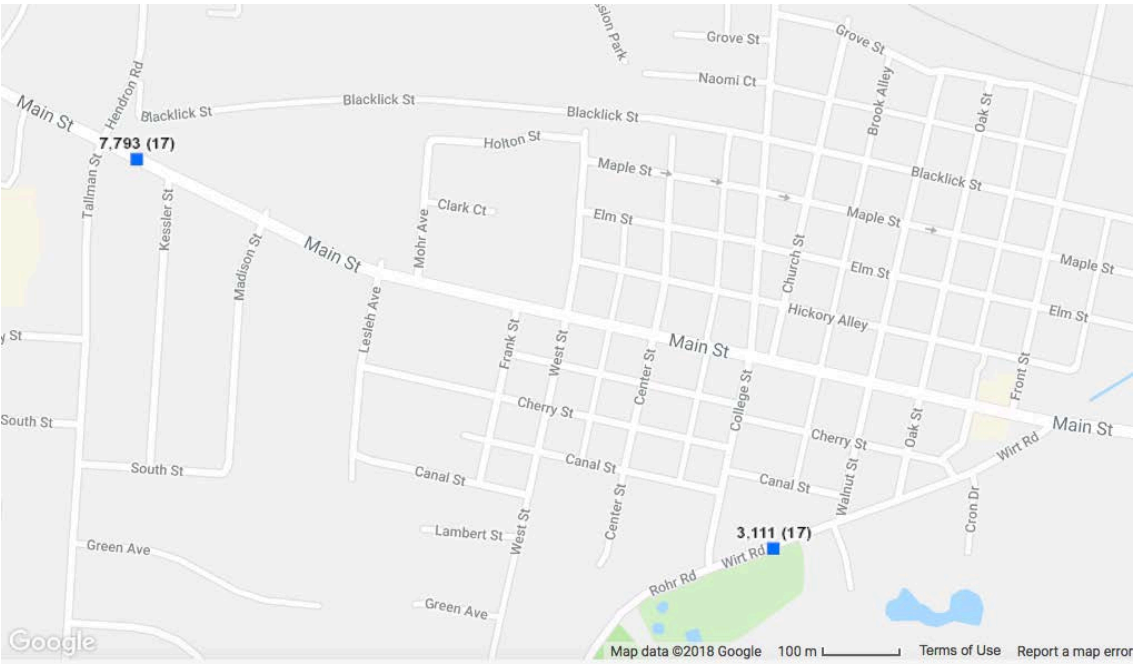
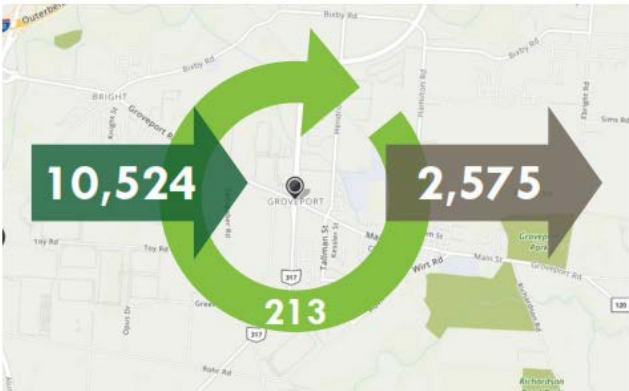
Source: U.S. Census Bureau, Center for Economic Studies | On the Map | 2015

Groveport Drive Time Markets

Market Performance and Influences



The Daily Boom
Inflow/Outflow Job Counts (Primary Jobs) | 2015



HISTORIC GROVEPORT AREA TRAFFIC COUNTS AND TRENDS

AADT Annual Average Daily Traffic	Main Street East of London Groveport Road	Annual Growth	Wirt Road Southwest of Main Street	Annual Growth
2017	7,793	3%	3,111	3%
2016	7,588	4%	3,026	-5%
2015	7,282	1%	3,200	3%
2014	7,205	-3%	3,099	2%
2013	7,390	—	3,053	—

Source: Ohio Department of Transportation

Groveport Drive Time Markets

Market Performance and Influences

DOWNTOWN GROVEPORT DRIVE TIME AREAS			
SALES SURPLUS AND LEAKAGE ESTIMATES (\$MM)			
Sales Surplus & Leakage (\$MM)	5 Minutes	10 Minutes	20 Minutes
	Surplus/ (Leakage)	Surplus/ (Leakage)	Surplus/ (Leakage)
Total Retail Trade (NAICS 44 – 45)	\$105.9	\$475.6	\$704.9
Total Food & Drink (NAICS 722)	\$1.0	\$20.5	\$266.6
Total (NAICS 44 – 45, 722)	\$106.9	\$496.1	\$971.5

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc.

Data Note: The polarity of surplus/leakage estimates shown in this document (as compared to those shown in source Esri reports) have been reversed to show surplus as a positive value, and to show leakage as a negative value. The Retail Gap (Sales Surplus/Leakage) represents the difference between Retail Potential and Retail Sales. A positive value represents a surplus in retail sales, often indicating a market where customers are drawn in from outside the defined trade area.

Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as three industry groups within the Food Services & Drinking Places subsector. For more information on Retail MarketPlace data and to download the methodology statement visit: <http://doc.arcgis.com/en/esri-demographics/data/retail-marketplace.htm>

Groveport Drive Time Markets

Market Performance and Influences

SALES GAP FACTORS DOWNTOWN GROVEPORT DRIVE TIME AREAS			
Category—Factor	5 Minutes	10 Minutes	20 Minutes
Motor Vehicle & Parts Dealers	(28.9)	56.9	15.7
Furniture & Home Furnishings Stores	69.7	43.7	17.1
Electronics & Appliance Stores	47.3	(0.6)	1.9
Building Materials, Garden & Supply	45.8	20.2	26.4
Food & Beverage Stores	56.7	37.1	10.2
Health & Personal Care Stores	56.8	49.3	10.2
Gasoline Stations	(27.7)	0.7	(10.9)
Clothing and Clothing Accessories	(100.0)	(32.6)	(26.1)
Sporting Goods, Hobby, Book, Music	(1.0)	(26.5)	15.3
General Merchandise Stores	77.2	27.6	(2.0)
Miscellaneous Store Retailers	(12.8)	(6.1)	2.1
Nonstore Retailers	(32.5)	(15.2)	(42.4)
Food Services & Drinking Places	7.8	17.6	20.6

Historic Groveport

Market Study and Strategies

Primary Data

July 4th
Intercept Survey

209 Participants





Downtown Groveport Strategies Poll

Let's get started!

Take 5 for Downtown Groveport

Groveport Community Improvement Corporation is conducting this survey to help identify top prospects for expansion and recruitment and to fine-tune development strategies for Downtown Groveport. The survey should take about five minutes to complete and all information is collected anonymously.

Thank you for your time and help! Click "Next" to get started.

Next

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

578
Survey Sample

Groveport resident	73.7%
Live within 10 miles of Groveport	20.9%
Live 10+ miles from Groveport	5.4%

69%
Female

27%
Work in Groveport

Traffic Generators

Businesses and Places Visited Most Often

1. Kroger	25.9%
2. Little Italy	17.0%
3. Ace Hardware	13.0%
4. Birch Tavern	12.4%
5. Flyers Pizza	6.6%



Downtown Trends

Describe recent trends in Downtown Groveport

Improving or making progress	26.9%
Steady or holding its own	52.8%
Declining or losing ground	20.3%

Opportunities Ahead

Top prospects for expansion and recruitment based on the 2018 Downtown Groveport Top Prospects Survey completed by more than 500 participants.

Eating and Drinking Establishments

36%	19%	13%	8%	7%	6%
Restaurant/Diner	Full-service Restaurant	Coffee Shop	Sandwich Shop	Brew Pub	Interactive Family Cafe
Top Features:	Top Features:	Top Features:	Top Features:	Top Features:	Top Features:
Full-service	Casual, family-friendly	Fresh coffees, teas, etc.	Fresh sandwiches/salads	Pub food	Full-service cafe
Breakfast menu	Alcoholic beverages	Fresh baked goods	Daily lunch specials	Brews its own beers	Indoor climbing structure
Dinner menu	Classic American cuisine	Comfortable, "homey"	Grab-and-go items	Unique craft brews	Obstacle course
Lunch menu	Steakhouse specialties	Outdoor seating	Outdoor seating	Outdoor seating	Birthday party packages
American-style cuisine	Outdoor seating/service	Soups/Sandwiches	Deli side items	Appetizers and specials	Children's music/sports
Survey Demo: Age	Survey Demo: Age	Survey Demo: Age	Survey Demo: Age	Survey Demo: Age	Survey Demo: Age
25 to 44: 29%	25 to 44: 36%	25 to 44: 44%	25 to 44: 41%	25 to 44: 57%	25 to 44: 80%
45 to 64: 49%	45 to 64: 43%	45 to 64: 39%	45 to 64: 38%	45 to 64: 33%	45 to 64: 16%
Survey Demo: HH \$\$	Survey Demo: HH \$\$	Survey Demo: HH \$\$	Survey Demo: HH \$\$	Survey Demo: HH \$\$	Survey Demo: HH \$\$
\$50K to \$100K: 39%	\$50K to \$100K: 34%	\$50K to \$100K: 42%	\$50K to \$100K: 43%	\$50K to \$100K: 48%	\$50K to \$100K: 48%
\$100K+: 38%	\$100K+: 42%	\$100K+: 33%	\$100K+: 33%	\$100K+: 45%	\$100K+: 19%

Other Eating and Drinking Establishments opportunities include: Ice Cream & Sweets Shop (4%); and Drinking Establishment (3%).

At a Glance

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HISTORIC GROVEPORT | GROVEPORT, OHIO



At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

69%

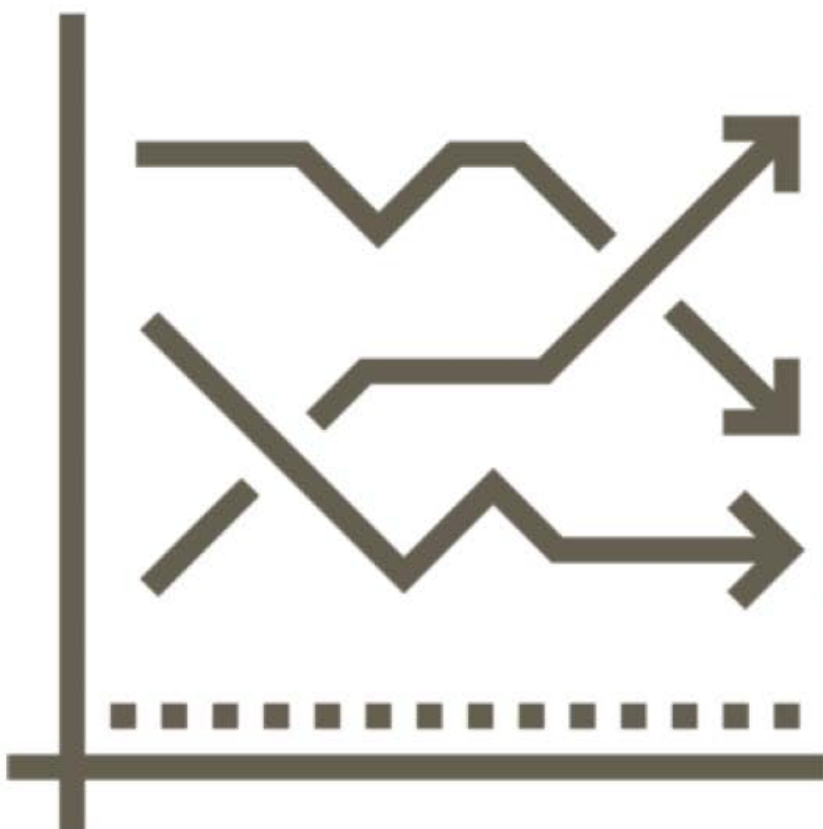
Female

27%

Work in Groveport

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS



Downtown Trends

Describe recent trends in Downtown Groveport

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Declining or losing ground	20.3%

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

Eating and Drinking Establishments | Top Selections

Restaurant/Diner	Full-Serve Restaurant	Coffee Shop
Top Features:	Top Features:	Top Features:
Full-service	Casual, family-friendly	Fresh coffees, teas, etc.
Breakfast menu	Alcoholic beverages	Fresh baked goods
Dinner menu	Classic American cuisine	Comfortable, "homey"
Lunch menu	Steakhouse specialties	Outdoor seating
Survey Demo: HH Income	Survey Demo: HH Income	Survey Demo: HH Income
\$50K to \$100K: 39%	\$50K to \$100K: 34%	\$50K to \$100K: 42%
\$100K+: 38%	\$100K+: 42%	\$100K+: 33%

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

Retail Establishments | Top Selections

Bakery	Vintage Store	Arts, Crafts & Hobby
Top Features:	Top Features:	Top Features:
Donuts and pastries	Home & Garden decor	General crafts/supplies
Cupcakes, cookies, etc.	Upcycled/Custom items	Home décor items
Hand-dipped ice cream	Holiday décor and gifts	Craft/Hobby classes
Made-to-order cakes	Demos, workshops, etc.	Hobby and craft tools
Survey Demo: HH Income	Survey Demo: HH Income	Survey Demo: HH Income
\$50K to \$100K: 42%	\$50K to \$100K: 40%	\$50K to \$100K: 47%
\$100K+: 41%	\$100K+: 36%	\$100K+: 22%

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

Potential Market Traction

Q: How likely would you be to patronize the following types of business in Downtown Groveport?

Average Score Ranking | 100 = Definitely Would

1. Restaurant/Diner	85.5	1. Bakery	78.5
2. Full-service Restaurant	84.9	2. Vintage Store	58.1
3. Sandwich Shop	70.3	3. Arts, Crafts & Hobby	53.1
4. Ice Cream & Sweets	65.6	4. Consignment Boutique	47.9
5. Coffee Shop	57.4	5. Outdoor Rec/Sports	45.4
6. Brew Pub	50.1	6. Pet Emporium	44.3

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS



Potential Prospects

Are you a prospect?

Are you interested in moving your business to, or opening a new business in, Downtown Groveport?

Interested in moving

8

Interested in opening new

36

9% of Survey Sample

HISTORIC GROVEPORT | GROVEPORT, OHIO



At a Glance

2018 TOP PROSPECTS SURVEY RESULTS



41%

**Of those surveyed would or
might consider living in
Downtown Groveport**

At a Glance

2018 TOP PROSPECTS SURVEY RESULTS

Top housing styles considered:

Townhouse	50%
Condo	44%
Senior Housing	24%
Loft	21%

Mortgage or rent payment:

Less than \$600	11%
\$600 to \$800	25%
\$800 to \$1,000	44%
\$1,000 or more	19%



Historic Groveport Market Study & Strategy

OVERVIEW
OUTCOMES
STRATEGIES
TOOLBOX

PREPARED BY



downtown
professionals
network

Downtown Professionals Network
Franklin, Tennessee USA
615.236.0082

www.downtownpros.com

Strategies, Steps and Tools



Groveport, Ohio BrandTouch™ Manual

Order comes from simplicity. Inside, you will find the simple rules that guide the Groveport, Ohio Brand, and will help create equity as we tell others about Groveport.

PREPARED BY



ARNETT MULDROW

316 West Stone Avenue
Greenville, SC 29609

brandtouch@arnettmuldrow.com

arnettmuldrow.com

Marketing and Branding Strategies

historic DOWNTOWN groveport OHIO



Market Insights

The City of Groveport, Groveport Community Improvement Corporation (CIC) and other community partners are taking a proactive approach are taking a pro-active approach to planning for the future prosperity of Groveport's historic downtown business district. This market overview provides a quick introduction to the marketplace, but there's so much more to tell.

We invite you to learn more about emerging opportunities in Historic Downtown Groveport and why Groveport is the logical choice for investors, developers, businesses and entrepreneurs. Bring your idea and let's work together to make it happen in the heart of Groveport— Central Ohio's Hometown.



For more information contact

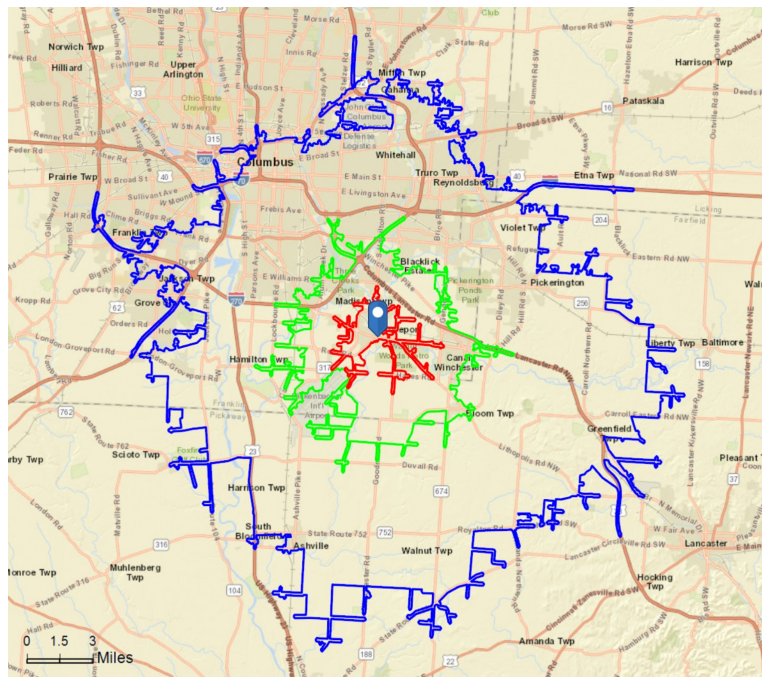
Jeff Green, Development Director

City of Groveport | 655 Blacklick Street | Groveport, OH 43125

📞 (614) 836-5301

✉ jgreen@groveport.org

Historic Downtown Groveport Drive Time Market Fast Facts



POPULATION

37,338

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 5.7%

Population	5 Min	10 Min	20 Min
2019 Estimate	4,747	37,338	416,380
Growth (2019-24)	6.1%	5.7%	5.0%

📍 Est. Ohio Pop Growth (2019-24) 1.3%



HOUSEHOLDS

14,653

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 5.6%

Households	5 Min	10 Min	20 Min
2019 Estimate	1,835	14,653	167,112
HH Growth (2019-24)	5.6%	5.6%	5.0%

📍 Est. Ohio HH Growth (2019-24) 1.5%



MEDIAN HH INCOME

\$60,617

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 11.7%

Median HH Income	5 Min	10 Min	20 Min
2019 Estimate	\$62,956	\$60,617	\$54,290
Growth (2019-24)	19.8%	11.7%	10.9%

📍 2019 State: \$54,966 | 2019-24 Growth: 12.4%



\$28,808

PER CAPITA INCOME
10 MINUTES | 2019



36.7

MEDIAN AGE
10 MINUTES | 2019



96.4%

2019 EMPLOYED
10 MIN. CIVILIAN POP 16+

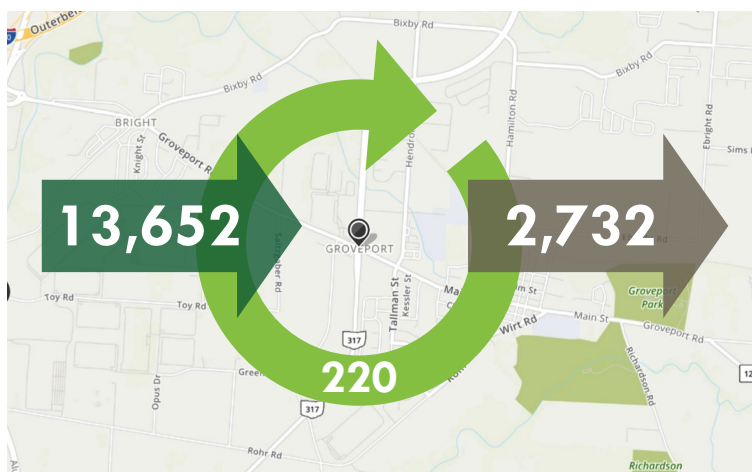
Source: [Esri Market Profile](#) | 02.20

Groveport Workplace Market



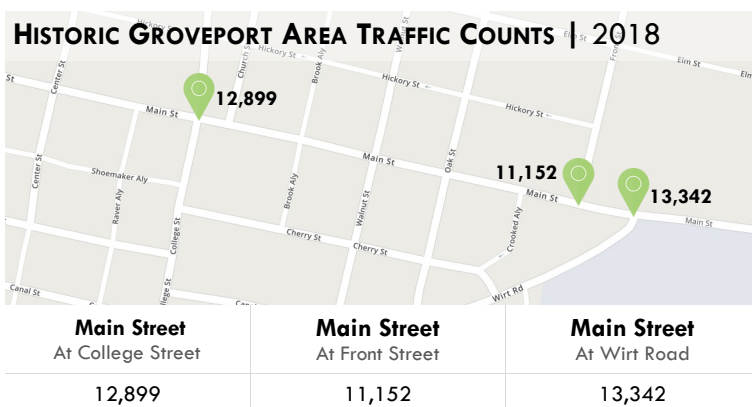
The Daily Boom

Inflow/Outflow Job Counts (Primary Jobs) | 2017



13,872	Employed in Groveport
13,652	Employed in Groveport but Living Outside Groveport
220	Employed and Living in Groveport
2,732	Living in Groveport but Employed Outside Groveport

Source: U.S. Census Bureau, Center for Economic Studies | On the Map | 2017



Source: City of Groveport; Cummins Consulting Services, 09/11/18

Groveport | Ohio

Lifestyle Profile

Esri 2017

Esri's Community Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify U.S. neighborhoods. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification with 67 distinct behavioral market segments (Tapestry Segments), each belonging to one of fourteen LifeMode Groups.

Top Esri Tapestry LifeMode Groups

Esri Tapestry LifeMode groups represent markets that share a common experience—born in the same generation or immigration from another country—or a significant demographic trait, like affluence. The GenXurban and Middle Ground LifeMode Groups are among



GenXurban (LM 5) | #1 in 5 Minute Drive Time

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
761	41.5%	2,992	20.4%	20,701	12.4%

- ▶ Gen X in middle age; families with fewer kids and a mortgage
- ▶ Second largest Tapestry group, comprised of Gen X married couples, and a growing population of retirees
- ▶ About a fifth of residents are 65 or older; about a fourth of households have retirement income
- ▶ Own older single-family homes in urban areas, with 1 or 2 vehicles
- ▶ Live and work in the same county, creating shorter commute times
- ▶ Invest wisely, well-insured, comfortable banking online or in person
- ▶ News junkies (read a daily newspaper, watch news on TV, and go online for news)
- ▶ Enjoy reading, photo album/scrapbooking, playing board games and cards, doing crossword puzzles, going to museums and rock concerts, dining out, and walking for exercise



Middle Ground (LM8) | #1 in 10 & 20 Minutes

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
21	1.1%	3,829	26.1%	32,694	19.6%

- ▶ Lifestyles of thirtysomethings
- ▶ Millennials in the middle: single/married, renters/homeowners, middle class/working class
- ▶ Urban market mix of single-family, townhome, and multi-unit dwellings
- ▶ Majority of residents attended college or attained a college degree
- ▶ Householders have ditched their landlines for cell phones, which they use to listen to music (generally contemporary hits), read the news, and get the latest sports updates of their favorite teams
- ▶ Online all the time: use the Internet for entertainment (downloading music, watching YouTube, finding dates), social media (Facebook, Twitter, LinkedIn), shopping and news
- ▶ Leisure includes night life (clubbing, movies), going to the beach, some travel and hiking

Information on Esri Tapestry methodology and applications, along with descriptions for Tapestry's 67 segments, are available from the Esri website at: <http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm>

Source: [Esri Community Tapestry Segmentation](#) | 02.20

Retail Power

ENVIRONICS ANALYTICS 2020

The Retail Market Power (RMP) 2020 report from Environics Analytics provides a direct comparison between retail sales and consumer spending by industry. To capture a snapshot of an area's retail market, a sales surplus or leakage—expressed in current dollars—is calculated to summarize the relationship between supply (sales by businesses) and demand (consumer spending). Deviations from potential sales, or demand, may reveal areas of opportunity in the trade area's retail sectors, keeping in mind any extenuating circumstances that may be driving the results.

HISTORIC DOWNTOWN GROVEPORT DRIVE TIME AREAS

SALES SURPLUS AND LEAKAGE ESTIMATES | (\$MM)

Total Retail Trade (NAICS 44 – 45)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$106.0	\$702.7	\$9,323.4
- Potential Sales (Demand)	\$71.6	\$556.1	\$7,134.0
- Est. Surplus/(Leakage)	\$34.4	\$146.6	\$2,189.5

Total Food and Drink (NAICS 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$13.4	\$86.0	\$1,297.3
- Potential Sales (Demand)	\$9.2	\$73.9	\$974.7
- Est. Surplus/(Leakage)	\$4.1	\$12.1	\$322.6

Total Retail, Food and Drink (NAICS 44 – 45, 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$119.4	\$788.7	\$10,620.7
- Potential Sales (Demand)	\$80.8	\$630.0	\$8,108.7
- Est. Surplus/(Leakage)	\$38.6	\$158.7	\$2,512.1

Retailers and real estate analysts use RMP to understand the difference between supply and demand in existing and potential new trade areas. In areas where demand exceeds supply, an opportunity gap—or leakage—exists that can attract new retail operations or inform what changes need to be made to a store's product mix to increase market share. In areas where supply exceeds demand, a surplus exists, which can signal that new marketing strategies may be needed to attract new customers, or that the area is attractive to niche retailers, or it may prompt a store network re-alignment.

Source: [Environics Analytics Market Power® 2020](#) | Retail Stores Gap.

Data Note: The polarity of surplus/leakage estimates shown in this document (as compared to those shown in source Environics Analytics reports) have been reversed to show surplus as a positive value, and to show leakage as a negative value. The Retail Gap (Sales Surplus/Leakage) represents the difference between Retail Potential (Demand) and Retail Sales (Supply). A positive value represents a surplus in sales, often indicating a market where customers are drawn in from outside the defined area.

RMP focuses on Retail Trade NAICS codes 44 and 45, as well as the Food Services industry NAICS code 722. Once national and county level CRT tables are retrieved from the U.S. Census Bureau, all establishments are coded using 2012 North American Industrial Classification System (NAICS) codes to match the data source. The 2012 NAICS codes are then matched with the latest release of NAICS codes from 2017 to reflect any changes in codes.

PERFORMANCE BY CATEGORY

Sales gap factors provide an at-a-glance means of assessing the relative strength of various retail categories within a defined geography. The factor is a measure of the relationship between supply and demand that ranges from +100 (total surplus) to -100 (total leakage). A positive value represents a surplus of retail sales and can be indicative of a market where customers are drawn from outside the trade area. Categories showing the highest surplus factors may signal possible opportunities for expansion or the introduction of complementary product and service lines to build on market strengths or existing and evolving niche markets. Likewise, categories with negative value factors might offer an initial indication of gaps in the business mix and potential targets for re-positioning, expansion or recruitment.

SALES GAP FACTORS | DOWNTOWN GROVEPORT DRIVE TIME AREAS

Category—Factor	5 Minutes	10 Minutes	20 Minutes
Motor Vehicle and Parts Dealers	20.7	15.3	9.7
Furniture and Home Furnishings Stores	(66.9)	(70.7)	(38.2)
Electronics and Appliance Stores	(100.0)	(63.0)	(8.4)
Building Materials, Garden & Supply	52.5	9.4	(8.6)
Food and Beverage Stores	35.4	(0.0)	1.6
Health and Personal Care Stores	(26.2)	(36.1)	(24.3)
Gasoline Stations	(61.1)	(27.7)	(13.5)
Clothing and Clothing Accessories	(94.7)	(62.5)	(28.2)
Sporting Goods, Hobby, Book, Music	(100.0)	(33.8)	(22.8)
General Merchandise Stores	(53.4)	(12.8)	(9.5)
Miscellaneous Store Retailers	(73.1)	(43.6)	(26.8)
Nonstore Retailers	55.2	55.7	57.0
Food Services and Drinking Places	18.3	7.5	14.2

Source: Environics Analytics Market Power® 2020 | Retail Stores Gap | Calculations by DPN

Limitations and Disclaimers

Retail market analyses, their components (such as retail sales gap analyses) and derivative business development plans provide important guidance on how a commercial area should, theoretically, be able to perform and on the sales levels businesses should be able to achieve. However, many factors affect the actual performance of businesses and commercial areas, including the skills of the business operator, level of business capitalization, the quality of the physical environment, changes in overall economic conditions, the effectiveness of business and district marketing programs, and many other variables. The information in this document is intended to provide a foundation of information for making business development decisions, but it does not and cannot ensure business success.

As is true of all demographic, economic and market studies, our analysis' reliability is limited to the reliability and quality of the data available. Our research assumes that all data made available by and procured from federal, state, county, city, primary and third party sources is accurate and reliable.

Because market conditions change rapidly and sometimes without warning, the information and opinions expressed here represent a snapshot in time and cannot predict or gauge future changes or results.

Opportunities Ahead

Groveport CIC is actively seeking developers, investors, businesses and entrepreneurs to become part of our community. Results from the Downtown Groveport Top Prospects & Strategies Survey completed by more than 500 participants demonstrate demand and opportunities for new and expanding eating & drinking and retail establishments in Groveport’s growing marketplace.

Eating and Drinking Establishments | Top Selections

Restaurant/Diner	Full-Service Restaurant	Coffee Shop
Top Features:	Top Features:	Top Features:
Full-service	Casual, family-friendly	Fresh coffees, teas, etc.
Breakfast menu	Alcoholic beverages	Fresh baked goods
Dinner menu	Classic American cuisine	Comfortable, “homey”
Lunch menu	Steakhouse specialties	Outdoor seating
Survey Demo: Age Groups	Survey Demo: Age Groups	Survey Demo: Age Groups
25 to 44: 29%	25 to 44: 36%	25 to 44: 44%
45 to 64: 49%	45 to 64: 43%	45 to 64: 39%
Survey Demo: HH Income	Survey Demo: HH Income	Survey Demo: HH Income
\$50K to \$100K: 39%	\$50K to \$100K: 34%	\$50K to \$100K: 42%
\$100K+: 38%	\$100K+: 42%	\$100K+: 33%

Retail Establishments | Top Selections

Bakery	Vintage Store	Arts, Crafts & Hobby
Top Features:	Top Features:	Top Features:
Donuts and pastries	Home & Garden decor	General crafts/supplies
Cupcakes, cookies, etc.	Upcycled/Custom items	Home décor items
Hand-dipped ice cream	Holiday décor and gifts	Craft/Hobby classes
Made-to-order cakes	Demos, workshops, etc.	Hobby and craft tools
Survey Demo: Age Groups	Survey Demo: Age Groups	Survey Demo: Age Groups
25 to 44: 41%	25 to 44: 31%	25 to 44: 30%
45 to 64: 44%	45 to 64: 44%	45 to 64: 47%
Survey Demo: HH Income	Survey Demo: HH Income	Survey Demo: HH Income
\$50K to \$100K: 42%	\$50K to \$100K: 40%	\$50K to \$100K: 47%
\$100K+: 41%	\$100K+: 36%	\$100K+: 22%

Potential Market Traction

Q: On a scale of 0 (Definitely would not) to 100 (Definitely would), how likely would you be to patronize the following types of business in Downtown Groveport? | Average Score Ranking | 100 = Definitely Would

1. Restaurant/Diner	85.5	1. Bakery	78.5
2. Full-service Restaurant	84.9	2. Vintage Store	58.1
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4. Ice Cream & Sweets	65.6	4. Consignment Boutique	47.9
5. Coffee Shop	57.4	5. Outdoor Rec/Sports	45.4
6. Brew Pub	50.1	6. Pet Emporium	44.3



Historic Groveport Housing Opportunities

The 2018 Top Prospects & Strategies Survey findings show strong interest in Historic Groveport housing opportunities. Groveport CIC is interested in proposals for housing and mixed-use projects to help intensify development and meet growing market demand.



41%

Of those surveyed would or might consider living in Downtown Groveport

Top housing styles

Townhouse	50%
Condo	44%
Senior Housing	24%
Loft	21%

Mortgage or rent

Less than \$600	11%
\$600 to \$800	25%
\$800 to \$1,000	44%
\$1,000 or more	19%

Source: [Downtown Groveport Top Prospects and Strategies Survey](#) | 2018

historic DOWNTOWN groveport OHIO



Market Snapshot

The City of Groveport, Groveport Community Improvement Corporation (CIC) and other community partners are taking a proactive approach to planning for the future prosperity of Historic Downtown Groveport.

The efforts of Groveport CIC and its partners, along with investments made by the public and private sectors, are working to heighten the appeal of the historic downtown district among consumers, investors and entrepreneurs. An energetic program of work is orchestrating new business and entrepreneurial development initiatives, business retention efforts, and exciting redevelopment projects that are ushering in a new era of progress and vitality in the heart of Central Ohio's Hometown.

This Market Snapshot presents just a small slice of information being mined, tracked and analyzed to better understand and monitor changes in the market, including demographic, psychographic and retail data helpful to both existing and prospective businesses, entrepreneurs and developers.

We invite you to learn more about emerging opportunities in Historic Downtown Groveport, and how you could be part of its exciting and prosperous future. Contact us today.



For more information contact

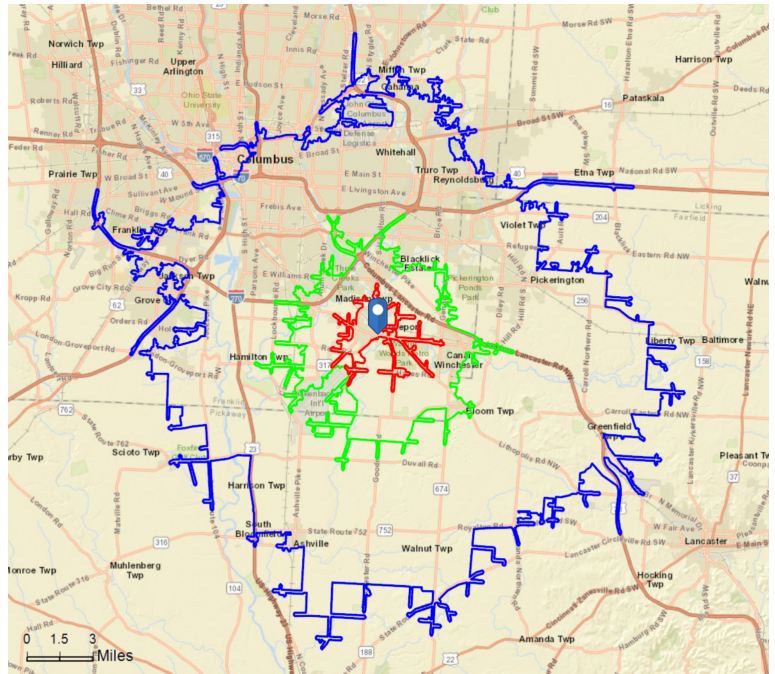
Jeff Green, Development Director

City of Groveport | 655 Blacklick Street | Groveport, OH 43125

📞 (614) 836-5301 | ✉️ jgreen@groveport.org

Historic Downtown Groveport Drive Time Market Demographic Fast Facts

Esri 2019



POPULATION

37,338

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 5.7%

Population	5 Min	10 Min	20 Min
2019 Estimate	4,747	37,338	416,380
Growth (2019-24)	6.1%	5.7%	5.0%
<i>i</i> Est. Ohio Pop Growth (2019-24) 1.3%			



DAYTIME POP

40,841

10 MINUTE DRIVE TIME | 2019
DAYTIME CHANGE: 9.4%

Daytime Population	5 Min	10 Min	20 Min
Total Daytime Pop	4,474	40,841	425,900
Daytime Change	-5.8%	9.4%	2.3%



HOUSEHOLDS

14,653

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 5.6%

Households	5 Min	10 Min	20 Min
2019 Estimate	1,835	14,653	167,112
Growth (2019-24)	5.6%	5.6%	5.0%
<i>i</i> Est. Ohio HHs Growth (2019-24) 1.5%			



MEDIAN HH INCOME

\$60,617

10 MINUTE DRIVE TIME | 2019
2019—24 GROWTH: 11.7%

Median HH Income	5 Min	10 Min	20 Min
2019 Estimate	\$62,956	\$60,617	\$54,290
Growth (2019-24)	19.8%	11.7%	10.9%
<i>i</i> 2019 State: \$54,966 2019-24 Growth: 12.4%			

Source: [Esri Market Profile](#) | 02.20

Market Traits

ESRI 2019



HOUSING UNITS
2019

2019 HOUSING UNITS SUMMARY

Housing Units	5 Min	10 Min	20 Min
2019 Estimate	1,937	15,637	185,886
- Owner Occupied	66.7%	57.4%	48.8%
- Renter Occupied	28.0%	36.3%	41.1%
- Vacant	5.3%	6.3%	10.1%

Estimated Ohio Vacant Percent (2019) 10.5%



HOUSING UNITS
2024

2024 EST. HOUSING UNITS SUMMARY

Housing Units	5 Min	10 Min	20 Min
2024 Projection	2,033	16,436	194,332
- Owner Occupied	69.8%	59.6%	50.2%
- Renter Occupied	25.5%	34.6%	40.1%
- Vacant	4.7%	5.8%	9.7%

Estimated Ohio Vacant Percent (2024) 10.8%



DIVERSITY

2019 DIVERSITY INDEX

Drive Time Households	5 Min	10 Min	20 Min
2019 Diversity Index	35.6	48.5	60.0

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



\$29,020

PER CAPITA INCOME
5 MINUTES | 2019



41.5

MEDIAN AGE
5 MINUTES | 2019



96.8%

2019 EMPLOYED
5 MIN. CIVILIAN POP 16+

10 Minutes	\$28,808	10 Minutes	36.7	10 Minutes	96.4%
20 Minutes	\$28,515	20 Minutes	36.7	20 Minutes	94.4%
State	\$30,369	State	40.1	State	95.6%



2019 EMPLOYMENT BY OCCUPATION

2019 Employed 16+	5 Min	10 Min	20 Min
Total Estimate	2,582	19,750	211,847
- White Collar	62.0%	58.2%	59.5%
- Services	12.0%	16.8%	19.3%
- Blue Collar	26.0%	25.0%	21.1%

Lifestyle Profile

ESRI 2019

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Top Esri Tapestry LifeMode Groups

Esri Tapestry LifeMode groups represent markets that share a common experience—born in the same generation or immigration from another country—or a significant demographic trait, like affluence. The GenXurban and Middle Ground LifeMode Groups are among those most prevalent in the Downtown Groveport drive time areas.



GenXurban (LM 5) | #1 in 5 Minute Drive Time

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
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- ▶ Gen X in middle age; families with fewer kids and a mortgage
- ▶ Second largest Tapestry group, comprised of Gen X married couples, and a growing population of retirees
- ▶ About a fifth of residents are 65 or older; about a fourth of households have retirement income
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Middle Ground (LM8) | #1 in 10 & 20 Minutes

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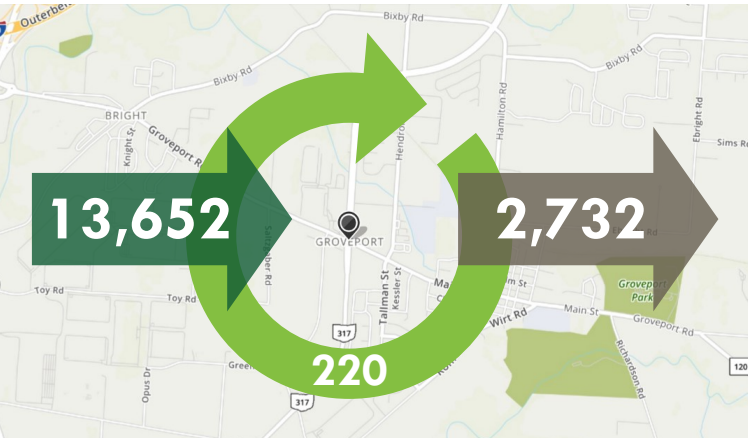
- ▶ Lifestyles of thirtysomethings
- ▶ Millennials in the middle: single/married, renters/homeowners, middle class/working class
- ▶ Urban market mix of single-family, townhome, and multi-unit dwellings
- ▶ Majority of residents attended college or attained a college degree
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- ▶ Leisure includes night life (clubbing, movies), going to the beach, some travel and hiking

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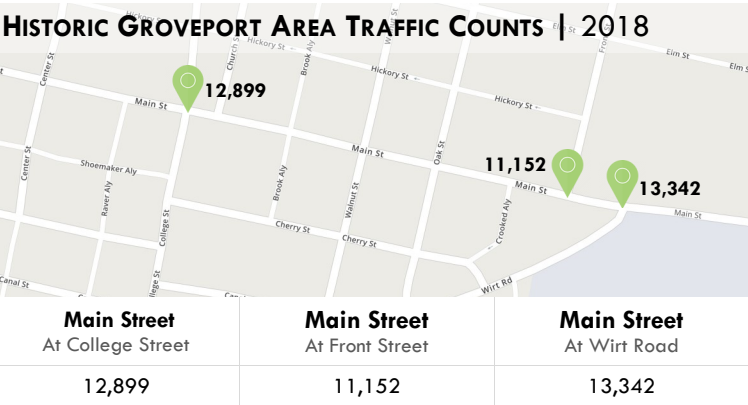
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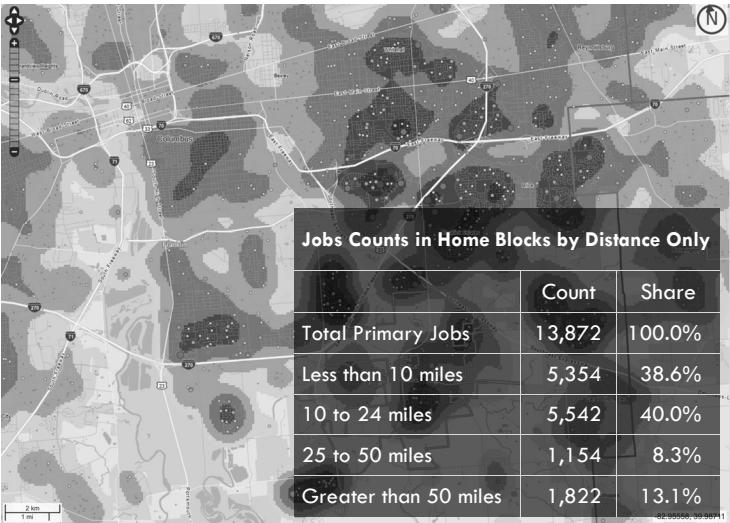
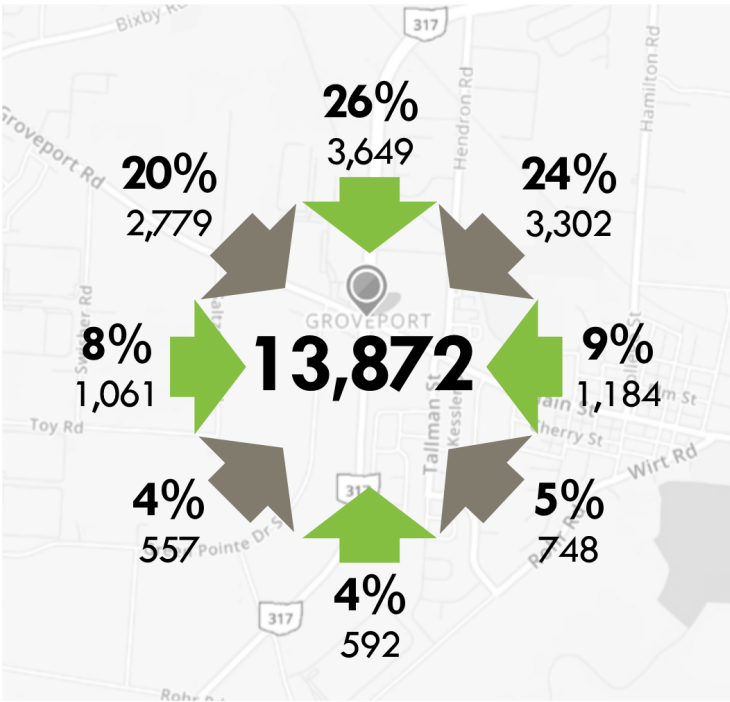
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Source: U.S. Census Bureau, Center for Economic Studies | On the Map | 2017



Source: City of Groveport; Cummins Consulting Services, 09/11/18

JOB COUNTS BY DIRECTION | PLACES WHERE WORKERS LIVE



INFLOW JOBS CHARACTERISTICS (PRIMARY JOBS) | 2017

	Count	Share
Internal Jobs Filled by Outside Workers	13,652	100.0%
Workers Aged 29 or younger	3,744	27.4%
Workers Aged 30 to 54	7,682	56.3%
Workers Aged 55 or older	2,226	16.3%
Workers Earning \$1,250 per month or less	3,018	22.1%
Workers Earning \$1,251 to \$3,333 per month	6,101	44.7%
Workers Earning More than \$3,333 per month	4,533	33.2%
Workers in "Goods Producing"	1,291	9.5%
Workers in "Trade, Transportation, and Utilities"	9,521	69.7%
Workers in the "All Other Services"	2,840	20.8%

Source: U.S. Census Bureau, Center for Economic Studies | On the Map 2017

Retail Power

ENVIRONICS ANALYTICS 2020

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- Est. Sales (Supply)	\$106.0	\$702.7	\$9,323.4
- Potential Sales (Demand)	\$71.6	\$556.1	\$7,134.0
- Est. Surplus/(Leakage)	\$34.4	\$146.6	\$2,189.5
Total Food and Drink (NAICS 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$13.4	\$86.0	\$1,297.3
- Potential Sales (Demand)	\$9.2	\$73.9	\$974.7
- Est. Surplus/(Leakage)	\$4.1	\$12.1	\$322.6
Total Retail, Food and Drink (NAICS 44 – 45, 722)	5 Minutes	10 Minutes	20 Minutes
- Est. Sales (Supply)	\$119.4	\$788.7	\$10,620.7
- Potential Sales (Demand)	\$80.8	\$630.0	\$8,108.7
- Est. Surplus/(Leakage)	\$38.6	\$158.7	\$2,512.1

Retailers and real estate analysts use RMP to understand the difference between supply and demand in existing and potential new trade areas. In areas where demand exceeds supply, an opportunity gap—or leakage—exists that can attract new retail operations or inform what changes need to be made to a store's product mix to increase market share. In areas where supply exceeds demand, a surplus exists, which can signal that new marketing strategies may be needed to attract new customers, or that the area is attractive to niche retailers, or it may prompt a store network re-alignment.

Source: [Environics Analytics Market Power® 2020](#) | Retail Stores Gap.

Data Note: The polarity of surplus/leakage estimates shown in this document (as compared to those shown in source Environics Analytics reports) have been reversed to show surplus as a positive value, and to show leakage as a negative value. The Retail Gap (Sales Surplus/Leakage) represents the difference between Retail Potential (Demand) and Retail Sales (Supply). A positive value represents a surplus in sales, often indicating a market where customers are drawn in from outside the defined area.

RMP focuses on Retail Trade NAICS codes 44 and 45, as well as the Food Services industry NAICS code 722. Once national and county level CRT tables are retrieved from the U.S. Census Bureau, all establishments are coded using 2012 North American Industrial Classification System (NAICS) codes to match the data source. The 2012 NAICS codes are then matched with the latest release of NAICS codes from 2017 to reflect any changes in codes.

PERFORMANCE BY CATEGORY

Sales gap factors provide an at-a-glance means of assessing the relative strength of various retail categories within a defined geography. The factor is a measure of the relationship between supply and demand that ranges from +100 (total surplus) to -100 (total leakage). A positive value represents a surplus of retail sales and can be indicative of a market where customers are drawn from outside the trade area. Categories showing the highest surplus factors may signal possible opportunities for expansion or the introduction of complementary product and service lines to build on market strengths or existing and evolving niche markets. Likewise, categories with negative value factors might offer an initial indication of gaps in the business mix and potential targets for re-positioning, expansion or recruitment.

SALES GAP FACTORS | DOWNTOWN GROVEPORT DRIVE TIME AREAS

Category—Factor	5 Minutes	10 Minutes	20 Minutes
Motor Vehicle and Parts Dealers	20.7	15.3	9.7
Furniture and Home Furnishings Stores	(66.9)	(70.7)	(38.2)
Electronics and Appliance Stores	(100.0)	(63.0)	(8.4)
Building Materials, Garden & Supply	52.5	9.4	(8.6)
Food and Beverage Stores	35.4	(0.0)	1.6
Health and Personal Care Stores	(26.2)	(36.1)	(24.3)
Gasoline Stations	(61.1)	(27.7)	(13.5)
Clothing and Clothing Accessories	(94.7)	(62.5)	(28.2)
Sporting Goods, Hobby, Book, Music	(100.0)	(33.8)	(22.8)
General Merchandise Stores	(53.4)	(12.8)	(9.5)
Miscellaneous Store Retailers	(73.1)	(43.6)	(26.8)
Nonstore Retailers	55.2	55.7	57.0
Food Services and Drinking Places	18.3	7.5	14.2

Source: Environics Analytics Market Power® 2020 | Retail Stores Gap | Calculations by DPN

Limitations and Disclaimers

Retail market analyses, their components (such as retail sales gap analyses) and derivative business development plans provide important guidance on how a commercial area should, theoretically, be able to perform and on the sales levels businesses should be able to achieve. However, many factors affect the actual performance of businesses and commercial areas, including the skills of the business operator, level of business capitalization, the quality of the physical environment, changes in overall economic conditions, the effectiveness of business and district marketing programs, and many other variables. The information in this document is intended to provide a foundation of information for making business development decisions, but it does not and cannot ensure business success.

As is true of all demographic, economic and market studies, our analysis' reliability is limited to the reliability and quality of the data available. Our research assumes that all data made available by and procured from federal, state, county, city, primary and third party sources is accurate and reliable.

Because market conditions change rapidly and sometimes without warning, the information and opinions expressed here represent a snapshot in time and cannot predict or gauge future changes or results.

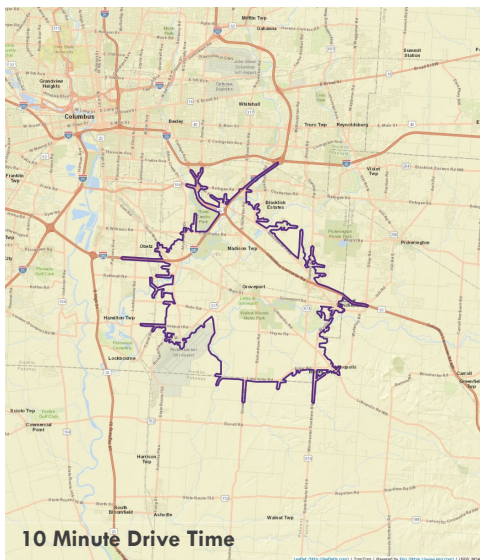
SALES SURPLUS AND LEAKAGE ESTIMATES | (\$MM)



Total Retail Trade (NAICS 44 – 45)	5 Minutes
- Est. Sales (Supply)	\$106.0
- Potential Sales (Demand)	\$71.6
- Est. Surplus/(Leakage)	\$34.4

Total Food and Drink (NAICS 722)	5 Minutes
- Est. Sales (Supply)	\$13.4
- Potential Sales (Demand)	\$9.2
- Est. Surplus/(Leakage)	\$4.1

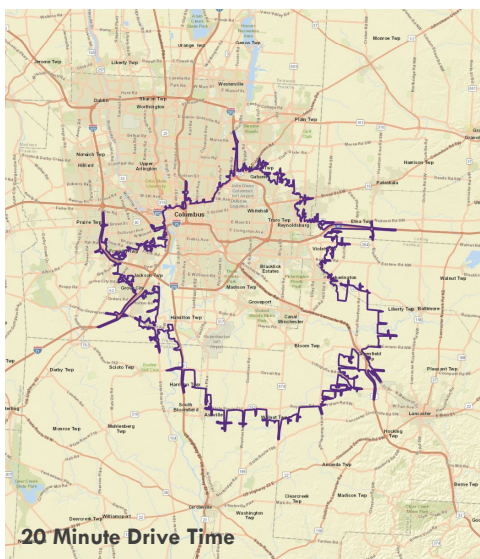
Total Retail, Food and Drink (NAICS 44 – 45, 722)	5 Minutes
- Est. Sales (Supply)	\$119.4
- Potential Sales (Demand)	\$80.8
- Est. Surplus/(Leakage)	\$38.6



Total Retail Trade (NAICS 44 – 45)	10 Minutes
- Est. Sales (Supply)	\$702.7
- Potential Sales (Demand)	\$556.1
- Est. Surplus/(Leakage)	\$146.6

Total Food and Drink (NAICS 722)	10 Minutes
- Est. Sales (Supply)	\$86.0
- Potential Sales (Demand)	\$73.9
- Est. Surplus/(Leakage)	\$12.1

Total Retail, Food and Drink (NAICS 44 – 45, 722)	10 Minutes
- Est. Sales (Supply)	\$788.7
- Potential Sales (Demand)	\$630.0
- Est. Surplus/(Leakage)	\$158.7



Total Retail Trade (NAICS 44 – 45)	20 Minutes
- Est. Sales (Supply)	\$9,323.4
- Potential Sales (Demand)	\$7,134.0
- Est. Surplus/(Leakage)	\$2,189.5

Total Food and Drink (NAICS 722)	20 Minutes
- Est. Sales (Supply)	\$1,297.3
- Potential Sales (Demand)	\$974.7
- Est. Surplus/(Leakage)	\$322.6

Total Retail, Food and Drink (NAICS 44 – 45, 722)	20 Minutes
- Est. Sales (Supply)	\$10,620.7
- Potential Sales (Demand)	\$8,108.7
- Est. Surplus/(Leakage)	\$2,512.1

SALES SURPLUS AND LEAKAGE BY CATEGORY

Sales surplus or leakage is calculated to summarize the relationship between supply (sales by businesses) and demand (consumer spending).

Surplus Categories — (\$MM)	5 Minutes
Nonstore Retailers	\$25.6
Building Materials, Garden & Supply	\$11.5
Food and Beverage Stores	\$10.7
Motor Vehicle and Parts Dealers	\$8.5
Food Services and Drinking Places	\$4.1

Leakage Categories — (\$MM)	5 Minutes
General Merchandise Stores	(\$6.5)
Gasoline Stations	(\$5.1)
Clothing and Clothing Accessories	(\$3.1)
Health and Personal Care Stores	(\$2.1)
Furniture and Home Furnishings Stores	(\$1.5)
Miscellaneous Store Retailers	(\$1.5)
Electronics and Appliance Stores	(\$1.2)
Sporting Goods, Hobby, Book, Music	(\$0.9)

Surplus Categories — (\$MM)	10 Minutes
Nonstore Retailers	\$204.1
Motor Vehicle and Parts Dealers	\$45.2
Food Services and Drinking Places	\$12.1
Building Materials, Garden & Supply	\$8.2

Leakage Categories — (\$MM)	10 Minutes
Gasoline Stations	(\$22.8)
Health and Personal Care Stores	(\$20.0)
Clothing and Clothing Accessories	(\$19.7)
General Merchandise Stores	(\$16.7)
Furniture and Home Furnishings Stores	(\$12.2)
Miscellaneous Store Retailers	(\$8.4)
Electronics and Appliance Stores	(\$7.2)
Sporting Goods, Hobby, Book, Music	(\$3.9)
Food and Beverage Stores	(\$0.6)

Surplus Categories — \$MM	20 Minutes
Nonstore Retailers	\$2,805.5
Motor Vehicle and Parts Dealers	\$334.7
Food Services and Drinking Places	\$322.6
Food and Beverage Stores	\$31.6

Leakage Categories — (\$MM)	20 Minutes
Health and Personal Care Stores	(\$190.7)
General Merchandise Stores	(\$165.3)
Gasoline Stations	(\$159.7)
Clothing and Clothing Accessories	(\$148.2)
Furniture and Home Furnishings Stores	(\$107.0)
Building Materials, Garden & Supply	(\$80.0)
Miscellaneous Store Retailers	(\$75.6)
Sporting Goods, Hobby, Book, Music	(\$37.0)
Electronics and Appliance Stores	(\$18.8)

RETAIL POWER | PERFORMANCE BY CATEGORIES AND SUBCATEGORIES (2020)

Historic Downtown Groveport Groveport, OH (1)		Groveport 5 Minutes		Groveport 10 Minutes		Groveport 20 Minutes	
		Surplus/Leakage	Factor	Surplus/Leakage	Factor	Surplus/Leakage	Factor
NAICS	TOTALS						
44,45,722	Total retail trade including food and drink	38,558,541	19.3	158,711,825	11.2	2,512,050,743	13.4
44,45	- Total retail trade	34,427,431	19.4	146,647,660	11.6	2,189,474,839	13.3
NAICS	Motor Vehicle and Parts Dealers						
441	Motor vehicle and parts dealers	8,467,382	20.7	45,249,766	15.3	334,667,412	9.7
4411	- Automobile dealers	5,409,372	16.4	23,413,500	9.9	111,428,537	4.0
44111	-- New car dealers	3,755,742	13.2	26,107,221	12.0	22,238,765	0.9
44112	-- Used car dealers	1,653,630	36.1	(2,693,722)	(13.4)	89,189,773	24.1
4412	- Other motor vehicle dealers	1,729,861	45.3	18,547,750	54.0	225,964,557	54.6
44121	-- Recreational vehicle dealers	(301,793)	(97.6)	(2,143,727)	(89.6)	10,664,026	16.8
44122	-- Motorcycle, boat, and other motor vehicle dealers	2,031,654	57.9	20,691,478	64.8	215,300,531	61.4
441222	--- Boat dealers	(228,997)	(100.0)	(1,691,284)	(98.2)	(13,153,664)	(49.3)
441228	--- Motorcycle, ATV, and all other motor vehicle dealers	2,260,651	68.9	22,382,763	74.0	228,454,195	70.5
4413	- Automotive parts, accessories, and tire stores	1,328,148	32.4	3,288,516	13.6	(2,725,682)	(1.0)
44131	-- Automotive parts and accessories stores	1,724,213	51.3	2,947,436	19.3	1,006,386	0.6
44132	-- Tire dealers	(396,065)	(53.6)	341,079	3.8	(3,732,068)	(3.6)
NAICS	Furniture and Home Furnishings Stores						
442	Furniture and home furnishings stores	(1,440,473)	(66.9)	(12,184,973)	(70.7)	(106,981,259)	(38.2)
4421	- Furniture stores	(844,090)	(100.0)	(5,890,561)	(75.6)	(58,050,260)	(48.0)
4422	- Home furnishings stores	(596,383)	(45.6)	(6,294,411)	(66.6)	(48,930,999)	(30.8)
44221	-- Floor covering stores	(485,056)	(100.0)	(3,536,519)	(75.6)	(31,547,904)	(40.5)
44229	-- Other home furnishings stores	(111,327)	(13.5)	(2,757,892)	(57.8)	(17,383,095)	(21.4)
442291	--- Window treatment stores	(52,187)	(100.0)	(416,409)	(100.0)	(5,490,886)	(100.0)
442299	--- All other home furnishings stores	(59,140)	(7.7)	(2,341,483)	(53.8)	(11,892,209)	(15.7)
NAICS	Electronics and Appliance Stores						
443	Electronics and appliance stores	(1,179,312)	(100.0)	(7,190,776)	(63.0)	(18,768,813)	(8.4)
443141	- Household appliance stores	(188,532)	(100.0)	(1,448,221)	(98.9)	1,239,714	3.3
443142	- Electronics stores	(990,779)	(100.0)	(5,742,555)	(57.7)	(20,008,527)	(10.8)
NAICS	Building Material and Garden Equipment and Supplies Dealers						
444	Building material and garden equipment and supplies dealers	11,524,949	52.5	8,157,413	9.4	(79,989,219)	(8.6)
4441	- Building material and supplies dealers	12,130,270	56.9	7,596,894	9.8	(57,867,608)	(6.9)
44411	-- Home centers	3,423,604	39.9	2,793,736	6.7	(19,542,341)	(4.0)
44412	-- Paint and wallpaper stores	(170,955)	(100.0)	(1,293,247)	(99.7)	(10,165,826)	(43.9)
44413	-- Hardware stores	1,542,918	67.5	1,348,965	19.5	(4,279,967)	(6.4)
44419	-- Other building material dealers	7,334,703	71.2	4,747,440	17.5	(23,879,476)	(9.0)
4442	- Lawn and garden equipment and supplies stores	(605,320)	(100.0)	560,520	5.8	(22,121,611)	(23.5)
44421	-- Outdoor power equipment stores	(87,343)	(100.0)	778,073	37.4	(3,293,710)	(24.6)
44422	-- Nursery, garden center, and farm supply stores	(517,978)	(100.0)	(217,553)	(2.9)	(18,827,901)	(23.3)
NAICS	Food and Beverage Stores						
445	Food and beverage stores	10,682,584	35.4	(59,652)	(0.0)	31,625,874	1.6
4451	- Grocery stores	11,701,512	40.1	7,938,515	5.6	99,720,720	5.4
44511	-- Supermarkets and other grocery (except convenience) stores	12,068,189	41.9	10,244,050	7.4	95,591,476	5.4
44512	-- Convenience stores	(366,677)	(100.0)	(2,305,535)	(68.5)	4,129,242	5.3
4452	- Specialty food stores	(305,059)	(100.0)	(2,353,949)	(100.0)	(16,598,402)	(37.4)
44521	-- Meat markets	(100,738)	(100.0)	(777,178)	(100.0)	(7,024,620)	(53.6)
44522	-- Fish and seafood markets	(36,561)	(100.0)	(282,165)	(100.0)	(2,132,994)	(41.2)
44523	-- Fruit and vegetable markets	(62,221)	(100.0)	(479,608)	(100.0)	(3,021,513)	(32.2)
44529	-- Other specialty food stores	(105,539)	(100.0)	(814,997)	(100.0)	(4,419,275)	(26.5)
445291/2	--- Baked goods stores and confectionery and nut stores	(57,528)	(100.0)	(444,170)	(100.0)	(2,548,269)	(28.5)
445299	--- All other specialty food stores	(48,011)	(100.0)	(370,828)	(100.0)	(1,871,006)	(24.2)
4453	- Beer, wine, and liquor stores	(713,869)	(100.0)	(5,644,218)	(100.0)	(51,496,444)	(52.2)
NAICS	Health and Personal Care Stores						
446	Health and personal care stores	(2,052,136)	(26.2)	(19,967,626)	(36.1)	(190,690,463)	(24.3)
44611	- Pharmacies and drug stores	(1,187,223)	(17.1)	(15,466,770)	(33.2)	(157,511,441)	(24.3)
44612	- Cosmetics, beauty supplies, and perfume stores	(310,487)	(100.0)	(1,289,231)	(37.6)	(12,588,109)	(25.9)
44613	- Optical goods stores	(209,889)	(100.0)	(1,251,696)	(63.2)	(4,826,326)	(13.1)
44619	- Other health and personal care stores	(344,537)	(100.0)	(1,959,929)	(59.8)	(15,764,588)	(30.2)
446191	-- Food (health) supplement stores	(121,569)	(100.0)	(624,122)	(50.8)	(6,776,113)	(39.3)
446199	-- All other health and personal care stores	(222,969)	(100.0)	(1,335,807)	(65.1)	(8,988,474)	(25.7)
NAICS	Gasoline Stations						
447	Gasoline stations	(5,147,919)	(61.1)	(22,803,459)	(27.7)	(159,731,030)	(13.5)

RETAIL POWER | PERFORMANCE BY CATEGORIES AND SUBCATEGORIES (2020)

Historic Downtown Groveport Groveport, OH (2)		Groveport 5 Minutes		Groveport 10 Minutes		Groveport 20 Minutes	
NAICS	Clothing and Clothing Accessories Stores	Surplus/Leakage	Factor	Surplus/Leakage	Factor	Surplus/Leakage	Factor
448	Clothing and clothing accessories stores	(3,088,649)	(94.7)	(19,715,708)	(62.5)	(148,233,502)	(28.2)
4481	- Clothing stores	(2,176,287)	(92.7)	(14,023,339)	(63.1)	(106,403,024)	(28.7)
44811	- - Men's clothing stores	(111,589)	(100.0)	(880,486)	(100.0)	(3,461,206)	(17.6)
44812	- - Women's clothing stores	(457,650)	(96.8)	(3,478,063)	(89.9)	(27,243,518)	(38.6)
44813	- - Children's and infants' clothing stores	(107,541)	(100.0)	(946,413)	(100.0)	(6,008,498)	(34.2)
44814	- - Family clothing stores	(1,260,741)	(91.1)	(7,093,595)	(50.3)	(69,695,349)	(33.4)
44815	- - Clothing accessories stores	(88,293)	(87.4)	(676,768)	(80.8)	(3,661,697)	(22.2)
44819	- - Other clothing stores	(150,476)	(87.8)	(948,013)	(59.3)	3,667,243	9.8
4482	- Shoe stores	(491,992)	(100.0)	(2,631,345)	(49.1)	(22,750,917)	(28.3)
4483	- Jewelry, luggage, and leather goods stores	(420,371)	(100.0)	(3,061,023)	(77.6)	(19,079,560)	(25.5)
44831	- - Jewelry stores	(372,173)	(100.0)	(2,677,475)	(75.1)	(14,172,628)	(20.4)
44832	- - Luggage and leather goods stores	(48,197)	(100.0)	(383,548)	(100.0)	(4,906,932)	(94.9)
NAICS	Sporting Goods, Hobby, Musical Instrument, and Book Stores						
451	Sporting goods, hobby, musical instrument, and book stores	(949,612)	(100.0)	(3,904,626)	(33.8)	(37,021,907)	(22.8)
4511	- Sporting goods, hobby, and musical instrument stores	(836,170)	(100.0)	(2,969,012)	(27.9)	(31,456,611)	(21.9)
45111	- - Sporting goods stores	(522,770)	(100.0)	(2,650,850)	(44.6)	(19,616,516)	(21.5)
45112	- - Hobby, toy, and game stores	(190,324)	(100.0)	(371,719)	(13.6)	(7,966,003)	(25.0)
45113	- - Sewing, needlework, and piece goods stores	(62,308)	(100.0)	523,926	35.6	(876,129)	(7.9)
45114	- - Musical instrument and supplies stores	(60,768)	(100.0)	(470,370)	(100.0)	(2,997,962)	(32.1)
4512	- Book stores and news dealers	(113,443)	(100.0)	(935,614)	(100.0)	(5,565,296)	(28.7)
451211	- - Book stores	(100,482)	(100.0)	(833,758)	(100.0)	(4,235,253)	(23.4)
451212	- - News dealers and newsstands	(12,961)	(100.0)	(101,857)	(100.0)	(1,330,043)	(100.0)
NAICS	General Merchandise Stores						
452	General merchandise stores	(6,547,457)	(53.4)	(16,669,587)	(12.8)	(165,258,701)	(9.5)
4522	- Department stores	(1,775,103)	(100.0)	(6,632,012)	(30.8)	(43,713,948)	(13.6)
4523	- Other general merchandise stores	(4,772,354)	(45.5)	(10,037,575)	(9.3)	(121,544,753)	(8.6)
452311	- - Warehouse clubs and supercenters	(3,631,752)	(39.3)	(6,679,841)	(7.2)	(55,393,927)	(4.5)
452319	- - All other general merchandise stores	(1,140,601)	(92.2)	(3,357,734)	(22.2)	(66,150,826)	(38.1)
NAICS	Miscellaneous Store Retailers						
453	Miscellaneous store retailers	(1,482,643)	(73.1)	(8,377,550)	(43.6)	(75,608,380)	(26.8)
4531	- Florists	(88,960)	(100.0)	(666,219)	(100.0)	(2,732,152)	(19.0)
4532	- Office supplies, stationery, and gift stores	(315,270)	(87.1)	(1,845,270)	(50.7)	(16,648,786)	(30.4)
45321	- - Office supplies and stationery stores	(133,862)	(100.0)	(788,350)	(57.9)	(5,287,588)	(23.2)
45322	- - Gift, novelty, and souvenir stores	(181,409)	(79.6)	(1,056,919)	(46.4)	(11,361,198)	(35.6)
4533	- Used merchandise stores	(227,036)	(100.0)	259,529	6.6	1,441,518	2.9
4539	- Other miscellaneous store retailers	(851,377)	(63.1)	(6,125,589)	(56.0)	(57,668,960)	(35.3)
45391	- - Pet and pet supplies stores	(401,630)	(100.0)	(1,635,307)	(36.6)	(15,375,012)	(24.6)
45392	- - Art dealers	(118,490)	(100.0)	(980,375)	(100.0)	(12,883,616)	(97.9)
45393	- - Manufactured (mobile) home dealers	(68,307)	(100.0)	(509,935)	(100.0)	(4,387,427)	(57.3)
45399	- - All other miscellaneous store retailers	(262,950)	(34.5)	(2,999,972)	(60.2)	(25,022,905)	(31.3)
NAICS	Non-store Retailers						
454	Non-store retailers	25,640,717	55.2	204,114,435	55.7	2,805,464,829	57.0
4541	- Electronic shopping and mail-order houses	26,769,407	59.1	212,052,659	59.3	2,781,208,238	59.6
4542	- Vending machine operators	(133,696)	(100.0)	(1,037,896)	(100.0)	38,124,186	58.6
4543	- Direct selling establishments	(994,995)	(100.0)	(6,900,327)	(82.5)	(13,867,594)	(7.6)
45431	- - Fuel dealers	(494,069)	(100.0)	(3,708,138)	(100.0)	(37,903,300)	(66.4)
45439	- - Other direct selling establishments	(500,926)	(100.0)	(3,192,188)	(68.6)	24,035,706	19.1
NAICS	Food Services and Drinking Places						
722	Food services and drinking places	4,131,110	18.3	12,064,165	7.5	322,575,903	14.2
7223	- Special food services	(718,913)	(90.7)	(2,247,180)	(22.8)	31,292,307	16.4
72231	- - Food service contractors	(581,816)	(88.8)	(2,509,659)	(33.9)	22,444,367	14.7
72232	- - Caterers	(126,037)	(100.0)	350,705	14.8	9,527,157	26.5
72233	- - Mobile food services	(11,060)	(100.0)	(88,226)	(100.0)	(679,216)	(41.6)
7224	- Drinking places (alcoholic beverages)	(264,030)	(54.3)	663,214	9.7	24,454,916	22.2
7225	- Restaurants and other eating places	5,114,052	24.0	13,648,132	9.5	266,828,680	13.5
722511	- - Full-service restaurants	(2,985,989)	(62.0)	5,583,116	8.2	43,746,933	5.0
722513	- - Limited-service restaurants	8,587,253	55.2	7,241,769	11.5	207,439,208	22.2
722514	- - Cafeterias, grill buffets, and buffets ((95,790)	(61.2)	(610,111)	(43.4)	8,593,409	24.6
722515	- - Snack and non-alcoholic beverage bars	(391,422)	(50.7)	1,433,356	13.4	7,049,130	5.5
7225151+	- - - Ice cream, soft serve and frozen yogurt shops	(63,103)	(55.3)	374,584	20.9	1,467,968	7.4
7225153	- - - Doughnut shops	(9,902)	(5.7)	1,261,410	46.4	5,510,352	22.4
7225154	- - - Bagel shops	(26,453)	(100.0)	(211,026)	(100.0)	24,228	0.4
7225155	- - - Coffee shops	(212,779)	(74.7)	(651,734)	(19.7)	(7,887,946)	(17.9)
7225156	- - - Cookie shops	(4,029)	(100.0)	(32,151)	(100.0)	(46,788)	(5.9)
7225157	- - - Other snack and non-alcoholic beverage bars	(75,157)	(44.4)	692,274	26.2	7,981,316	23.8

Lifestyle Profile

ESRI 2019

Esri's Community Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify U.S. neighborhoods. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification with 67 distinct behavioral market segments (Tapestry Segments), each belonging to one of fourteen LifeMode Groups.

Prevalent Esri Tapestry LifeMode Groups

Esri Tapestry LifeMode groups represent markets that share a common experience—born in the same generation or immigration from another country—or a significant demographic trait, like affluence. The GenXurban and Middle Ground LifeMode Groups are among those most prevalent in the Downtown Groveport drive time areas.



GenXurban (LM 5) | #1 in 5 Minute Drive Time

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
761	41.5%	2,992	20.4%	20,701	12.4%

- ▶ Gen X in middle age; families with fewer kids and a mortgage
- ▶ Second largest Tapestry group, comprised of Gen X married couples, and a growing population of retirees
- ▶ About a fifth of residents are 65 or older; about a fourth of households have retirement income
- ▶ Own older single-family homes in urban areas, with 1 or 2 vehicles
- ▶ Live and work in the same county, creating shorter commute times
- ▶ Invest wisely, well-insured, comfortable banking online or in person
- ▶ News junkies (read a daily newspaper, watch news on TV, and go online for news)
- ▶ Enjoy reading, photo album/scrapbooking, playing board games and cards, doing crossword puzzles, going to museums and rock concerts, dining out, and walking for exercise



Middle Ground (LM8) | #1 in 10 & 20 Minutes

5 Minutes		10 Minutes		20 Minutes	
HHs	Percent	HHs	Percent	HHs	Percent
21	1.1%	3,829	26.1%	32,694	19.6%

- ▶ Lifestyles of thirtysomethings
- ▶ Millennials in the middle: single/married, renters/homeowners, middle class/working class
- ▶ Urban market mix of single-family, townhome, and multi-unit dwellings
- ▶ Majority of residents attended college or attained a college degree
- ▶ Householders have ditched their landlines for cell phones, which they use to listen to music (generally contemporary hits), read the news, and get the latest sports updates of their favorite teams
- ▶ Online all the time: use the Internet for entertainment (downloading music, watching YouTube, finding dates), social media (Facebook, Twitter, LinkedIn), shopping and news
- ▶ Leisure includes night life (clubbing, movies), going to the beach, some travel and hiking

Information on Esri Tapestry methodology and applications, along with descriptions for Tapestry's 67 segments, are available from the Esri website at:

<http://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm>

Source: Source: [Esri Community Tapestry Segmentation](#) | 02:20

Prevalent Tapestry Segments (10 Minute Drive Time | 2019)

Bright Young Professionals 8C | 2,158 HHs (14.7%)

- ▶ Own retirement savings and student loans.
- ▶ Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- ▶ Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games.
- ▶ Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- ▶ Find leisure going to bars/clubs, attending concerts, going to the beach, and renting DVDs from Redbox or Netflix.
- ▶ Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- ▶ Eat out often at fast-food and family restaurants.

Avg. HH Size: 2.41 Median Age: 33.0 Med. HH Income: \$54.0K

Soccer Moms 4A | 1,878 HHs (12.8%)

- ▶ Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- ▶ Family-oriented purchases and activities dominate, like 4+ televisions (Index 154), movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- ▶ Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- ▶ Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers and blowers.

Avg. HH Size: 2.97 Median Age: 37.0 Med. HH Income: \$90.5K

Front Porches 8E | 1,671 HHs (11.4%)

- ▶ Go online for gaming, watching movies, employment searches, and posting pics on social media.
- ▶ Prefer cellphones over landlines, and use their mobile devices for entertainment such as streaming movies and music.
- ▶ Drink energy and sports drinks.
- ▶ Participate in leisure activities including sports, playing board games and video games.
- ▶ Watch Comedy Central, Nickelodeon, and PBS Kids Sprout.

Avg. HH Size: 2.57 Median Age: 34.9 Med. HH Income: \$43.7K

Comfortable Empty Nesters 5A | 1,165 HHs (8.0%)

- ▶ Residents enjoy listening to sports radio or watching sports on television.
- ▶ Physically active, they play golf, ski, ride bicycles, and work out regularly.
- ▶ Spending a lot of time online isn't a priority, so most own older home computers.
- ▶ Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

Avg. HH Size: 2.52 Median Age: 48.0 Med. HH Income: \$75.0K

Home Improvement 4B | 1,141 HHs (7.8%)

- ▶ Enjoy working on home improvement projects and watching DIY networks.
- ▶ Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV.
- ▶ Own a giant screen TV with fiber-optic connection and premium cable; rent DVDs from Redbox or Netflix.com.
- ▶ Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device.
- ▶ Enjoy dining at Chili's, Chick-fil-A, and KFC.
- ▶ Frequently buy children's clothes and toys.

Avg. HH Size: 2.88 Median Age: 37.7 Med. HH Income: \$72.1K

Downtown Groveport

Groveport, Ohio

2018 Downtown Prospects & Strategies Survey Results



Total Respondents	Completion Rate	Average Time Spent
578	88%	7m:51s

Q.1: Where do you live?		
Response	Count	Percentage
I am a Groveport resident	426	73.7%
I am not a Groveport resident, but I live within 10 miles of Groveport	121	20.9%
I live more than 10 miles from Groveport	31	5.4%
TOTAL	578	100.0%

Q.2: Do you work in Groveport?		
Response	Count	Percentage
Yes	155	26.9%
No	421	73.1%
TOTAL	576	100.0%

Q.3: What one word - and only one - best describes Groveport? (Most frequent responses shown)		
Response	Count	Percentage
Quaint	59	10.9%
Home	52	9.6%
Hometown	43	7.9%
Community	36	6.6%
Friendly	23	4.2%
Quiet	23	4.2%
Peaceful	18	3.3%
Small	17	3.1%
Safe	13	2.4%
Homey	12	2.2%
Nice	11	2.0%
Comfortable	10	1.8%
Beautiful	9	1.7%
Family	9	1.7%
Historic	9	1.7%
Boring	8	1.5%
Potential	8	1.5%
Charming	7	1.3%
Old style	7	1.3%

2018 Top Prospects & Strategies Survey

Summary Results

Q.3: What one word - and only one - best describes Groveport? | [Word Cloud View](#)



Q.4: What is the name of the Downtown Groveport business or place you visit most often? Note: If you work in Downtown Groveport, do not enter your workplace. Please enter just one downtown business or place you visit most often? | **Top 13 Shown**

Response	Count	Percentage
Kroger	142	25.9%
Little Italy	93	17.0%
Ace Hardware	71	13.0%
Birch Tavern	68	12.4%
Flyers Pizza	36	6.6%
Certified Oil/Gas	18	3.3%
Dairy Queen	18	3.3%
Los Marichis Mexican Restaurant	12	2.2%
Huntington Bank	9	1.6%
Town Hall	9	1.6%
Groveport Rec/Aquatic Center	7	1.3%
Village Hair Shoppe	7	1.3%
Groveport Canal Animal Hospital	5	0.9%

Q.5: Which of the following best describes recent trends in Downtown Groveport?		
Response	Count	Percentage
Improving or making progress	147	26.9%
Steady or holding its own	289	52.8%
Declining or losing ground	111	20.3%
TOTAL	547	100.0%

Q.6: Of the following, which type of eating and drinking establishment would you be most likely to patronize in Downtown Groveport?

- ☐ **Brew Pub:** This could be a small local independently-owned establishment that brews its own beer for sales on and off the premises. A possible restaurant component might offer a selection of unique craft beers from a trained Brewmaster for in-house consumption or limited commercial distribution.
- ☐ **Coffee Shop:** Coffee shop concepts might include a variety of offerings in a locally-flavored urban coffee shop experience: comfortable and organic in its atmosphere; fresh and natural in its product offerings; and youthful and diverse in its customers and staff.
- ☐ **Drinking Establishment:** Different drinking establishment concepts might include selections of craft beers, domestic beers, ciders, mixed drinks, locally brewed/distilled products offered in a sports bar-themed setting with pool and darts games, a pub-style food menu, outdoor seating and live entertainment.
- ☐ **Full-Service Restaurant:** Possibilities for a sit-down dining experience to expand or add to the options already available in the downtown area could include a restaurant offering a casual family-oriented atmosphere or a more upscale setting. Menu selections might include local favorites or ethnic specialties.
- ☐ **Ice Cream & Sweets Shop:** Concepts could offer a sweet treat experience for young and old alike. After dinner, after a show or game, or just while out shopping or enjoying the sights, take a break and enjoy something special from a tasty variety of homemade sweets and cool delights, with options that might include ice cream, frozen custard, frozen yogurt, gelato or other favorites.
- ☐ **Interactive Family Cafe:** Product and service offerings could include an indoor play space for children, with climbing structures and an obstacle course, an imaginative village, age appropriate toys, sports, karaoke, reading space, and a full-service café that allows parents to relax comfortably while their children socialize, play and learn.
- ☐ **Restaurant/Diner:** Different concepts might incorporate a wide array of choices and features including breakfast options; full-service or fast casual-style dining; healthy menu and special diet selections; American-style or ethnic specialty menu; food delivery service; and outdoor dining.
- ☐ **Sandwich Shop:** Possibilities include a quick service, casual diner-style shop that offers inexpensive and simple menu items for a convenient lunch option, including grilled cheese, hot dogs, sausages, and del-style sandwiches for delivery, pick-up or dine-in. A fast, casual place for the downtown business community and visitor.

Q.6: Of the following, which type of eating and drinking establishment would you be most likely to patronize in Downtown Groveport?		
Response	Count	Percentage
Restaurant/Diner [TAB 6-A]	195	35.9%
Full-Service Restaurant [TAB 6-B]	102	18.8%
Coffee Shop [TAB 6-C]	72	13.3%
Sandwich Shop [TAB 6-D]	41	7.6%
Brew Pub [TAB 6-E]	37	6.8%
Interactive Family Cafe [TAB 6-F]	34	6.3%
Ice Cream & Sweets Shop [TAB 6-G]	21	3.9%
Drinking Establishment [TAB 6-H]	17	3.1%
Other*	24	4.4%
TOTAL	543	100.0%
* Other Responses (Categorized): Food Services and Drinking Places > Diners, Cafes and Eateries (10); > Fast Food (4); > Steakhouse, Seafood and BBQ (3); > Healthy Eating/Special Diet (2); > Deli, Pizza and Sandwiches (1); (12); Baked Goods/Bakeries (1); and Other/Uncategorized/Null (3).		

Tabs 6A – 6H: Which of the following [eating and drinking establishment type selected] product lines, services or features are most important or appealing to you? Select up to three (3)

6-A: Restaurant/Diner product lines, services or features preferences.		
Response	Count	Percentage
Full-service (order at table and dine-in)	88	45.6%
Breakfast menu	86	44.6%
Dinner menu	61	31.6%
Lunch menu	46	23.8%
American-style cuisine	45	23.3%
Outdoor dining	44	22.8%
Healthy menu options	41	21.2%
Fast-casual (order at counter, dine-in or carry-out)	37	19.2%
Take-out and delivery	36	18.7%
Alcoholic beverages	15	7.8%
Special diet options (ex: gluten-free, vegan, etc.)	9	4.7%
Ethnic specialty menu	5	2.6%
Other (please specify) *	3	1.6%
193 Answered Question (#1 of 8)		
* Other Responses: kid friendly atmosphere; NOT a franchise; Roosters.		

6-B: Full-Service Restaurant product lines, services or features preferences.		
Response	Count	Percentage
Casual, family-friendly atmosphere	58	56.9%
Alcoholic beverages available	40	39.2%
Classic American/Diner cuisine	37	36.3%
Steakhouse specialties	37	36.3%
Outdoor seating and service	35	34.3%
Upscale adult-focused atmosphere	19	18.6%
Italian cuisine	11	10.8%
Buffet/Salad Bar	9	8.8%
Mexican cuisine	6	5.9%
Asian cuisine	5	4.9%
Vegetarian and vegan specialties	5	4.9%
Mediterranean cuisine	4	3.9%
Other (please specify) *	7	6.9%
102 Answered Question (#2 of 8)		
* Other Responses: A restaurant with a gluten free menu along with the regular menu; American Grill; Breakfast; Dutch Kitchen; El Vaquero; Organic; Restaurants w/o tons of health code violations.		

6-C: Coffee Shop product lines, services or features preferences.

Response	Count	Percentage
Fresh coffees, teas, espresso, cappuccino, etc.	59	39.6%
Fresh-baked goods including scones, cookies, bagels, etc.	38	25.5%
Comfortable, “homey” atmosphere	32	21.5%
Outdoor seating	25	16.8%
Limited-menu soups, sandwiches and paninis	20	13.4%
Live music on specific nights	9	6.0%
Other beverages including boutique sodas, teas & waters	6	4.0%
Pre-packaged freshly roasted coffee beans, teas, etc.	6	4.0%
Confectionery selections including candy, chocolates, etc.	4	2.7%
Children’s activity area	2	1.3%
Storytelling and open-mic events	1	0.7%
Other (please specify) *	4	2.7%
71 Answered Question (#3 of 8)		
* Other Responses: All above; Harvest moon like; industrial modern décor; Study/work spaces.		

6-D: Sandwich Shop product lines, services or features preferences.

Response	Count	Percentage
Fresh made-to-order sandwiches and salads	36	87.8%
Daily lunch specials	16	39.0%
Grab-and-go sandwich and salad items	14	34.1%
Outdoor seating	11	26.8%
Deli side items (ex: chips, snacks & beverages)	10	24.4%
Homemade soups	9	22.0%
Hot dogs and sausages with variety of topping choices	5	12.2%
Soup and salad bar	5	12.2%
Dessert selections	4	9.8%
Other (please specify) *	4	9.8%
41 Answered Question (#4 of 8)		
* Other Responses: Different menus each week/day; Healthy; Quality; Rallys.		

6-E: Brew Pub product lines, services or features preferences.

Response	Count	Percentage
Selection of pub food	20	54.1%
Brews its own beers	16	43.2%
Selection of unique craft beers	12	32.4%
Outdoor seating	12	32.4%
Appetizers menu and specials	11	29.7%
Locally-owned or branded establishment	9	24.3%
Live music	9	24.3%
Beer sampling and tasting events	7	18.9%
Open for lunch	4	10.8%
Opportunity to meet and learn from the Brewmaster	1	2.7%
Cocktails and mixed drinks	1	2.7%
Growler beers	1	2.7%
Other (please specify) *	0	0.0%
37 Answered Question (#5 of 8)		
* Other Response:		

6-F: Interactive Family Cafe product lines, services or features preferences.

Response	Count	Percentage
Full-service café	18	54.5%
Indoor climbing structure	13	39.4%
Obstacle course	13	39.4%
Birthday party packages	8	24.2%
Children's music and sports clinics	7	21.2%
Arcade	7	21.2%
Imaginative village (ex: grocery, hospital, stage)	5	15.2%
Snack bar	5	15.2%
Craft room	5	15.2%
Sports (ex: basketball, volleyball, badminton, pickle ball)	3	9.1%
Karaoke	3	9.1%
Other (please specify) *	2	6.1%
33 Answered Question (#6 of 8)		
* Other Responses: Fun for all ages; older kids, adults & young kids too; Fun for whole family, younger kids, older kids, and adults.		

6-G: Ice Cream/Sweets Shop product lines, services or features preferences.

Response	Count	Percentage
Hand-dipped ice cream cones, shakes, malts & sundaes	16	76.2%
Old fashioned soda counter	11	52.4%
Outdoor seating	10	47.6%
Homemade chocolates and fudge	6	28.6%
Cupcakes, cookies and brownies	5	23.8%
Specialty dessert options	3	14.3%
Frozen custard	3	14.3%
Italian ice	3	14.3%
Frozen yogurt	2	9.5%
Gelato	2	9.5%
Facilities for children's birthday parties, showers, etc.	2	9.5%
Other (please specify) *	0	0.0%
21 Answered Question (#7 of 8)		
* Other Responses:		

6-F: Drinking Establishment product lines, services or features preferences.

Response	Count	Percentage
Live entertainment on specific nights	11	68.8%
Outdoor seating	8	50.0%
Pub-style menu selections	7	43.8%
Domestic beers	4	25.0%
Cocktails and mixed drinks	3	18.8%
Locally brewed/distilled products	3	18.8%
Sports bar theme	2	12.5%
Craft beers	1	6.3%
Pool tables and darts	1	6.3%
Ciders	0	0.0%
Other (please specify) *	1	6.3%
16 Answered Question (#8 of 8)		
* Other Responses: Wing style establishment like Shades.		

Q.7: On a scale from 0 (Definitely would not) to 100 (Definitely would), how likely would you be to patronize the following types of Eating & Drinking Establishments in Downtown Groveport?

Response	Q6 Rank	Avg. Rating *
1. Restaurant/Diner	1	85.5
2. Full-Service Restaurant	2	84.9
3. Sandwich Shop	4	70.3
4. Ice Cream & Sweets Shop	7	65.6
5. Coffee Shop	3	57.4
6. Brew Pub	5	50.1
7. Drinking Establishment	8	49.1
8. Interactive Family Café	6	44.8
* Average rating scale from 0 (Definitely would not) to 100 (Definitely would)		

Q.8: Of the following, which type of retail establishment would you be most likely to patronize in Downtown Groveport?

- ☐ **Arts, Crafts and Hobby Shop:** Offerings could include: artist supplies; general crafts and supplies; children's educational & activity kits; games and party accessories; home decor items; picture frames and framing services; paper goods and card stocks; yarn, patterns and other sewing and needlework supplies; hobby and craft tools; and craft/hobby classes.
- ☐ **Bakery:** Bakery concepts might offer homemade and locally sourced baked goods including fresh breads, donuts and pastries, cookies and brownies, made-to-order cakes and more. To cater to your morning routine, choices might also include coffeehouse-style beverages and breakfast sandwiches.
- ☐ **Children's New & Used Store:** Product and service offerings could include: upscale name-brand used clothing and/or new clothing in sizes newborn to 6 and 6+; gift items; diaper bags and other accessories; bath line; learning toys and books; and maternity wear.
- ☐ **Consignment Boutique:** Well-merchandised resale boutique concepts that could offer various used merchandise lines including antiques, new or used clothing, sporting goods, household appliances, or other secondhand goods.
- ☐ **Music Store:** Product and service options could include: new musical instruments; sheet music; sound and recording equipment; classroom or studio furniture; new and used records and CDs; musical instrument repair and rental services; and music lessons.
- ☐ **Outdoor Recreation, Sports & Fitness Store:** Product and services could include: recreational sports equipment and gear such as disc golf, baseball, soccer, running, hiking, volleyball, cross-country skiing, snowshoeing etc.; bikes and bike accessories, water sports including boating, fishing, canoeing, kayaking, and fishing and hunting, camping gear and accessories, exercise equipment and accessories; and sports apparel and footwear.
- ☐ **Pet Emporium:** Pet emporium concepts could offer specialty foods, supplements, supplies, gifts and accessories along with premium pet care services, including daycare, boarding, training, grooming, walking and in-home sitting services.
- ☐ **Vintage Store:** This business could be the ultimate destination for fun shoppers, DIY enthusiasts and treasure hunters with offerings ranging from home & garden décor, to up-cycled and repurposed furniture and décor, to vintage books, music, toys and apparel, to the "unusual" item you didn't even know existed. In-house appraisal services, how-to demos, workshops, classes and refinishing and repair services could also be part of the mix.

Q.8: Of the following, which type of retail establishment would you be most likely to patronize in Downtown Groveport?		
Response	Count	Percentage
Bakery [TAB 8-A]	197	37.8%
Vintage Store [TAB 8-B]	115	22.1%
Arts, Crafts and Hobby Shop [TAB 8-C]	51	9.8%
Outdoor Recreation, Sports & Fitness Store [TAB 8-D]	41	7.9%
Consignment Boutique [TAB 8-E]	40	7.7%
Pet Emporium [TAB 8-F]	27	5.2%
Children's New & Used Store [TAB 8-G]	17	3.3%
Music Store [TAB 8-H]	9	1.7%
Other*	24	4.6%
TOTAL	521	100.0%
* Other Responses (Categorized): Sporting Goods, Hobby, Book, and Music Stores (5); General Merchandise Stores (4); Food and Beverage Stores (2); Pharmacies and Drug Stores (2); Miscellaneous Store Retailers (2); Offices and Services (2); Clothing and Accessories (1); Recreation and Entertainment (1); and Other/Uncategorized/Null (5).		

Tabs 8A – 8H: Which of the following [retail establishment type selected] product lines, services or features are most important or appealing to you? Select up to three (3)

8-A: Bakery product lines, services or features preferences.		
Response	Count	Percentage
Donuts and pastries	165	85.1%
Cupcakes, cookies, brownies, etc.	103	53.1%
Hand-dipped ice cream, shakes, sundaes, etc.	71	36.6%
Made-to-order cakes	63	32.5%
Pies	59	30.4%
Outdoor seating	26	13.4%
Fresh chocolates and candies	21	10.8%
Frozen yogurt	16	8.2%
Italian ice	3	1.5%
Gelato	2	1.0%
Other (please specify) *	15	7.7%
<i>194 Answered Question (#1 of 8)</i>		
* Other Responses: A gluten free bakery would be awesome; All above; artisan breads; Bagels (2); bread; Bread, muffins, bagels, and coffee; Breads (2); Breads/Rolls; coffee; Fresh Bread & Gluten Free Options; Fresh bread, bagels, baked goods, etc.; Homemade bread; yeast breads.		

8-B: Vintage Store product lines, services or features preferences.		
Response	Count	Percentage
Home & Garden décor	72	62.6%
Up-cycled/custom furniture and decor	58	50.4%
Holiday décor and gifts	49	42.6%
How-to demos, workshops and classes	43	37.4%
Vintage apparel	26	22.6%
Artwork	22	19.1%
Vintage books and music	15	13.0%
Toys and games	11	9.6%
Old farm tools	10	8.7%
Pre-packaged nostalgic food and candy	7	6.1%
Appraisal services	4	3.5%
Other (please specify) *	4	3.5%
<i>115 Answered Question (#2 of 8)</i>		
* Other Responses: Antique shop; Antiques (2); Antiques used items.		

8-C: Arts, Crafts and Hobby Store product lines, services or features preferences.

Response	Count	Percentage
General crafts and supplies	27	51.9%
Home décor items	26	50.0%
Craft/hobby classes	16	30.8%
Hobby and craft tools	14	26.9%
Artist supplies	11	21.2%
Yarn, patterns and other sewing and needlework supplies	11	21.2%
Children's educational & activity kits	10	19.2%
Games and party accessories	7	13.5%
Group work space/classroom	6	11.5%
Paper goods and card stocks	5	9.6%
Quilting supplies	5	9.6%
Picture frames and framing services	4	7.7%
Other (please specify) *	3	5.8%
52 Answered Question (#3 of 8)		
* Other Responses: A combination; Leather; stickers.		

8-D: Outdoor Recreation, Sports & Fitness Store product lines, services or features preferences.

Response	Count	Percentage
Hunting & fishing gear and apparel	17	42.5%
Physical fitness/training equipment, apparel & accessories	16	40.0%
Team sports apparel and equipment	15	37.5%
Running apparel, footwear and accessories	11	27.5%
Bicycles and bicycling apparel and accessories	9	22.5%
Golf equipment, apparel and accessories	9	22.5%
School sports apparel and equipment	9	22.5%
Health & fitness supplements	8	20.0%
Bicycle repair and maintenance services	5	12.5%
Yoga equipment & apparel	3	7.5%
Skateboards/longboards	1	2.5%
Other (please specify) *	2	5.0%
40 Answered Question (#4 of 8)		
* Other Responses: Gun store; swimming gear.		

8-E: Consignment Boutique product lines, services or features preferences.

Response	Count	Percentage
Women's clothing and accessories	30	73.2%
Children's clothing and accessories	17	41.5%
Antiques	16	39.0%
Re-purposed furniture	16	39.0%
Furniture	11	26.8%
Men's clothing and accessories	8	19.5%
Sporting goods, accessories and apparel	8	19.5%
Architectural salvage	3	7.3%
Small appliances	3	7.3%
Baby furniture and gear	2	4.9%
Other (please specify) *	3	7.3%

41 Answered Question (#5 of 8)

* **Other Responses:** All of the above; books; electronics.

8-F: Pet Emporium product lines, services or features preferences.

Response	Count	Percentage
Small pet specialty foods and treats	14	50.0%
Pet cleaning supplies and accessories	11	39.3%
Toys	9	32.1%
Boarding	7	25.0%
Daycare	7	25.0%
Small pet natural and organic foods and treats	7	25.0%
In-home walking and sitting services	6	21.4%
K9 behavioral training and classes	5	17.9%
Clothing and accessories	3	10.7%
Collars and leashes	3	10.7%
Enclosures, hutches, kennels and habitats	3	10.7%
Nutritional supplements	1	3.6%
Other (please specify) *	3	10.7%

28 Answered Question (#6 of 8)

* **Other Responses:** all animal type food; Grooming (2).

8-G: Children's New & Used Store product lines, services or features preferences.

Response	Count	Percentage
Upscale used clothing – children's sizes 6+	10	55.6%
Upscale used clothing – sizes newborn to 6	7	38.9%
New clothing – children's sizes 6+	5	27.8%
Baby toys	3	16.7%
Baby's room furniture – Used	3	16.7%
Baby accessories – diaper bags, burp cloths, etc.	2	11.1%
Baby gift items	2	11.1%
Maternity wear	2	11.1%
Gift registry	1	5.6%
New clothing – sizes newborn to 6	1	5.6%
Baby soaps, lotions and creams	0	0.0%
Baby's room furniture – New	0	0.0%
Other (please specify) *	3	16.7%
18 Answered Question (#7 of 8)		
* Other Responses: Children's toys; None; Nothing Is of interest.		

8-H: Music Store product lines, services or features preferences.

Response	Count	Percentage
Musical instrument and equipment repair	4	50.0%
Music books and sheet music	3	37.5%
New/Used LP records, record players, speakers, etc.	3	37.5%
Domestic recorded music/CDs	2	25.0%
Live sound and recording equipment and software	2	25.0%
Music lessons	2	25.0%
Foreign and ethnic recorded music/CDs	1	12.5%
Pianos, digital pianos and keyboards	1	12.5%
Band and orchestra Instruments – New	0	0.0%
Band and orchestra Instruments – Used	0	0.0%
Classroom or studio furniture	0	0.0%
Musical instrument rental	0	0.0%
Other (please specify) *	1	12.5%
8 Answered Question (#8 of 8)		
* Other Responses: Musical instrument sales.		

Q.9: On a scale from 0 (Definitely would not) to 100 (Definitely would), how likely would you be to patronize the following types of Retail Establishments in Downtown Groveport?		
Response	Q8 Rank	Avg. Rating *
1. Bakery	1	78.5
2. Vintage Store	2	58.1
3. Arts, Crafts and Hobby Shop	3	53.1
4. Consignment Boutique	5	47.9
5. Outdoor Recreation, Sports & Fitness Store	4	45.4
6. Pet Emporium	6	44.3
7. Children's New & Used Store	7	32.5
8. Music Store	8	31.3
* Weighted rating scale from 0 (Definitely would not) to 100 (Definitely would)		

Downtown Housing Potential

Q.10: Would you consider living in Downtown Groveport?		
Response	Count	Percentage
Yes	122	24.0%
Maybe	89	17.5%
No	117	23.0%
I already live in Downtown Groveport	181	35.6%
TOTAL	509	100.0%

Q10A – 10C: Responses for those answering “Yes” or “Maybe” to Q.10

Q.10A: Would you prefer to own or rent housing in Downtown Groveport?		
Response	Count	Percentage
Own	159	73.6%
Rent	21	9.7%
No Preference	36	16.7%
TOTAL	216	100.0%

Q.10B: What style of housing in Downtown Groveport would you look for or consider? (Select all that apply)		
Response	Count	Percentage*
Townhouse	107	49.5%
Condo	94	43.5%
Senior housing	51	23.6%
Loft	46	21.3%
Apartment	26	12.0%
* More than one response allowed; Percentages based on 216 respondents.		

Q.10C: What is the monthly mortgage payment or rent amount you would be able and willing to pay for your choice of housing in Downtown Groveport?		
Response	Count	Percentage
Less than \$500	7	3.3%
\$500 to \$599	17	8.1%
\$600 to \$699	24	11.4%
\$700 to \$799	29	13.8%
\$800 to \$899	49	23.3%
\$900 to \$999	44	21.0%
\$1,000 or more	40	19.0%
TOTAL	210	100.0%

Survey Demographics

Q.11: What is your gender?		
Response	Count	Percentage
Female	350	68.9%
Male	146	28.7%
Prefer not to say	12	2.4%
Prefer to self-describe:	-	0.0%
TOTAL	508	100.0%

Q.12: What is your age?		
Response	Count	Percentage
19 or younger	12	2.4%
20 to 24	14	2.8%
25 to 34	82	16.1%
35 to 44	117	23.0%
45 to 54	111	21.9%
55 to 64	101	19.9%
65 to 74	60	11.8%
75 or older	11	2.2%
TOTAL	508	100.0%

Q.13: How many people, including yourself, currently live in your household?		
Response	Count	Percentage
1	48	9.4%
2	202	39.8%
3	104	20.5%
4	91	17.9%
5	44	8.7%
6 or more	19	3.7%
TOTAL	508	100.0%

Q.14: What is your annual household income? (For all earners in the household, before taxes and deductions)		
Response	Count	Percentage
Less than \$15,000	8	1.6%
\$15,000 to \$24,999	14	2.8%
\$25,000 to \$34,999	24	4.7%
\$35,000 to \$49,999	70	13.8%
\$50,000 to \$74,999	120	23.6%
\$75,000 to \$99,999	91	17.9%
\$100,000 to \$149,999	121	23.8%
\$150,000 to \$199,999	45	8.9%
\$200,000 and greater	15	3.0%
TOTAL	508	100.0%

Are You a Prospect?

Q.15: Are you interested in moving your business to, or opening a new business in, Downtown Groveport?		
Response	Count	Percentage
Yes, I'm interested in moving my business to Downtown Groveport	8	1.6%
Yes, I'm interested in opening a new business in Downtown Groveport	36	7.1%
No	464	91.3%
TOTAL	508	100.0%
Note: Contact information for 14 respondents indicating interest in moving or opening a new business delivered under separate cover.		

ATT-1: Survey Demographics Breakdown by Eating and Drinking Establishment Business Type Selected in Q6

Business Type	Column	Q6 Rank	Weight	Count	Percent
Restaurant/Diner	Diner	1	85.5	195	35.9%
Full-Service Restaurant	FsRest	2	84.9	102	18.8%
Coffee Shop	Coffee	3	57.4	72	13.3%
Sandwich Shop	Sndwch	4	70.3	41	7.6%
Brew Pub	Brew	5	50.1	37	6.8%
Interactive Family Cafe	IntCafe	6	44.8	34	6.3%
Ice Cream & Sweets Shop	IceCrem	7	65.6	21	3.9%
Drinking Establishment	Drinking	8	49.1	17	3.1%

Q.1: Where do you live?									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
Groveport resident	74%	75%	70%	78%	59%	84%	71%	86%	71%
Not a resident, but within 10 miles	21%	21%	28%	18%	24%	14%	26%	14%	24%
More than 10 miles from Groveport	5%	4%	2%	4%	17%	3%	3%	0%	6%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.2: Do you work in Groveport?									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
Yes	27%	27%	24%	21%	41%	30%	29%	33%	24%
No	73%	73%	76%	79%	59%	70%	71%	67%	76%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.11: What is your gender?									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
Female	69%	69%	70%	81%	62%	42%	84%	76%	73%
Male	29%	30%	30%	17%	36%	45%	16%	24%	20%
Prefer not to say	2%	2%	0%	1%	3%	12%	0%	0%	7%
Prefer to self-describe:	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.12: What is your age?									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
19 or younger	2%	2%	0%	6%	3%	0%	3%	10%	0%
20 to 24	3%	1%	2%	7%	5%	0%	0%	5%	13%
25 to 34	16%	11%	17%	19%	13%	30%	45%	10%	0%
35 to 44	23%	18%	19%	25%	28%	27%	35%	33%	27%
45 to 54	22%	21%	19%	23%	28%	27%	10%	24%	33%
55 to 64	20%	28%	24%	16%	10%	6%	6%	10%	13%
65 to 74	12%	16%	15%	4%	10%	9%	0%	5%	13%
75 or older	2%	2%	4%	0%	3%	0%	0%	5%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

ATT-1: Survey Demographics Breakdown by Eating and Drinking Establishment Business Type Selected in Q6 (Page 2)

Business Type	Column	Q6 Rank	Weight	Count	Percent
Restaurant/Diner	Diner	1	85.5	195	35.9%
Full-Service Restaurant	FsRest	2	84.9	102	18.8%
Coffee Shop	Coffee	3	57.4	72	13.3%
Sandwich Shop	Sndwch	4	70.3	41	7.6%
Brew Pub	Brew	5	50.1	37	6.8%
Interactive Family Cafe	IntCafe	6	44.8	34	6.3%
Ice Cream & Sweets Shop	IceCrem	7	65.6	21	3.9%
Drinking Establishment	Drinking	8	49.1	17	3.1%

Q.13: How many people, including yourself, currently live in your household?									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
1	9%	15%	9%	10%	3%	6%	10%	0%	0%
2	40%	45%	46%	36%	28%	39%	6%	29%	53%
3	20%	17%	18%	17%	23%	30%	32%	29%	20%
4	18%	12%	17%	28%	28%	6%	23%	43%	13%
5	9%	7%	7%	9%	13%	9%	23%	0%	7%
6 or more	4%	4%	3%	0%	5%	9%	6%	0%	7%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.14: What is your annual household income? (For all earners in the household, before taxes and deductions)									
Response	Overall	Diner	FsRest	Coffee	Sndwch	Brew	IntCafe	IceCrem	Drinking
Less than \$15,000	2%	2%	0%	3%	3%	0%	3%	0%	0%
\$15,000 to \$24,999	3%	3%	5%	3%	0%	0%	0%	5%	7%
\$25,000 to \$34,999	5%	6%	2%	6%	8%	0%	10%	0%	0%
\$35,000 to \$49,999	14%	12%	17%	13%	13%	6%	19%	24%	13%
\$50,000 to \$74,999	24%	20%	24%	29%	28%	15%	35%	24%	13%
\$75,000 to \$99,999	18%	19%	10%	13%	15%	33%	13%	24%	33%
\$100,000 to \$149,999	24%	23%	33%	26%	18%	27%	16%	14%	27%
\$150,000 to \$199,999	9%	11%	8%	3%	15%	15%	0%	10%	0%
\$200,000 and greater	3%	4%	1%	4%	0%	3%	3%	0%	7%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Some percentages may not total 100% due to rounding.

ATT-2: Survey Demographics Breakdown by Retail Establishment Business Type Selected in Q8

Business Type	Column	Q6 Rank	Weight	Count	Percent
Bakery	Bakery	1	78.5	197	37.8%
Vintage Store	Vintage	2	58.1	115	22.1%
Arts, Crafts and Hobby Shop	Arts	3	53.1	51	9.8%
Outdoor Recreation, Sports & Fitness Store	Outdoor	4	45.4	41	7.9%
Consignment Boutique	Consign	5	47.9	40	7.7%
Pet Emporium	Pet	6	44.3	27	5.2%
Children's New & Used Store	Kids	7	32.5	17	3.3%
Music Store	Music	8	31.3	9	1.7%

Q.1: Where do you live?									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
Groveport resident	74%	73%	73%	80%	63%	88%	81%	65%	67%
Not a resident, but within 10 miles	21%	22%	19%	16%	29%	12%	15%	35%	33%
More than 10 miles from Groveport	5%	5%	8%	4%	7%	0%	4%	0%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.2: Do you work in Groveport?									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
Yes	27%	29%	33%	20%	34%	30%	15%	6%	22%
No	73%	71%	67%	80%	66%	70%	85%	94%	78%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.11: What is your gender?									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
Female	69%	65%	71%	94%	35%	85%	59%	88%	14%
Male	29%	34%	25%	6%	65%	13%	41%	6%	57%
Prefer not to say	2%	1%	4%	0%	0%	3%	0%	6%	29%
Prefer to self-describe:	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.12: What is your age?									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
19 or younger	2%	1%	4%	0%	5%	0%	11%	0%	14%
20 to 24	3%	2%	3%	2%	3%	5%	4%	0%	14%
25 to 34	16%	15%	15%	16%	25%	10%	11%	47%	29%
35 to 44	23%	26%	16%	14%	25%	28%	41%	29%	0%
45 to 54	22%	23%	24%	16%	27%	20%	19%	6%	29%
55 to 64	20%	21%	20%	31%	8%	20%	15%	12%	14%
65 to 74	12%	10%	17%	18%	8%	15%	0%	0%	0%
75 or older	2%	2%	2%	4%	0%	3%	0%	6%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

ATT-2: Survey Demographics Breakdown by Retail Establishment Business Type Selected in Q8 (Page 2)

Business Type	Column	Q6 Rank	Weight	Count	Percent
Bakery	Bakery	1	78.5	197	37.8%
Vintage Store	Vintage	2	58.1	115	22.1%
Arts, Crafts and Hobby Shop	Arts	3	53.1	51	9.8%
Outdoor Recreation, Sports & Fitness Store	Outdoor	4	45.4	41	7.9%
Consignment Boutique	Consign	5	47.9	40	7.7%
Pet Emporium	Pet	6	44.3	27	5.2%
Children's New & Used Store	Kids	7	32.5	17	3.3%
Music Store	Music	8	31.3	9	1.7%

Q.13: How many people, including yourself, currently live in your household?									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
1	9%	9%	17%	2%	10%	10%	7%	0%	0%
2	40%	41%	37%	53%	20%	38%	22%	24%	43%
3	20%	24%	21%	20%	20%	25%	19%	24%	29%
4	18%	16%	17%	14%	33%	18%	22%	18%	29%
5	9%	8%	4%	10%	8%	5%	19%	24%	0%
6 or more	4%	2%	4%	2%	10%	5%	11%	12%	0%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Q.14: What is your annual household income? (For all earners in the household, before taxes and deductions)									
Response	Overall	Bakery	Vintage	Arts	Outdoor	Consign	Pet	Kids	Music
Less than \$15,000	2%	2%	1%	4%	0%	3%	0%	0%	0%
\$15,000 to \$24,999	3%	1%	5%	8%	3%	3%	4%	0%	0%
\$25,000 to \$34,999	5%	3%	7%	2%	5%	15%	7%	6%	0%
\$35,000 to \$49,999	14%	13%	12%	18%	10%	15%	15%	29%	29%
\$50,000 to \$74,999	24%	25%	21%	27%	30%	13%	30%	24%	14%
\$75,000 to \$99,999	18%	17%	19%	20%	13%	28%	7%	18%	29%
\$100,000 to \$149,999	24%	29%	21%	18%	23%	15%	19%	18%	14%
\$150,000 to \$199,999	9%	10%	8%	4%	13%	8%	7%	0%	0%
\$200,000 and greater	3%	2%	7%	0%	5%	3%	11%	6%	14%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Some percentages may not total 100% due to rounding.

ATT-3: Survey Demographics Breakdown for Potential Downtown Housing Market

Q.10: Would you consider living in Downtown Groveport?		
Response	Count	Percentage
Yes	122	24.0%
Maybe	89	17.5%
No	117	23.0%
I already live in Downtown Groveport	181	35.6%
TOTAL	509	100.0%

Q.1: Where do you live?				
Response	Overall	Yes	Maybe	Yes + Maybe
I am a Groveport resident	74%	64%	62%	63%
I am not a Groveport resident, but live within 10 miles	21%	30%	33%	31%
I live more than 10 miles from Groveport	5%	6%	6%	6%
TOTAL	100%	100%	100%	100%

Q.2: Do you work in Downtown Groveport?				
Response	Overall	Yes	Maybe	Yes + Maybe
Yes	27%	31%	24%	28%
No	73%	69%	76%	72%
TOTAL	100%	100%	100%	100%

Q.11: What is your gender?				
Response	Overall	Yes	Maybe	Yes + Maybe
Female	69%	70%	72%	71%
Male	29%	27%	24%	26%
Prefer not to say	2%	2%	4%	3%
Prefer to self-describe:	0%	0%	0%	0%
TOTAL	100%	100%	100%	100%

ATT-3: Survey Demographics Breakdown for Potential Downtown Housing Market (Page 2)

Q.12: What is your age?				
Response	Overall	Yes	Maybe	Yes + Maybe
19 or younger	2%	1%	4%	2%
20 to 24	3%	2%	2%	2%
25 to 34	16%	12%	13%	13%
35 to 44	23%	22%	20%	21%
45 to 54	22%	26%	17%	22%
55 to 64	20%	23%	20%	22%
65 to 74	12%	10%	19%	14%
75 or older	2%	4%	3%	4%
TOTAL	100%	100%	100%	100%

Q.13: How many people, including yourself, currently live in your household?				
Response	Overall	Yes	Maybe	Yes + Maybe
1	9%	7%	9%	8%
2	40%	42%	37%	40%
3	20%	22%	15%	19%
4	18%	16%	25%	20%
5	9%	8%	10%	9%
6 or more	4%	4%	4%	4%
TOTAL	100%	100%	100%	100%

Q.14: What is your annual household income? (For all earners in the household, before taxes and deductions)				
Response	Overall	Yes	Maybe	Yes + Maybe
Less than \$15,000	2%	2%	3%	2%
\$15,000 to \$24,999	3%	2%	2%	2%
\$25,000 to \$34,999	5%	4%	4%	4%
\$35,000 to \$49,999	14%	14%	15%	14%
\$50,000 to \$74,999	24%	25%	22%	24%
\$75,000 to \$99,999	18%	15%	19%	17%
\$100,000 to \$149,999	24%	23%	22%	23%
\$150,000 to \$199,999	9%	12%	7%	10%
\$200,000 and greater	3%	2%	4%	3%
TOTAL	100%	100%	100%	100%

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



Stewart Title Guaranty Company, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements, all subject to the provisions of Schedules A and B to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned:

A handwritten signature in black ink, appearing to read "Tom Karavolos".

Authorized CounterSignature Tom Karavolos

A handwritten signature in black ink, appearing to read "Malcolm Shuman".
Senior Chairman of the BoardA handwritten signature in black ink, appearing to read "Malcolm Shuman".
Chairman of the BoardA handwritten signature in black ink, appearing to read "Michael L. Sullivan".
President

First Ohio Title Insurance Agency, Ltd.
Company Name

Gahanna, OH 43230
City, State

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at- <http://www.alta.org/>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

COMMITMENT FOR TITLE INSURANCE

BY

Stewart Title Guaranty Company

SCHEDULE A

1. Effective Date: **October 01, 2021, 07:00 am**
2. Policy or Policies to be issued: POLICY AMOUNT
 - (a) Must choose 3601 or 3602 in Kind of Premium on main order screen **\$300,000.00**
Proposed Insured: **Aaron Carroll**
 - (b) ALTA Loan Policy - (6-17-06) **\$255,000.00**
Proposed Insured: **JPMorgan Chase Bank, N.A. , its successors and/or assigns, as their interests may appear.**
3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple**.
4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date hereof vested in:
Tobin J. Chee as of the transfer date October 23, 2018 as recorded in Instrument 201810230144084.
There have been no deed transfers in the last 24 months.
5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio and in the City of Groveport, and bounded and described as follows:

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

First Exception: Lot No. 29. Beginning at an iron pipe in the North line of Cherry Street and at the Southwest corner of Reserve "A" in the above mentioned Subdivision;

thence North 09° 24' East, along the West line of said Reserve and the East line of lot numbers 4 and 5 of said Subdivision, a distance of 120.01 feet to an iron pipe; thence South 81 ° 20' East parallel to the North line of Cherry Street, a distance of 1 16.66 feet to an iron pipe;

thence South 8° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street;

thence North 81° 20' West, along the South line of said Reserve and the North line of Cherry Street, a distance of 117.43 feet to the place of beginning, containing 0.32 acre more or less.

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

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thence North 08° 18' East along the East line of said Reserve, a distance of 120.00 feet to an iron pipe; thence North 81° 20' West, parallel to the South line of said Reserve and the North line of Cherry Street, a distance of 117.24 feet to an iron pipe; thence South 08° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street; thence South 81 ° 20' East along the South line of said Reserve and the North line of Cherry Street; a distance of 117.42 feet to the place of beginning, containing 0.32 acre of land, more or less.

COMMITMENT FOR TITLE INSURANCE

BY

Stewart Title Guaranty Company

SCHEDULE B - SECTION I

REQUIREMENTS

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
2. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
3. Pay all general and special taxes now due and payable.
4. Record instrument(s) conveying or encumbering the estate or interest to be insured.
5. The Company reserves the right to add other Schedule B Requirements or Exceptions upon reviewing the documents for or ascertaining details of the transaction.
6. Affidavit in form, executed by the Sellers, satisfactory to the Company, and plat of survey or inspection report from a registered surveyor in form satisfactory to the Company, if Standard Exceptions are to be modified or deleted from the proposed policy. If an affidavit is to be used in lieu of a new survey, a copy of the prior survey must accompany the affidavit. The Company reserves the right to add requirements and/or exceptions and to decline the modification or deletion of said Standard Exceptions when such affidavit, plat or report is offered for examination.
7. **Legal must be pre-approved before deed filing in Franklin County.**
8. **Cancellation and release of record of mortgage from Tobin J. Chee, unmarried to MERS Inc. for Citizens Bank NA, filed for record on October 23, 2018 and recorded in Instrument 201810230144085 of Franklin County Records to secure \$149,150.00.**
9. **Satisfaction and release of record of judgment lien in favor of Ohio State Department Taxation against (PRIOR OWNER) Patricia M. Carroll Walker, filed for record December 21, 2012, and docketed as 12JG049687 of Franklin County Records, in the amount of \$165.74, plus interest and costs, or a sworn affidavit attesting that our party is not one in the same as the party against whom this judgment lien has been filed must be provided.**
Note: The Company is unable to determine if this is our party.

- 10. Satisfaction and release of record of judgment lien in favor of Ohio State Department Taxation against (PRIOR OWNER) Michael Walker, filed for record April 28, 2010, and docketed as 10JG017190 of Franklin County Records, in the amount of \$347.01, plus interest and costs, or a sworn affidavit attesting that our party is not one in the same as the party against whom this judgment lien has been filed must be provided.**

Note: The Company is unable to determine if this is our party.

- 11. Properly executed Warranty Deed from Tobin J. Chee, with release of dower of unknown spouse(s), if any, to Aaron Carroll.**

COMMITMENT FOR TITLE INSURANCE

BY

Stewart Title Guaranty Company

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Any rights, interests or claims of parties in possession not shown by the public records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance or other matter affecting the Land that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.**
4. **Easements or claims of easements not shown by the public records.**
5. **Any lien, or right to a lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy.**
6. **Pursuant to ORC 1509.31, leases for oil or natural gas, pipeline agreements or any other instrument related to the production or sale of oil or natural gas recorded in the County Recorder's Office subsequent to the Date of Policy will not be terminated or extinguished by a foreclosure of the mortgage described in Schedule A hereof.**
7. **Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed.**
8. **Taxes as to Lot Number Part of Reserve A, Parcel Number 185-000443-00, (Valuation of**

Land \$19,040.00; Building \$33,080.00; Total \$52,120.00), for the year 2020, in the amount of \$3,186.02, of which the First Half in the amount of \$1,593.01, are Paid in Full; Taxes for the Last Half in the amount of \$1,593.01, are Paid in Full.

Taxes as to Lot Number Part of Reserve A, Parcel Number 185-000443-00, for the year 2021, amount undetermined, are a lien, but are not yet due and payable.

- 9. Special Taxes and Assessments of any kind, if any. (Note: There are no Special Assessments shown on the Treasurer's Duplicate).**
- 10. Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.**
- 11. This commitment for policy does not insure the quantity of land described in Schedule A.**

EXHIBIT A

Property for Parcel(s): 185-000443-00

Situated in the County of Franklin, in the State of Ohio and in the City of Groveport, and bounded and described as follows:

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

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thence North 09° 24' East, along the West line of said Reserve and the East line of lot numbers 4 and 5 of said Subdivision, a distance of 120.01 feet to an iron pipe; thence South 81° 20' East parallel to the North line of Cherry Street, a distance of 1 16.66 feet to an iron pipe;

thence South 8° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street;

thence North 81° 20' West, along the South line of said Reserve and the North line of Cherry Street, a distance of 117.43 feet to the place of beginning, containing 0.32 acre more or less.

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder 's Office, Franklin County, Ohio.

EXCEPTING THEREFROM, the following:

Second Exception: Lot No. 30. Beginning at an iron pipe in the North line of Cherry Street and at the Southeast corner of Reserve "A" in the above mentioned Subdivision;

thence North 08° 18' East along the East line of said Reserve, a distance of 120.00 feet to an iron pipe; thence North 81° 20' West, parallel to the South line of said Reserve and the North line of Cherry Street, a distance of 117.24 feet to an iron pipe; thence South 08° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street; thence South 81° 20' East along the South line of said Reserve and the North line of Cherry Street; a distance of 117.42 feet to the place of beginning, containing 0.32 acre of land, more or less.

TAX CERTIFICATION

Effective Date: 10/01/2021

Address: 325 Main St
Groveport, OH 43125

Current Homeowner: Tobin J. Chee,

Parcel Number: 185-000443-00

Treasurer: Franklin

Franklin County Treasurer 373 South High Street, 17th floor
Columbus, OH 43215-6306

Taxes Paid: Bi-Annually

Due Dates: January and June 2021

2020 taxes: 1st half in the amount of \$1,593.01 is paid
2nd half in the amount of \$1,593.01 is paid

Homestead: None

Assessments: None

ALTA PRIVACY FORM
Revised August 28, 2001
Stewart Title Guaranty Company and/or First Ohio Title Insurance Agency, Ltd.
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Stewart Title Guaranty Company** and **First Ohio Title Insurance Agency, Ltd.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from (our affiliates or) others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

The ALTA privacy form includes a full list of the requisite disclosures. The sample form does not envision sharing of information outside the corporate title insurance underwriter and affiliate or agent structure. If you are considering sharing nonpublic customer information and do not qualify for an exception within the Federal Trade Commission and/or state rules, please obtain legal advice on what should be included in your form.

DO NOT DETACH



Instrument Number: 202111170210714

Recorded Date: 11/17/2021 4:26:13 PM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):

First Ohio Title Insurance Agency, Ltd.
4261 Morse Rd

Columbus, OH 43230-1522

Simplifile

Transaction Number: T20210148051

Document Type: DEED

Document Page Count: 3

Submitted By (Simplifile):

First Ohio Title Insurance Agency, Ltd.
4261 MORSE RD

Columbus, OH 43230-1522

Simplifile

First Grantor:

TOBIN J CHEE

First Grantee:

AARON CARROLL

Fees:

Document Recording Fee: \$34.00

Additional Pages Fee: \$8.00

Total Fees: \$42.00

Amount Paid: \$42.00

Amount Due: \$0.00

Instrument Number: 202111170210714

Recorded Date: 11/17/2021 4:26:13 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFERRED 11-17-2021 MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	27997
	Conveyance Mandatory: \$300.00
	Permissive: \$600.00 MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

SURVIVORSHIP DEED

FIRST OHIO TITLE INSURANCE CO. **File # 96829**

KNOW ALL MEN BY THE PRESENTS THAT; Tobin J. Chee, Unmarried, Grantor(s), for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to **Aaron Carroll, and Katherine Carroll,** Grantee(s), for their joint lives, remainder to the survivor of them, whose Tax Mailing Address will be 7271 Landon Lane, New Albany, Ohio 43054.

The following described real property:

SEE ATTACHED EXHIBIT "A"

Parcel Number: 185-000443-00
Known as: 325 Main St
Groveport, OH 43125

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

Prior Instrument Number: Instrument 201810230144084, of the Records of the office of the Recorder, Franklin County, Ohio

Witness his/her/their hand(s) this 11/2/2021

Tobin J. Chee
Tobin J. Chee

State of Ohio

County of Franklin

)
) SS
)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Tobin J. Chee, Grantor(s) who acknowledged that they/he/she did sign this Warranty Deed and the same is their/his/her free act and deed. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

In Testimony Whereof, I have hereunto set my hand and official seal, this November 2, 2021

Sherri R. Marshall

Notary Public

Commission Expiration

Date: 8/18/2025

This instrument was prepared by:

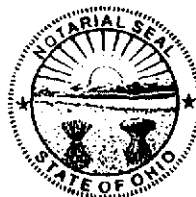
Thomas J. Olix, Attorney at Law

Olix & Associates, Co., L.P.A.

1303 Durmess Ct.

Columbus, Ohio 43235

File # 96829



SHERRI R. MARSHALL
Notary Public, State of Ohio
My Commission Expires:
August 18, 2025

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio and in the City of Groveport, and bounded and described as follows:

Being a part of Reserve "A" of the Helsel Addition to the City of Groveport, Ohio, as numbered and delineated upon the recorded plat thereof, of record in Plat Book 22, Page 80, Recorder's Office, Franklin County, Ohio.

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thence South 8° 18' West, parallel to the East line of said Reserve, a distance of 120.00 feet to an iron pipe in the South line of said Reserve and the North line of Cherry Street;

thence North 81° 20' West, along the South line of said Reserve and the North line of Cherry Street, a distance of 117.43 feet to the place of beginning, containing 0.32 acre more or less.

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Reserve and the North line of Cherry Street; thence South 81° 20' East along the South line of said Reserve and the North line of Cherry Street; a distance of 117.42 feet to the place of beginning, containing 0.32 acre of land, more or less.

**ALL OF
(185)
000443**

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.

BY: JRW

DATE: November 17, 2021



325 MAIN STREET

COMMERCIAL DEVELOPMENT

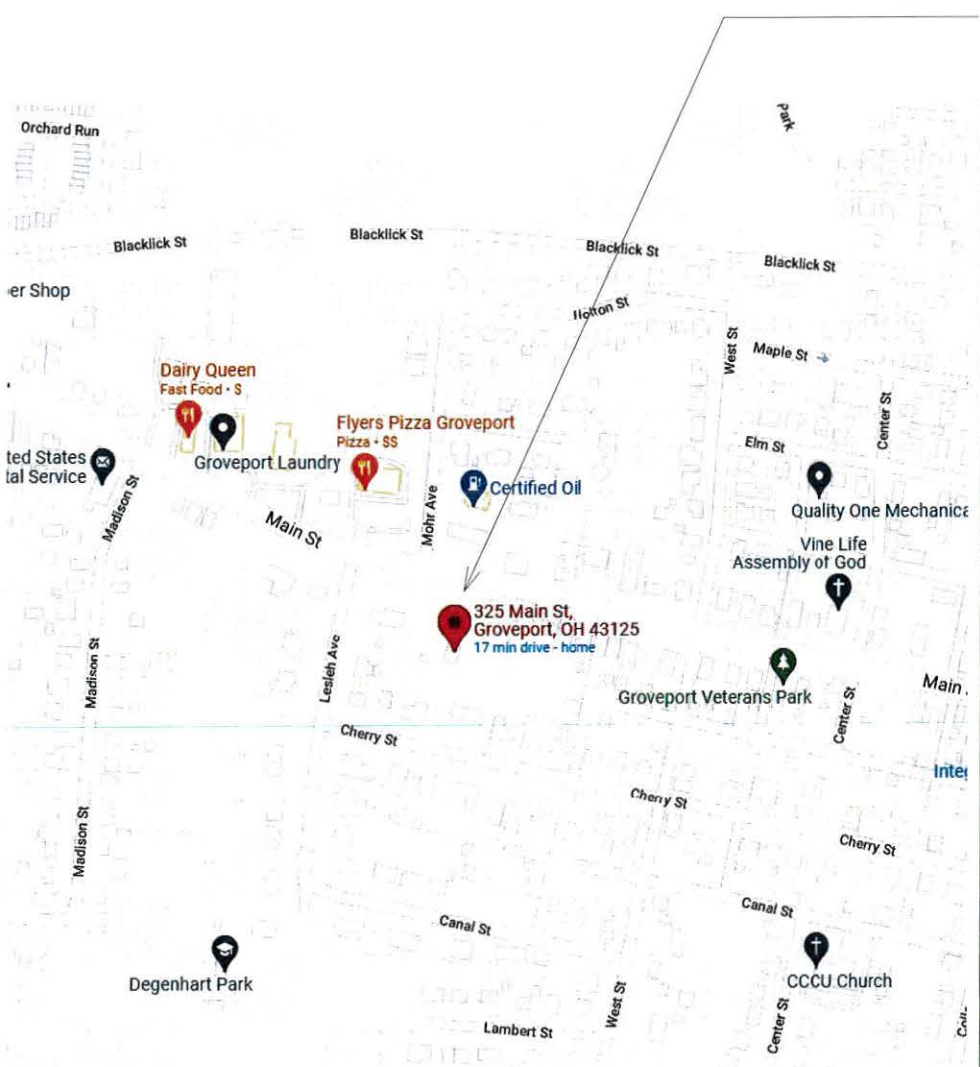
OWNER: AARON CARROLL
KATHERINE CARROLL

ARCHITECT: GUNZELMAN
ARCHITECTURE + INTERIORS

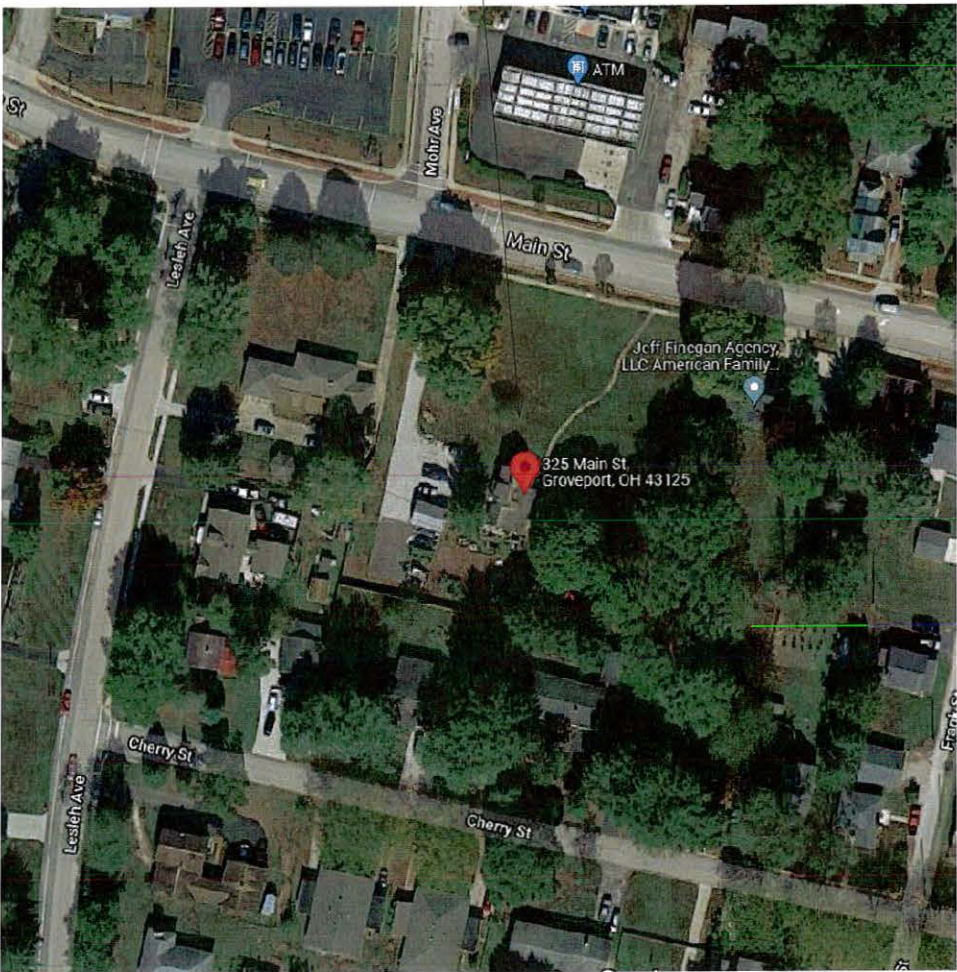
325 MAIN STREET
COVER SHEET

A.1

SCALE :



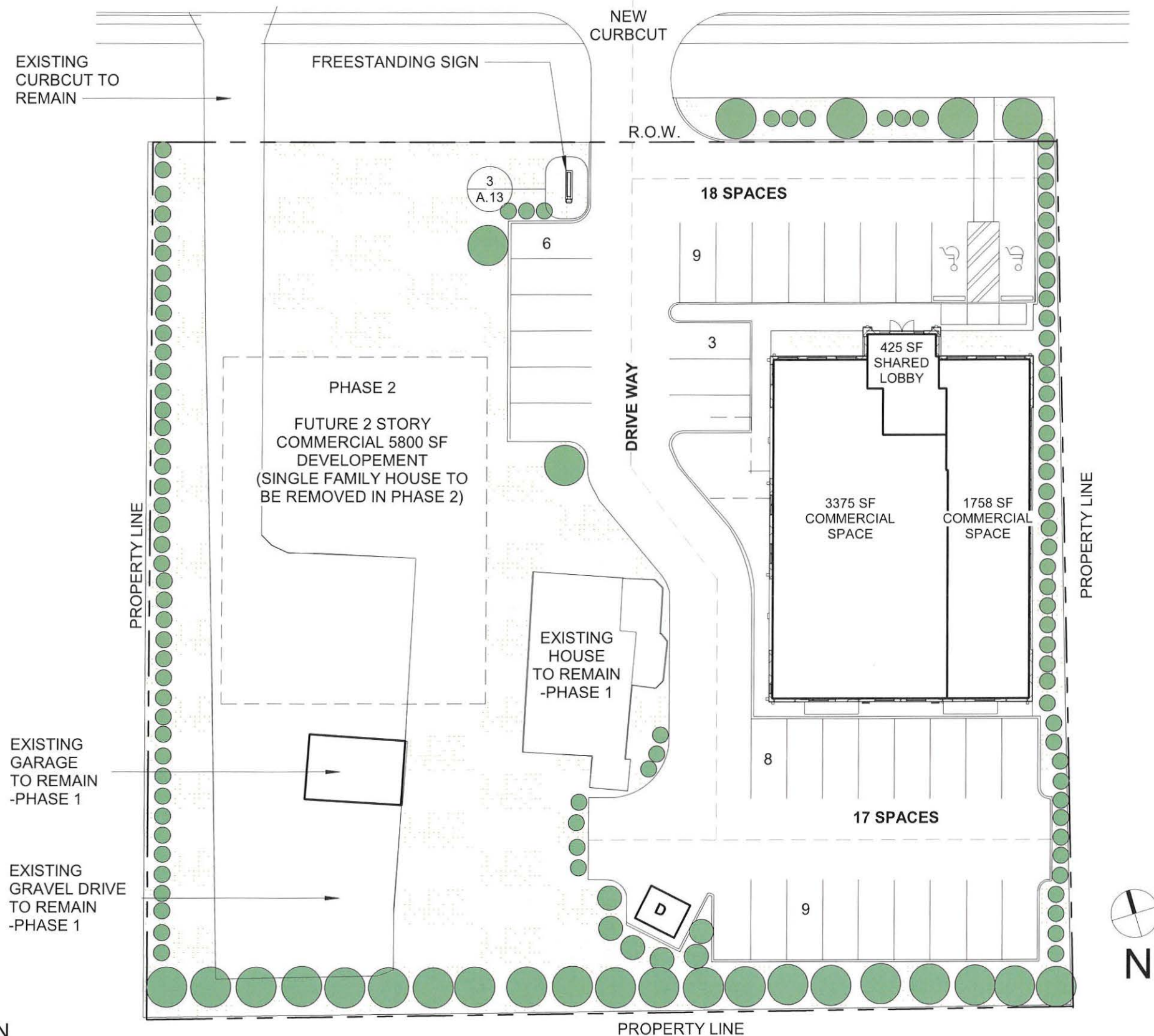
325 MAIN STREET
GROVEPORT OHIO 43125



GUNZELMAN
architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696

GAI

MAIN STREET



SITE INFORMATION

OWNER: CARROLL AARON
CARROLL KATHERINE

ADDRESS: 325 MAIN ST,
GROVEPORT OHIO 43125

PARCEL #: 185-000443-00

PROJECT DESCRIPTION:

PHASE 1: CONSTRUCTION OF A NEW 1 STORY
COMMERCIAL BUILDING WITH (2) COMMERCIAL
TENANTS.

PARKING SPACES: 38 PARKING SPACES
INCL. 2 ACCESSIBLE SPACES

PHASE 2: FUTURE DEVELOPMENT

LOT AREA: 1.19 ACRES
51,836 SF

BUILDING
FOOTPRINT: 5,800 SF

SETBACKS:

NORTH: 57'
EAST: 7'
SOUTH: 76'
WEST: 154'

325 MAIN STREET

ARCHITECTURAL SITE PLAN

A.2A

1 SITE PLAN - FULL SITE
1" = 30'-0"

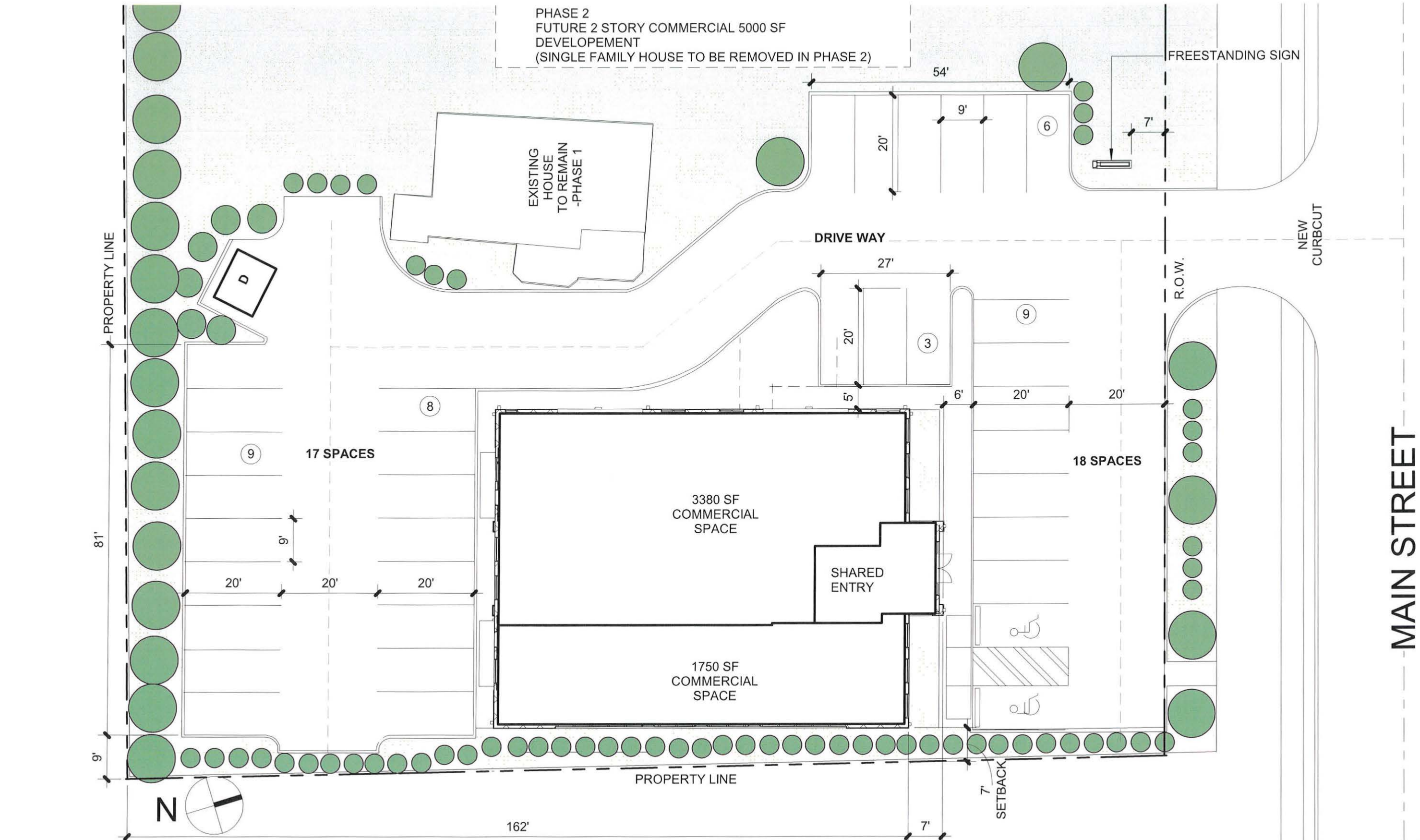
SCALE : 1" = 30'-0"

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03/04/22



325 MAIN STREET

ARCHITECTURAL SITE PLAN

A.2B

SCALE : 1" = 20'-0"

① SITE PLAN - ENLARGED
1" = 20'-0"

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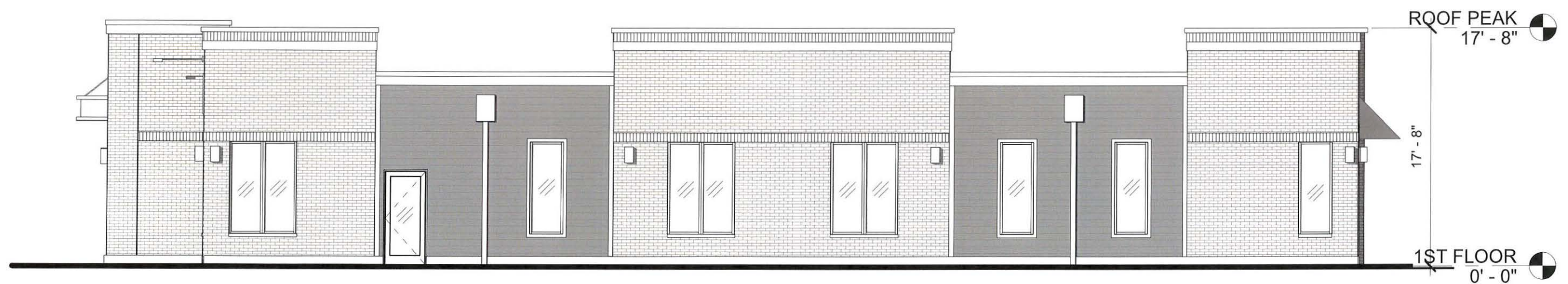
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① NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

325 MAIN STREET

ELEVATIONS

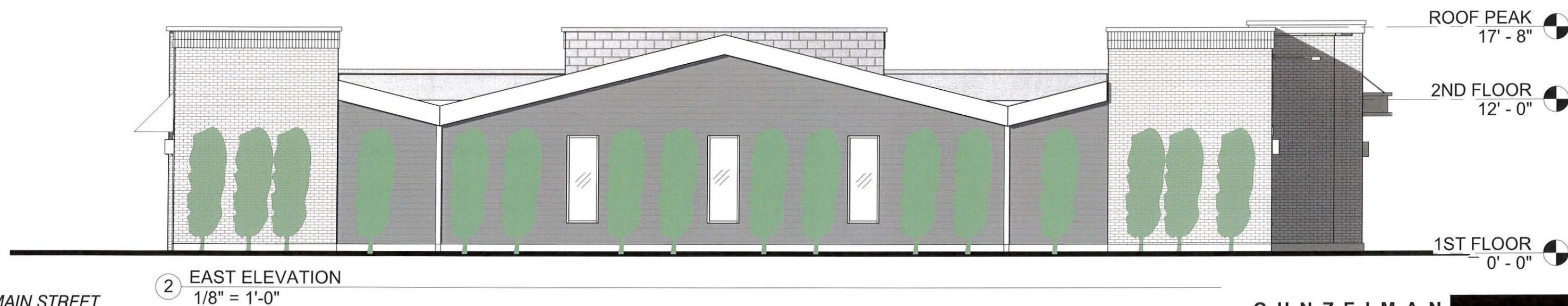
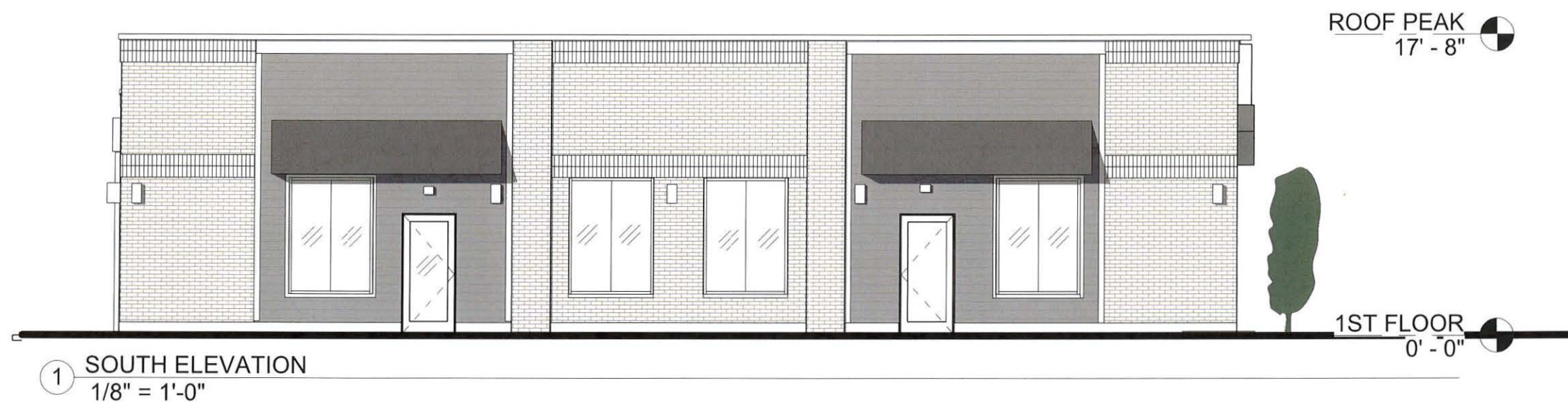
A.3

SCALE : 1/8" = 1'-0"

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614-674-6696



03/04/22



325 MAIN STREET
ELEVATIONS

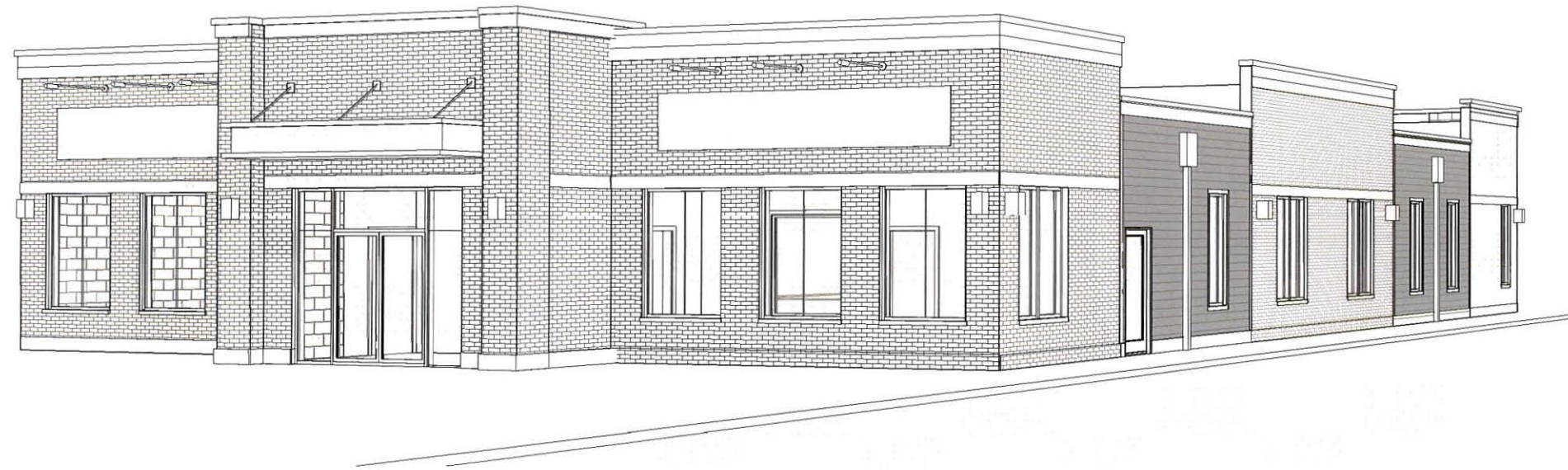
A.4

SCALE : 1/8" = 1'-0"

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GAI

03/04/22



① MAIN STREET CORNER VIEW



② REAR CORNER VIEW

325 MAIN STREET

3D VIEW

A.5

SCALE :

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325 MAIN STREET

3D VIEWS

A.6

SCALE :

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03/04/22



PROJECT SITE PHOTO

325 MAIN STREET

SITE IMAGES

A.7

SCALE :

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03/04/22



ADJACENT PROPERTY TO EAST

325 MAIN STREET

ADJACENT SITE IMAGES

A.8

SCALE :



ADJACENT PROPERTY TO WEST

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03/04/22



PROPERTY ACROSS MAIN STREET FROM SITE

325 MAIN STREET

ADJACENT SITE IMAGES

A.9

SCALE :

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614-674-6696



03/04/22

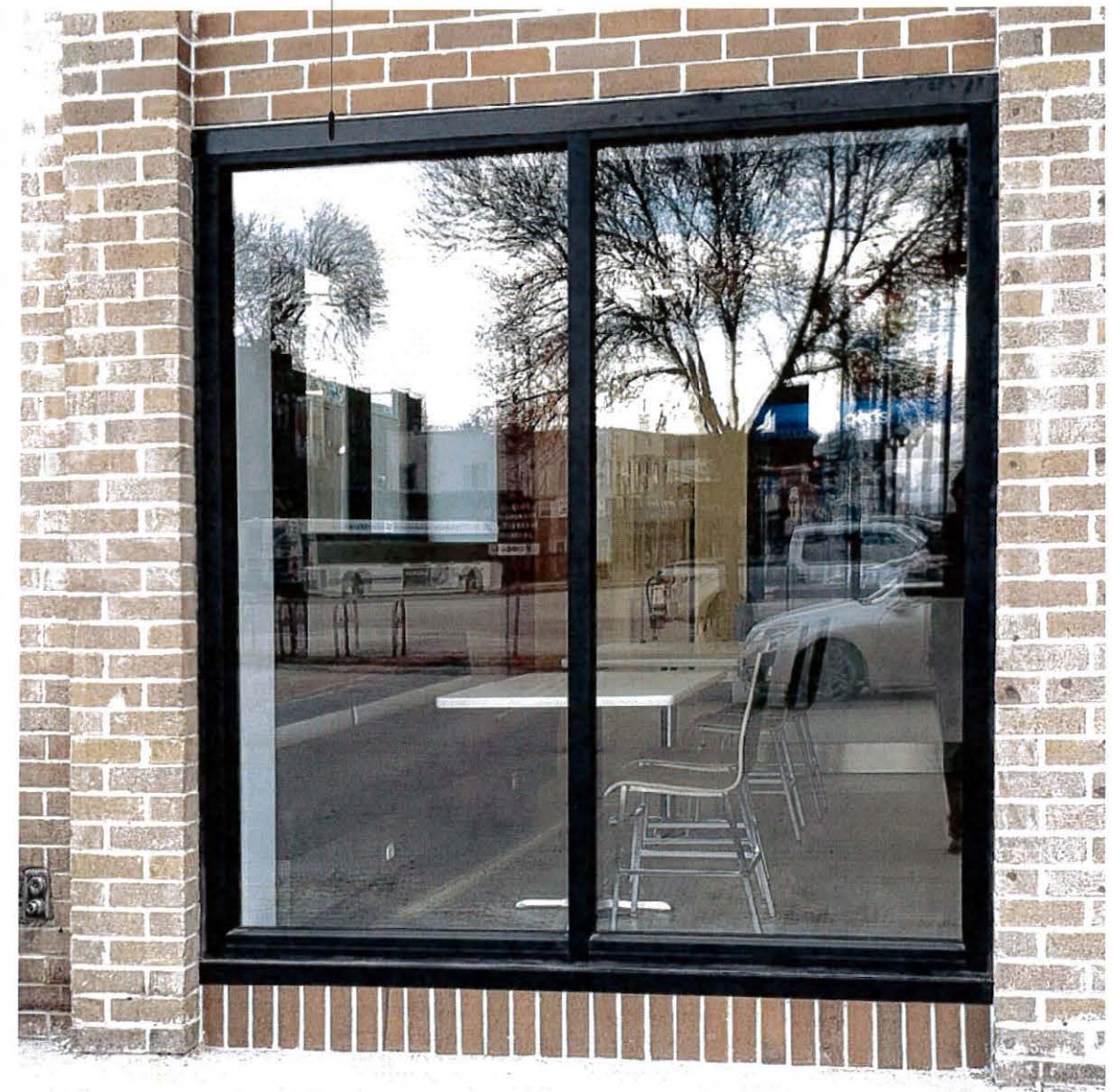
SIDING/
STUCCO
COLOR

BRICK
VENEER



METAL CANOPY

BLACK STOREFRONT
WINDOW



325 MAIN STREET
MATERIALS

A.10

SCALE :

GUNZELMAN
architecture + interiors

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614-674-6696

GAI

03/04/22



1 NORTH ELEVATION - SIGNAGE
3/16" = 1'-0"

325 MAIN STREET

FRONT ELEVATION - SIGNAGE

A.11

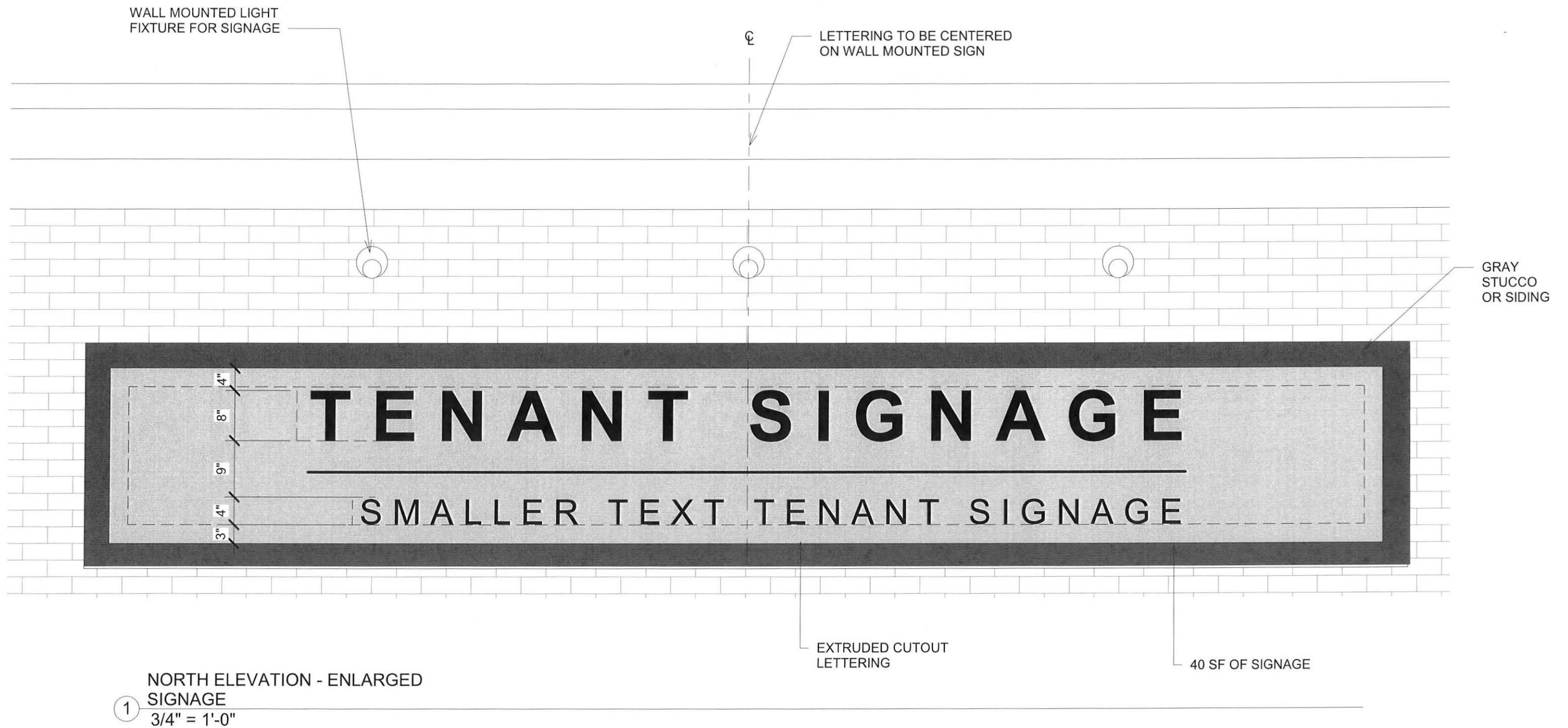
SCALE : 3/16" = 1'-0"

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614-674-6696

GAI

03/04/22



325 MAIN STREET
SIGNAGE DETAILS

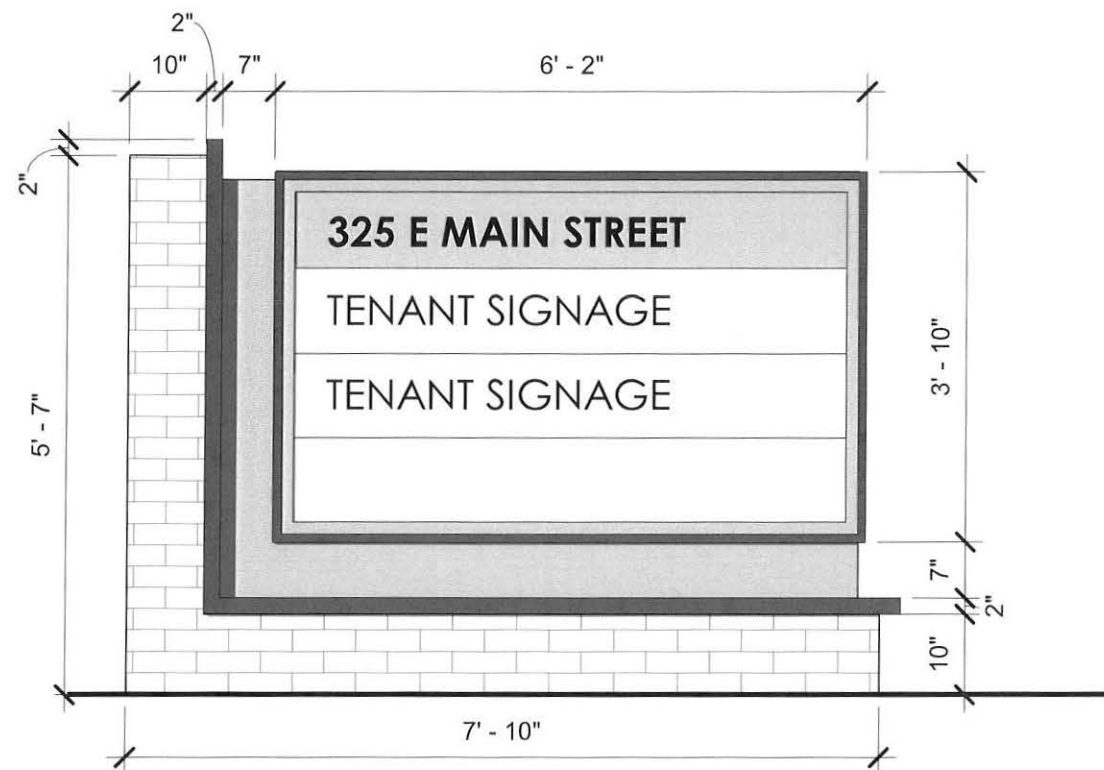
A.12

SCALE : 3/4" = 1'-0"

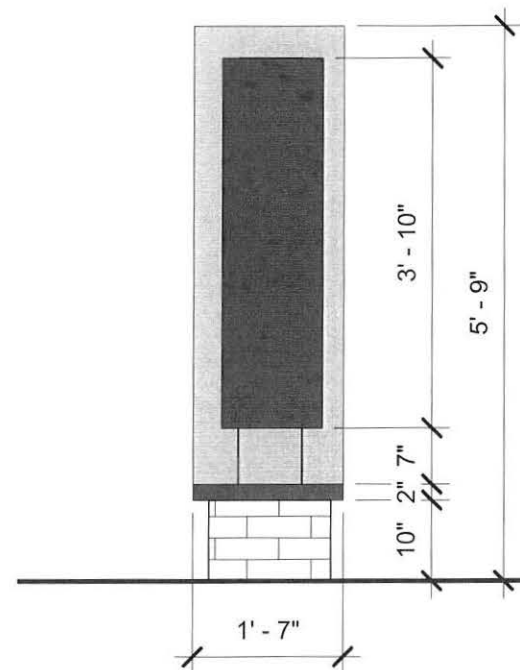
GUNZELMAN
architecture + interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696

GAI

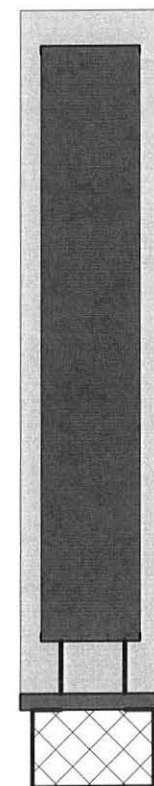
03/04/22



② FREESTANDING SIGN ELEV - FRONT
1/2" = 1'-0"



① FREESTANDING SIGN ELEV - SIDE
1/2" = 1'-0"



③ FREESTANDING SIGN PLAN
1/2" = 1'-0"

325 MAIN STREET

FREESTANDING SIGN ELEVATION

A.13

SCALE : 1/2" = 1'-0"

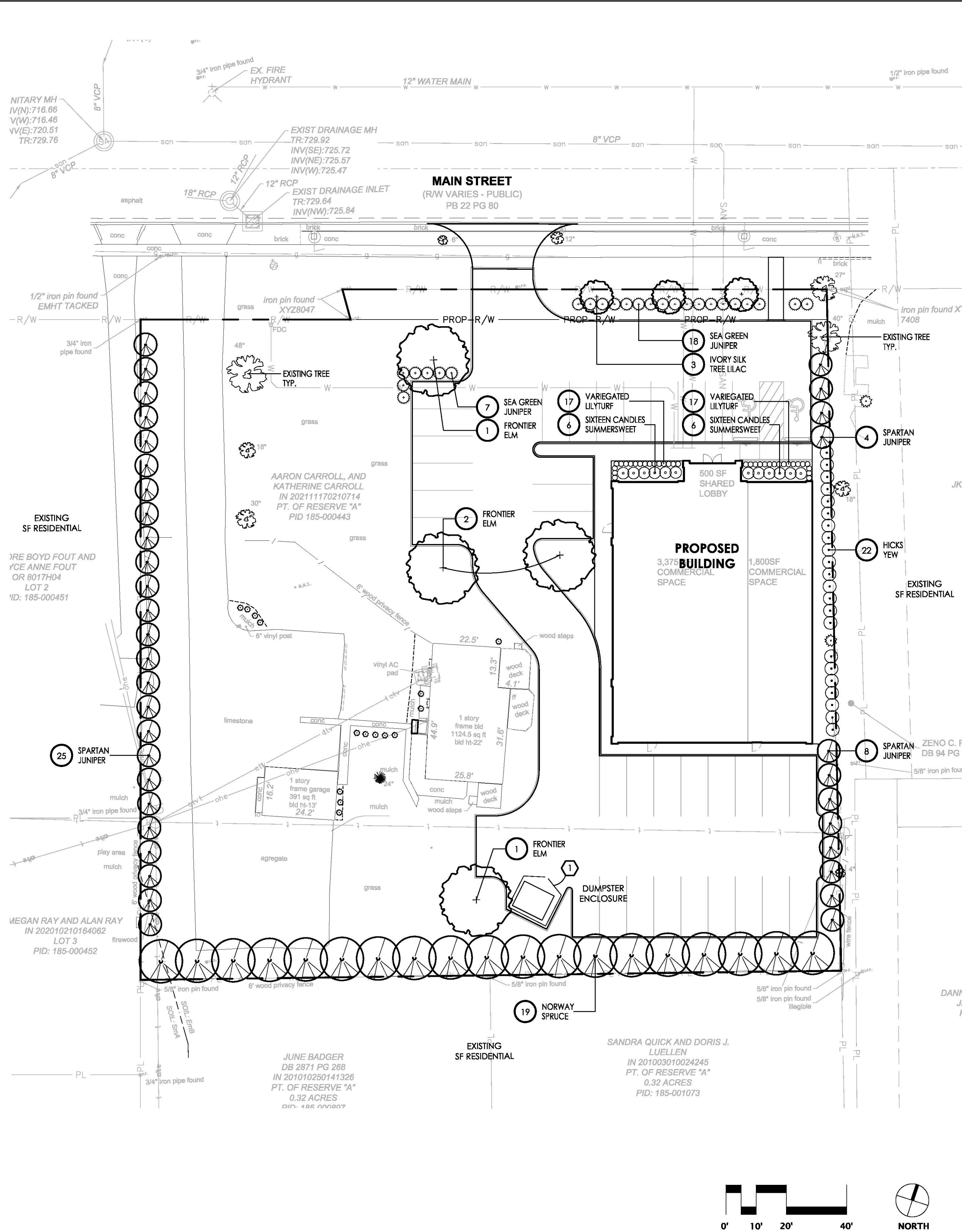
GUNZELMAN
architecture + interiors

333 Stewart Ave
Columbus, OH 43206
614-674-6696

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03/04/22

PLOT SCALE: 1"=10' EDIT DATE: 3/22/21 11:23 AM EDITED BY: BPORESI DRAWING FILE: PID\PROJECTS\AMERICAN STRUCTUREPOINT\325 MAIN STREET\DRAWINGS\L1 01 - LANDSCAPE.DWG



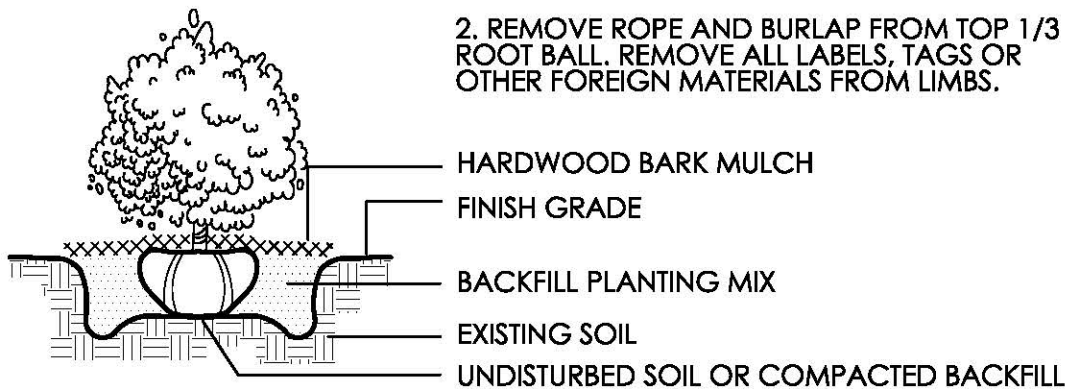
PLANT MATERIALS LIST

NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
4	Ulmus x 'Frontier'	FRONTIER ELM	3" Cal.	B&B	COMPLIES WITH 1161 (L)5C
3	Syringa reticulata 'Ivory Silk'	IVORY SILK TREE LILAC	2" Cal.	B&B	
EVERGREEN TREES					
19	Picea abies	NORWAY SPRUCE	6' Hgt.	B&B	COMPLIES WITH 1161 (L)3
37	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	6' Hgt.	B&B	COMPLIES WITH 1161 (L)3
SHRUBS					
25	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Hgt.	Cont.	SPACED AT 4'-0" O.C.
22	Taxus media 'Hicksii'	HICKS YEW	24" Hgt.	Cont.	SPACED AT 4'-0" O.C.
12	Clethra alnifolia 'Sixteen Candles'	SIXTEEN CANDLES SUMMERSWEET	18" Hgt.	Cont.	
PERENNIALS					
34	Liriope muscari 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	

NOTES:

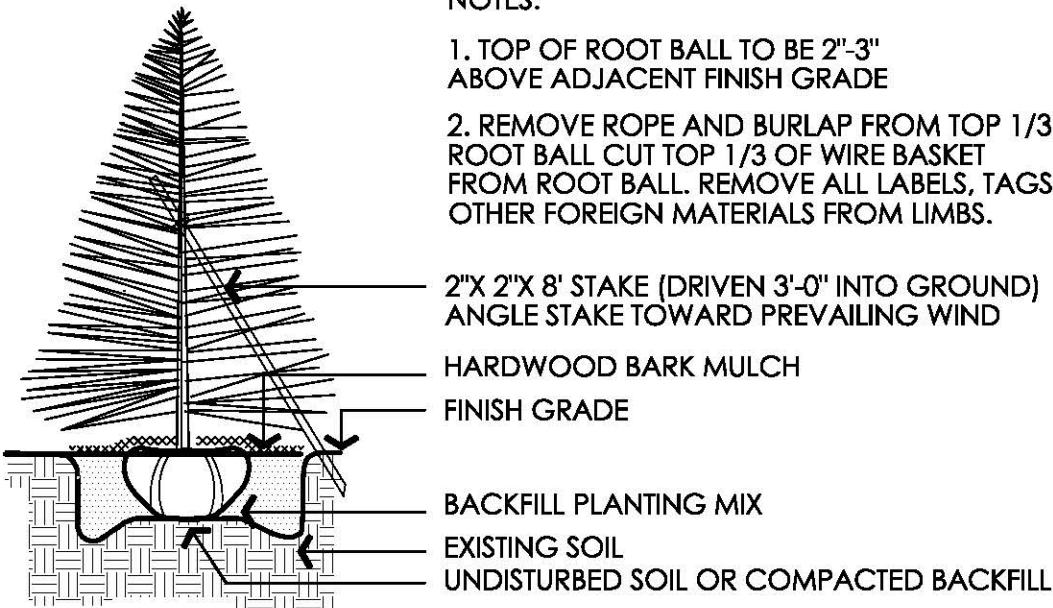
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



1 SHRUB PLANTING DETAIL
NTS

NOTES:

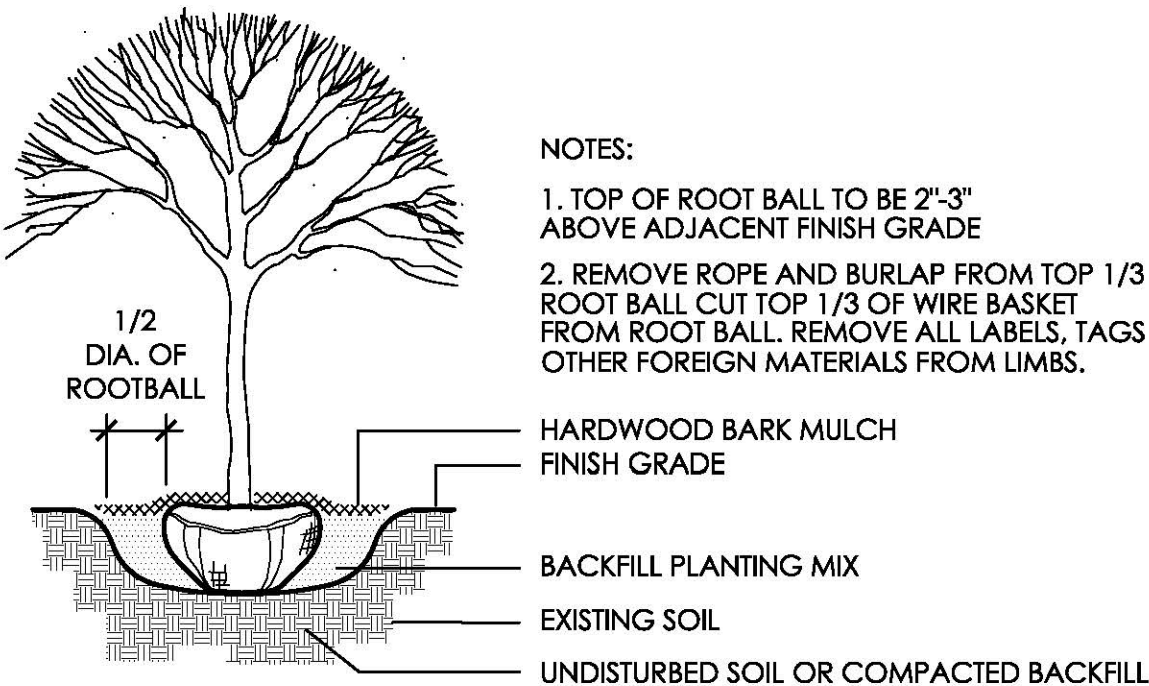
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



3 EVERGREEN TREE PLANTING
NTS

NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



2 DECID. TREE PLANTING DETAIL
NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANTING CONSTRUCTION NOTES:

- 1 DUMPSTER TO BE SCREENED ON ALL FOUR SIDES PER GROVEPORT CODE 1176.05(c). PROVIDE 6' TALL WOOD SCREEN FENCE WITH GATES.



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CONSTRUCTION DOCUMENTS
FOR
325 MAIN STREET
GROVEPORT, FRANKLIN COUNTY, OHIO
LANDSCAPE PLAN

DESCRIPTION

SHEET NO.

DATE

REVISIONS

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE: 03/04/22
DRAWN BY: ALH
CHECKED BY: GPB
JOB NUMBER: 2021.02641

L-1

EDGE

PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN

330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

TREE REPLACEMENT DATA

SIZE:	QUANTITY:
21"	1
27"	2
36"	1
40"	1

SOIL DATA

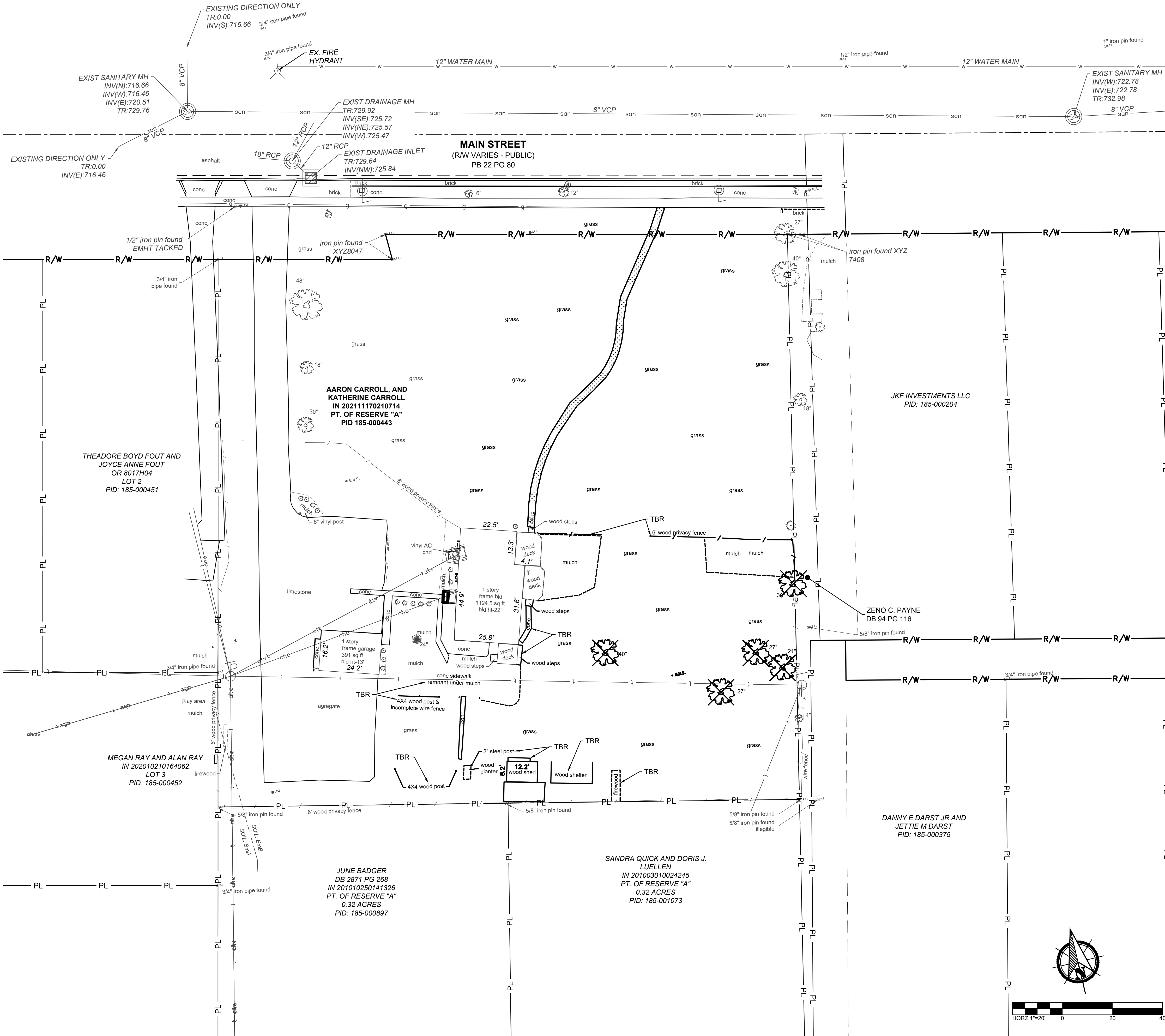
EmB	ELDEAN-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES (99% OF SITE AREA)
SmA	SLEETH-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES (1% OF SITE AREA)

EXISTING LEGEND

— PL —	PROPERTY LINE
— R/W —	RIGHT-OF-WAY
—	PAVEMENT/SIDEWALK
—	PAVEMENT STRIPING
==	CURB
- - - -	ROAD CENTERLINE
~~~~~	TREE DRIP LINE
— / —	FENCE
—	STREAM
— stm —	STORM SEWER
— san —	SANITARY SEWER
— w —	WATER LINE
— g —	GAS LINE
— fo —	FIBER OPTIC LINE
— e —	ELECTRIC
— ohe —	OVERHEAD ELECTRIC
— t —	TELECOMMUNICATION
— ctv —	CABLE TELEVISION

DEMOLITION LEGEND

TBR	TO BE REMOVED
TBRBO	TO BE REMOVED BY OTHERS
TBRR	TO BE REMOVED AND REPLACED
TBA	TO BE ABANDONED
DND	DO NOT DISTURB
	ASPHALT PAVEMENT TO BE REMOVED
	CONCRETE PAVEMENT TO BE REMOVED
	BUILDING TO BE REMOVED (BY OTHERS)
-X-X-X-	ITEM TO BE REMOVED
	TREE TO BE REMOVED



AMERICAN  
STRUCTUREPOINT  
INC.



2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43231  
TEL: 614.474.1226  
www.structurepoint.com

CONSTRUCTION DOCUMENTS  
FOR  
325 MAIN STREET  
GROVEPORT, FRANKLIN COUNTY, OHIO  
EXISTING CONDITIONS  
AND DEMOLITION PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR  
CONSTRUCTION  
IN SUBMITTING BIDS IN RELIANCE ON  
THESE PLANS THE CONTRACTOR  
ASSUMES ALL RISKS OF ADDITIONAL  
COSTS OF REVISIONS DUE TO  
REQUIREMENTS OF THE OWNER OR  
GOVERNMENTAL AUTHORITIES AND  
MATERIAL REVISIONS IN THE COURSE  
OF COMPLETING THE FINAL DESIGN.

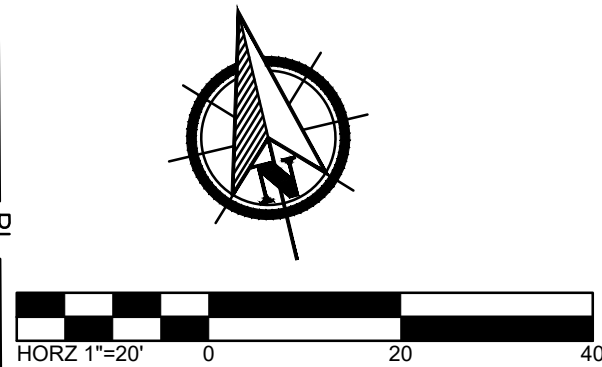
DATE:	3/4/2022
DRAWN BY:	ALH
CHECKED BY:	GPB
JOB NUMBER:	2021.02641

1/3



REGISTERED ENGINEER  
GARRETT P BAKER, E-86089, P.E.

03/04/2022  
DATE



PLOT SCALE: 1"=20' DATE: 12/28/21 2:00 PM EDITED BY: GBAKER DRAWING FILE: O:\2021\02641\DWG\DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2021.02641.CED.DWG



ZONING:

SITE LAYOUT DATA:

**BUILDING DATA:**

PARKING DATA:

REQUIRED PARKING (PER  
ZONING CODE):

MEDICAL/DENTAL 5175 SF X 1 SPACE/100 SF = 52  
OFFICE/CLINIC: SPACES

REQUIRED PARKING (ACTUAL DEMAND):

DENTAL OFFICE: 14 STAFF, 8 PATIENTS, 6 LOBBY

OPTOMETRIST: 2 STAFF, 3 PATIENTS

TOTAL PARKING DEMAND: 33 SPACES

PROVIDED PARKING:	35 SPACES (INCLUDING 2 ADA)
-------------------	-----------------------------

## LANDSCAPE DATA:

## SITE LEGEND



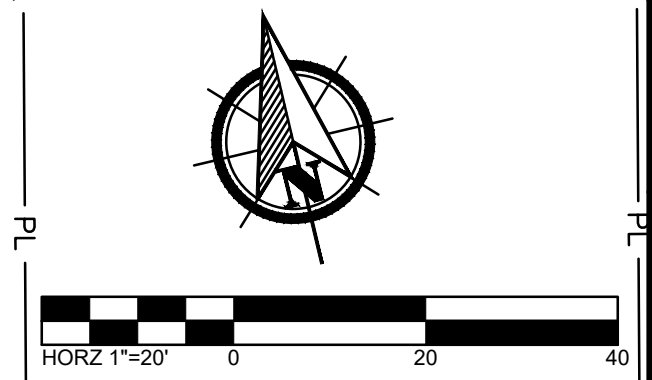
CONSTRUCTION DOCUMENTS  
FOR  
**325 MAIN STREET**  
GROVEPORT, FRANKLIN COUNTY, OHIO  
**SITE PLAN**

[illegible]

**APPROVAL PENDING NOT FOR CONSTRUCTION**  
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/4/2022
DRAWN BY:	ALH
CHECKED BY:	GPB
JOB NUMBER:	2021.02641

2/3





PLOT SCALE: 1"=10' EDIT DATE: 12/30/21 2:53 PM EDITED BY: GBAKER DRAWING FILE: O:\2021\0264\1.D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2021\0264\1.CE GRAD.DWG

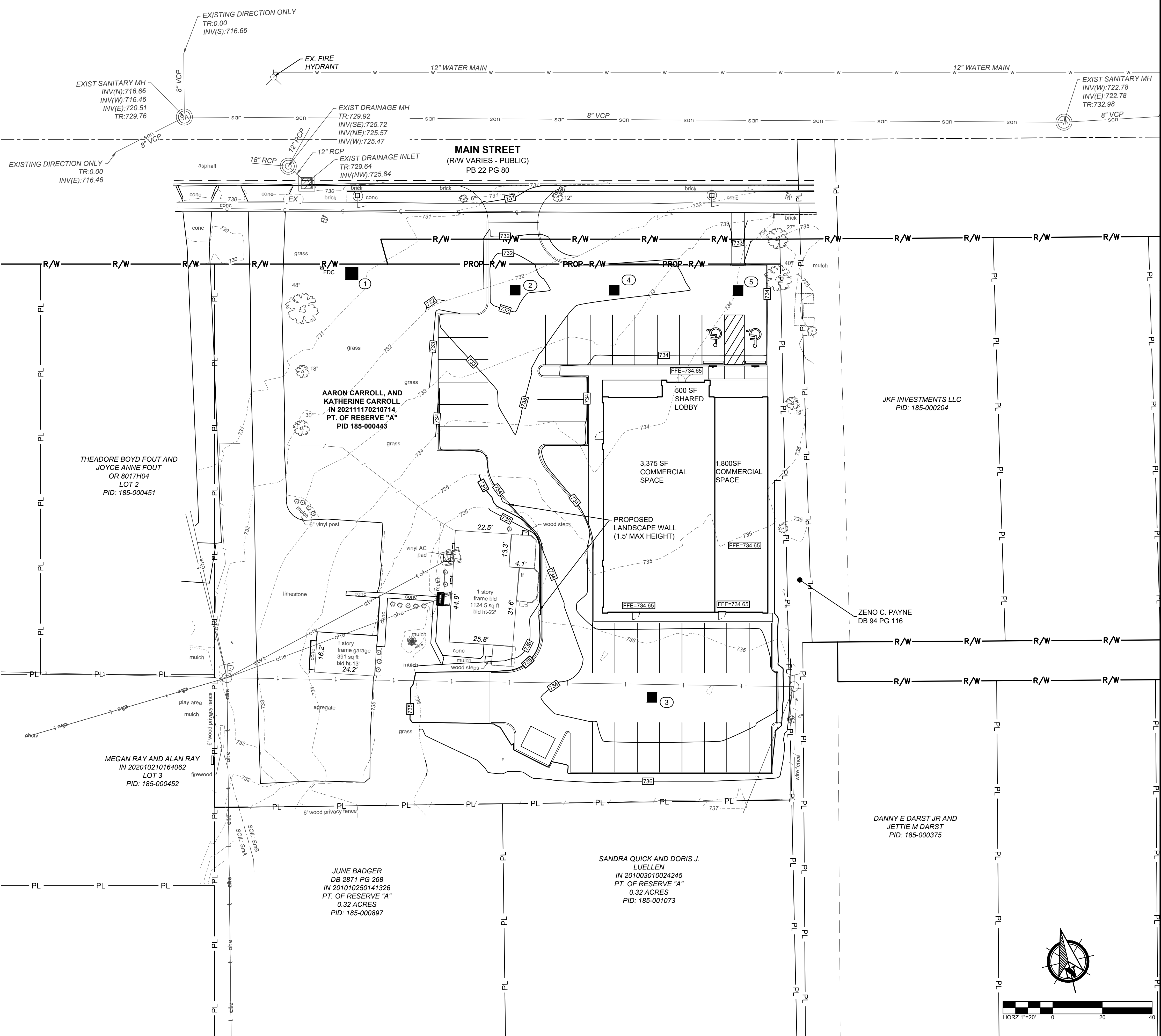
GRADING LEGEND	
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FFE=734.65 FINISHED FLOOR ELEVATION

GENERAL CONSTRUCTION SCHEDULE

FROM THE BEGINNING OF EARTH DISTURBING ACTIVITIES TO FINAL COMPLETION OF THE PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR)

- 1 - ESTABLISH CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT CONSTRUCTION AREA.
- 2 - CONSTRUCT TEMPORARY SEDIMENT CONTROLS AND PERIMETER EROSION CONTROL MEASURES, INCLUDING CONSTRUCTION ENTRANCE, AND SILT FENCE. MEASURES SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN 7 DAYS OF FIRST GRUBBING.
- 3 - CLEAR AND GRUB & DEMOLISH ALL EXISTING FEATURES ONSITE DENOTED FOR REMOVAL.
- 4 - STRIP AND STOCKPILE TOPSOIL. SEED STOCKPILES. PROVIDE PERIMETER SILT FENCE AT TOE OF STOCKPILE SLOPE.
- 5 - PERFORM ROUGH GRADING AND EXCAVATION & FILL. STABILIZE AREAS AS INDICATED HEREIN.
- 6 - INSTALL STORM SEWERS, UNDERGROUND DETENTION, OUTLET STRUCTURE, AND INLET FILTERS.
- 7 - COMPLETE ALL PAVEMENT ACTIVITIES.
- 8 - COMPLETE FINE GRADING OF SEEDED AREAS AND STABILIZE DISTURBED AREAS.
- 9 - ONCE FINAL SEED HAS BEEN ESTABLISHED, CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES AND CLEAN ALL SEDIMENT FROM STRUCTURES, UNDERGROUND DETENTION, AND PAVEMENT.
- 10 - PRIOR TO FINISHING WORK, ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO MATERIAL STORAGE AREAS, TRAILER AREAS, FUELING AREAS, TRUCK WASH AREAS, EQUIPMENT PATHS, HAUL ROADS, ETC.) SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS, OR IF IN AREAS OF PROPOSED IMPROVEMENTS, TO THEIR PROPOSED CONDITIONS. ALL STONE, TRASH, AND DEBRIS SHALL BE REMOVED FROM THE SOIL. THE UPPER 12" OF SOIL SHALL BE SCARIFIED, AND AREA SHALL BE GRADED TO SUBGRADE WITH SUITABLE MATERIALS. FURNISH 6" MINIMUM OF TOPSOIL AND SEED ALL AREAS.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.



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CONSTRUCTION DOCUMENTS  
FOR  
325 MAIN STREET  
GROVEPORT, FRANKLIN COUNTY, OHIO  
GRADING PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION  
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OR REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/4/2022
DRAWN BY:	ALH
CHECKED BY:	GPB
JOB NUMBER:	2021.02641



# VSX-II Array LED Specifications



*Universal Arm Mount (UAM) Version Shown.

Project Name:

Catalog Number:

Type:

The new **VSX-II Array LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED Array technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate die cast aluminum housings.

The VSX-II Array LED fixture is offered with lumen packages ranging from 5,000 - 25,000. Ten optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II Array LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

## Ordering Information

MODEL	OPTICS	LUMENS	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
<b>VSX-II</b>	<b>T1</b> Type 1	<b>5L</b>	<b>3K</b> 3000K	<b>UNV</b> 120-277V	<b>AM</b> Arm Mount	<b>BZ</b> Bronze	<b>PCR-120</b> <b>PCR-208</b> <b>PCR-240</b> <b>PCR-277</b> <b>PCR-347</b> <b>PCR-480</b> Photocell & Receptacle	<b>WSC-8</b> Motion Sensor 8' Mounting Height	<b>UPMA-S</b> Universal Square Pole Mount Adaptor
	<b>T2</b> Type 2	<b>10L</b>	<b>4K</b> 4000K	<b>8</b> 347V	<b>SAM</b> Straight Arm Mount W/ Terminal Block (New Construction)	<b>BK</b> Black			
	<b>T3</b> Type 3	<b>15L</b>	<b>5K</b> 5000K	<b>5</b> 480V		<b>SBK</b> Smooth Black		<b>WSC-20</b> Motion Sensor 9-20' Mounting Height	<b>UPMA-R</b> Universal Round Pole Mount Adaptor
	<b>T3L</b> Type 3 Long	<b>20L</b>			<b>UAM</b> Universal ArmW/ Terminal Block Mount (Retrofit)	<b>WH</b> White		<b>WSC-40</b> Motion Sensor 21-40' Mounting Height	<b>BAWP</b> Cast Wall Plate
	<b>T4</b> Type 4	<b>25L</b>			<b>MAF</b> Mast Arm Fitter	<b>SWH</b> Smooth White	<b>PER</b> <b>5PINPER</b> <b>7PINPER</b> 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	*The WSC option will require (1) FSIR 100 remote for programming	<b>ROT-R</b> Rotated Optics Right Side
	<b>T4L</b> Type 4 Long				<b>KM</b> Knuckle Mount	<b>GP</b> Graphite			<b>ROT-L</b> Rotated Optics Left Side
	<b>T4A</b> Type 4 Automotive				<b>WM</b> Wall Mount *Requires BAWP	<b>GY</b> Grey	<b>DIM</b> 0-10v Dimming Driver	<b>UMAP</b> Universal Mast arm fitter	<b>CLS</b> Backside cutoff shield *Not to be used with KM
	<b>T5SR</b> Type 5 Short Round				<b>AWM</b> Adjustable Wall Mount	<b>SL</b> Silver Metallic	<b>RPP-3"</b> <b>RPP-4"</b> <b>RPP-5"</b> Round Pole Plate Adaptor	<b>ECLS</b> Egg Crate Louver Shield	<b>RCLS</b> Rightside cutoff shield *Not to be used with KM
	<b>T5LR</b> Type 5 Long Round				*Round Pole Plate Adaptors (RPP) are to be ordered separately.	<b>CC</b> Custom Color		<b>ADJLS</b> Adjustable Louver Light Shield	<b>LCLS</b> Leftside cutoff shield *Not to be used with KM
	<b>T5LS</b> Type Long Square				*BAWP to be ordered separately		<b>VWC</b> Visionaire Wireless Controls *Consult Factory	<b>BD</b> Barn Door Shield	<b>HS</b> House shield

### Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

### Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

### Thermal Management

- The VSX-II Array LED series provides excellent thermal management by mounting the LED Arrays to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II Array series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 1400 mA.

### Optical System

- The highest lumen output LED Arrays are utilized in the VSX-II series. IES distribution Types I, II, III, IIIL, IV, IVL, IVA, VSR, VLR, and VLS are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

### New LED Array Technology

- 4 Diodes now replace a single Led chip and operate at 25% of the drive current allowing for higher efficiency, less heat and longer life. (10 Year Warranty)
- More LEDs at a lower drive current provides a more comfortable visual effect.

### Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

### Electrical Assembly

- The VSX-II Array LED series is supplied with a choice of 350, 530, 700, 1050, 1200 or 1400 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

### Warranty

Ten (10) year Limited Warranty on electrical components (Driver & LED Boards), Five (5) year on finish. For full warranty information, please visit [visionairelighting.com](http://visionairelighting.com).

### Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics

### Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC Listed

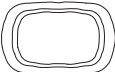

















DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>  
3000K must be selected with a fixed mount for IDA certification.  
Fixed mount must be selected for IDA dark sky certification.

VSX-II ARRAY - ELECTRICAL LOAD (A)							
Ordering Nomenclature	System Watts	120	208	240	277	347	480
VSX-II-T5LS-5L	34	0.28	0.16	0.14	0.12	0.10	0.07
VSX-II-T5LS-10L	70	0.58	0.34	0.29	0.25	0.20	0.15
VSX-II-T5LS-15L	102	0.85	0.49	0.43	0.37	0.29	0.21
VSX-II-T5LS-20L	134	1.12	0.64	0.56	0.48	0.39	0.28
VSX-II-T5LS-25L	167	1.39	0.80	0.70	0.60	0.48	0.35

# VSX-II Array LED Specifications

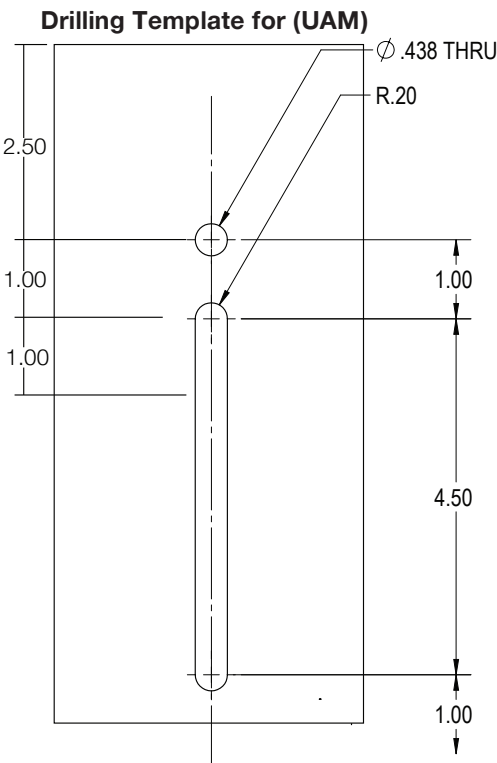
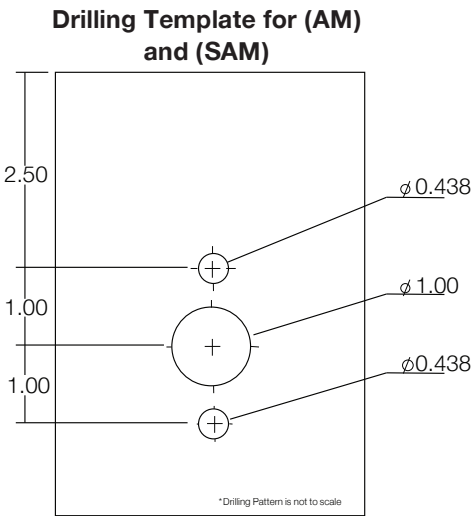
## Photometric Optical Summary

T1 Type 1	T2 Type 2	T3 Type 3	T3L Type 3 Long	T4 Type 4	T4L Type 4 Long	T4A Type 4 Automotive	T5SR Type 5 Short Round	T5LR Type 5 Long Round	T5LS Type 5 Long Square
									
EPA Data		 0.58	 .92	 1.16	 1.45	 1.40	 1.48		

VSX-II-KM EPA DATA										
Degree of Tilt	0°	10°	20°	30	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

## Dimensions

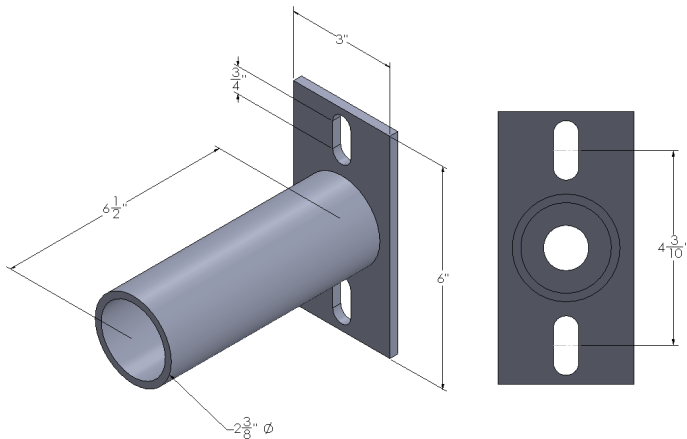
Width:	VSX-II 12.5"
Depth:	VSX-II 23"
Height:	VSX-II 4"
Overall Height:	VSX-II 8"
Weight:	25 LBS



## VSX-II Options

## Universal Mast Arm Fitter

**UMAP – The Universal Mast Arm Fitter** is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



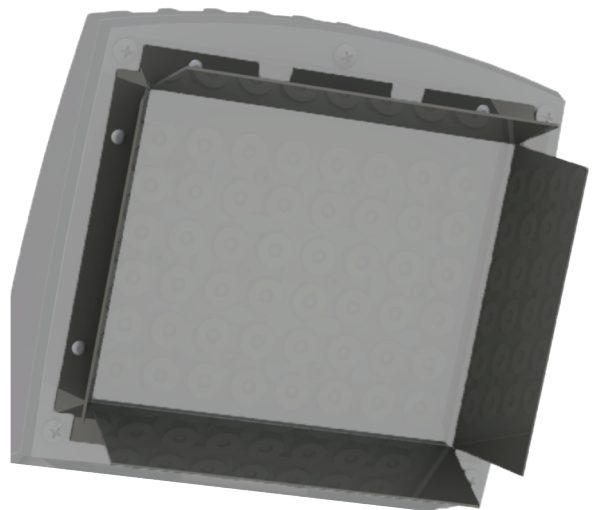
## Egg Crate Light Shield



## Adjustable Louver Light Shield



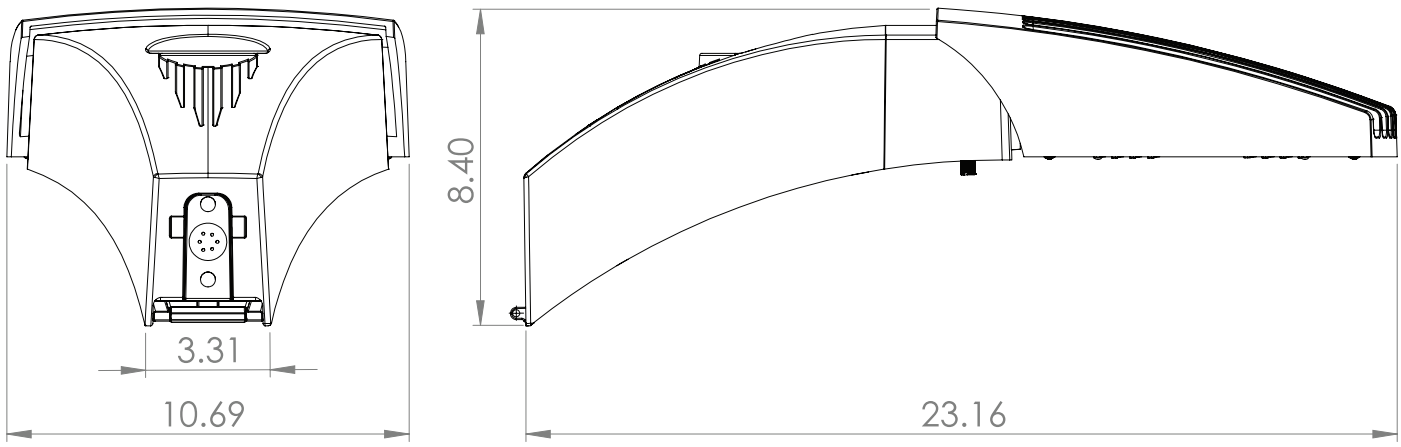
## Barn Door Light Shield



# VSX-II ARRAY LED Specifications

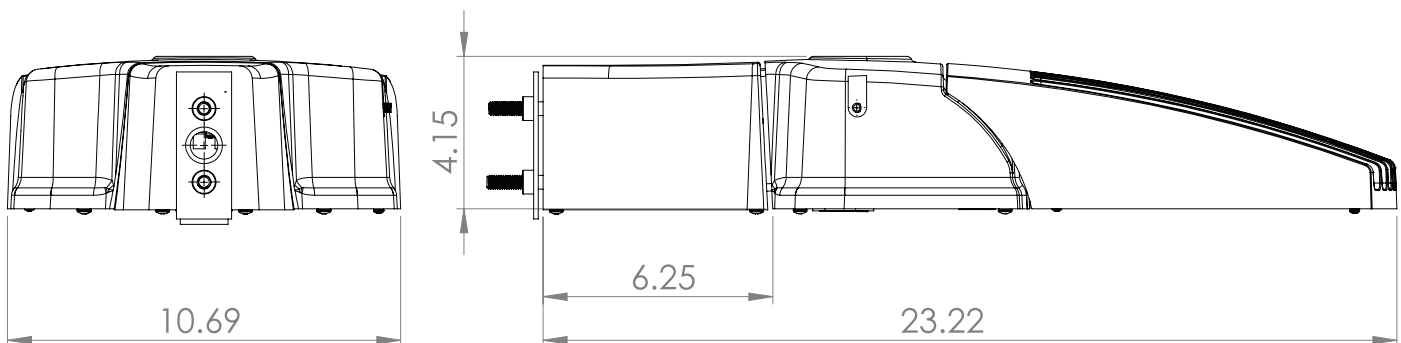
## Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



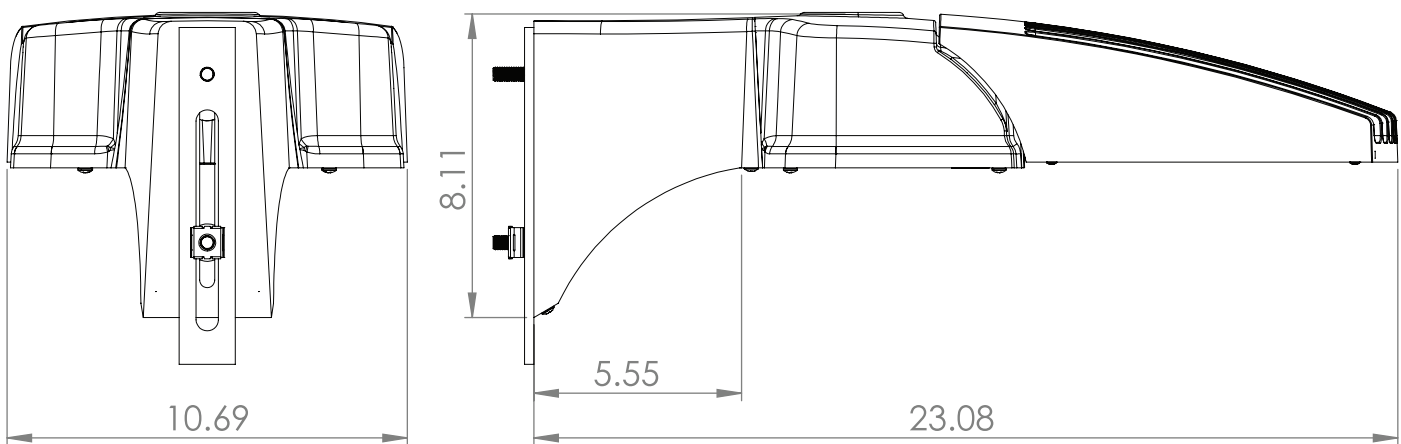
## Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



## Universal Arm Mount (UAM)

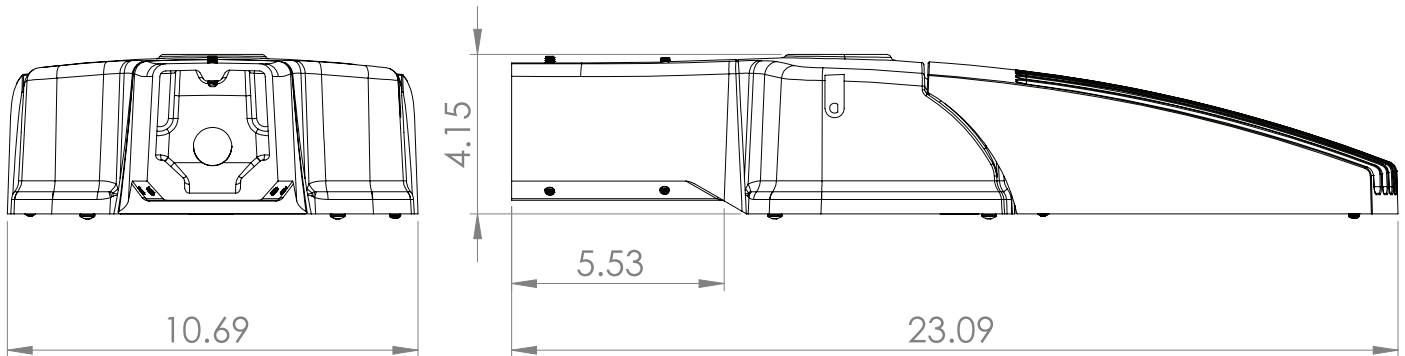
The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling template ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



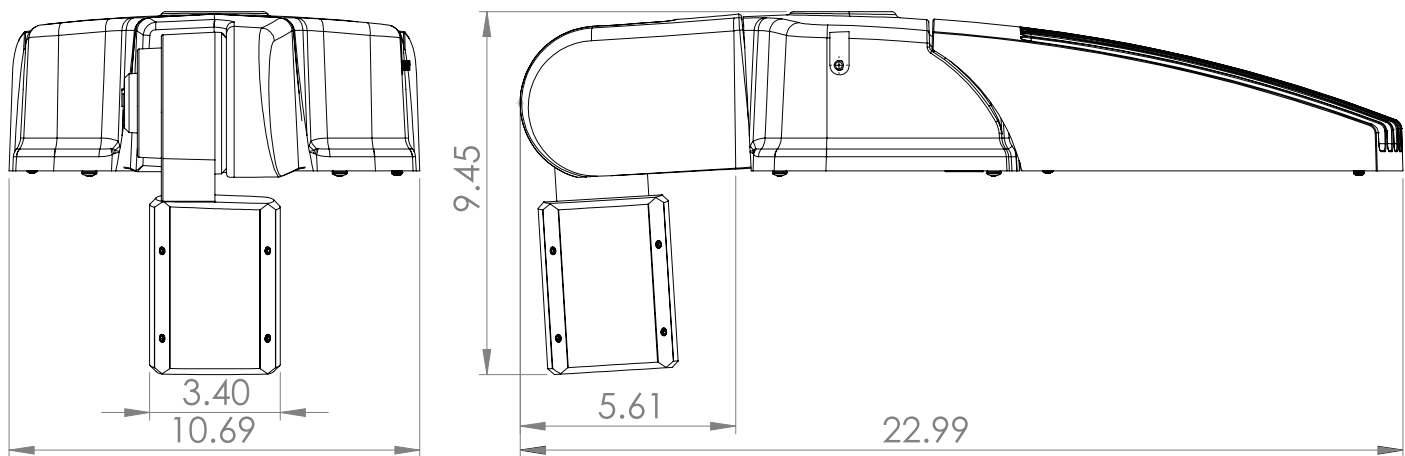


**Mast Arm Fitter (MAF)**

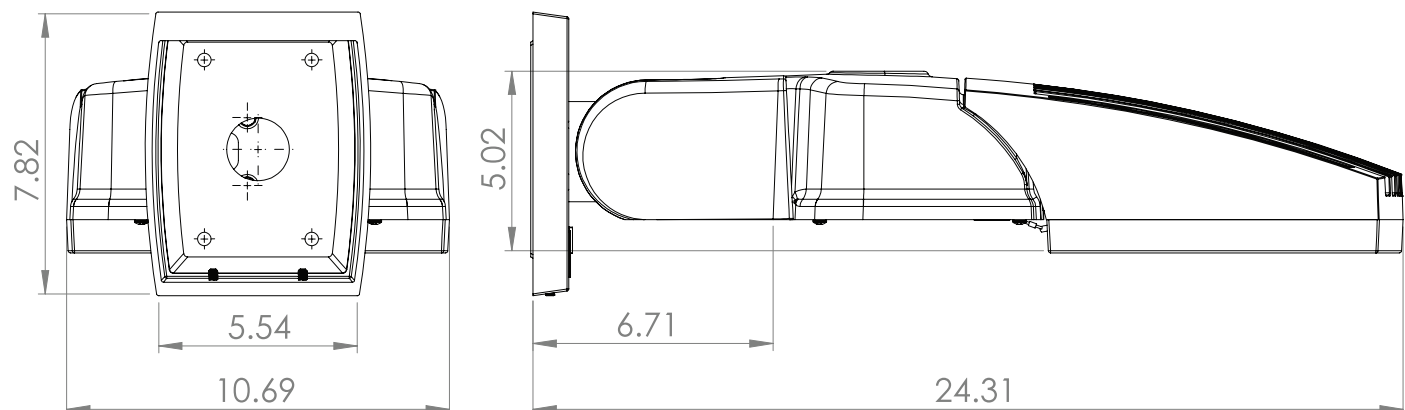
Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.

**Knuckle Mount (KM)**

An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.

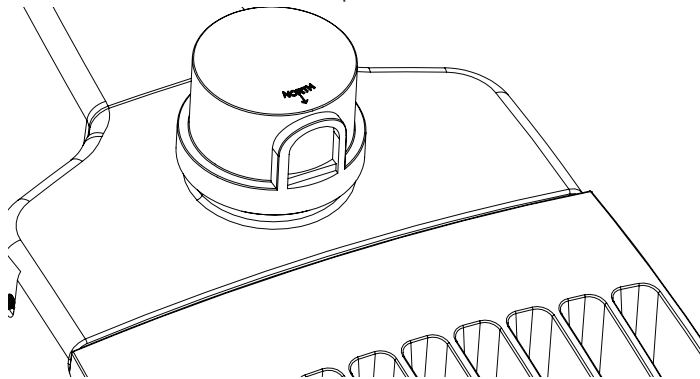
**Adjustable Wall Mount (AWM)**

Wall Mount - Adjustable up to 50° in 10° increments.

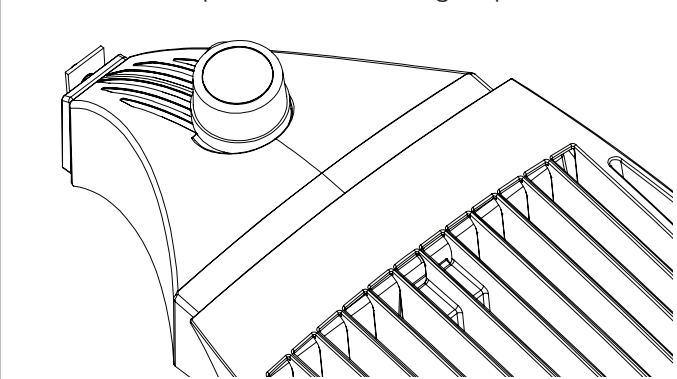


# VSX-II ARRAY LED Specifications

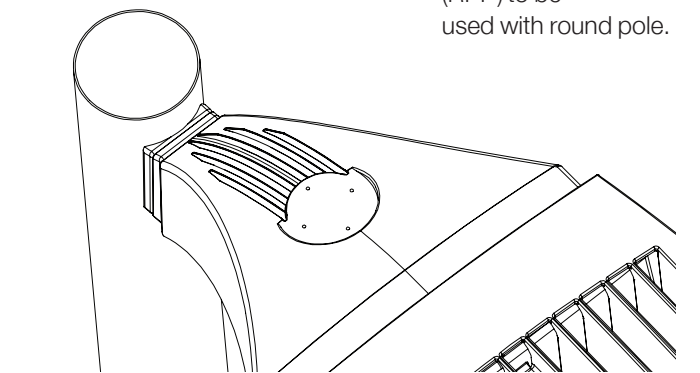
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



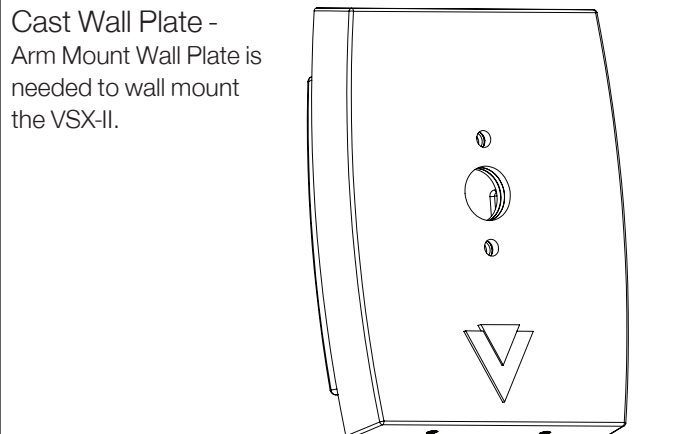
Photocell Receptacle and Shorting Cap



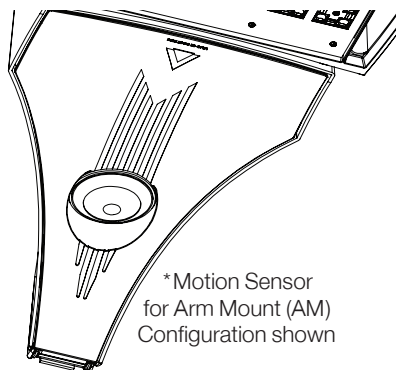
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



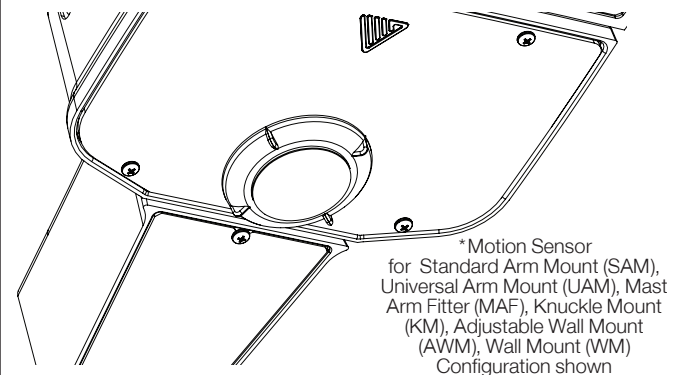
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor -  
*This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) -  
*This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

## Lens Coverage Patterns:

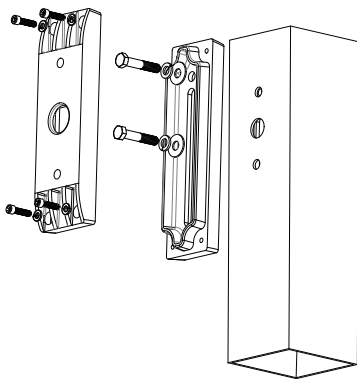
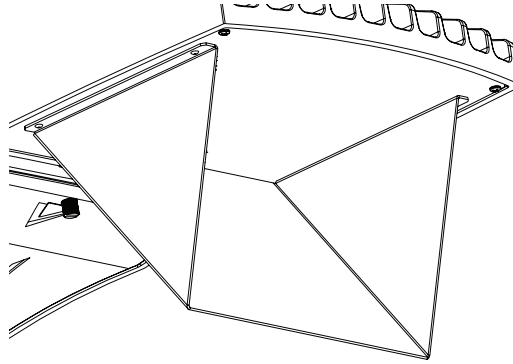
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

## Motion Sensor Default Settings

High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

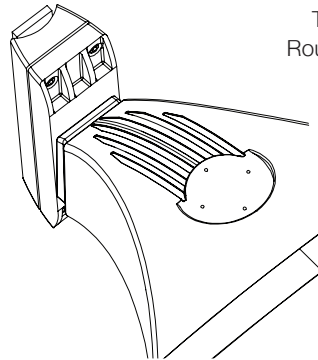
House Shield - Provides solid back light cutoff

House Shield



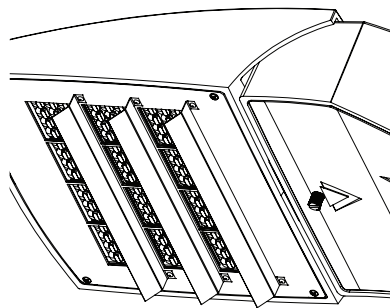
#### UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



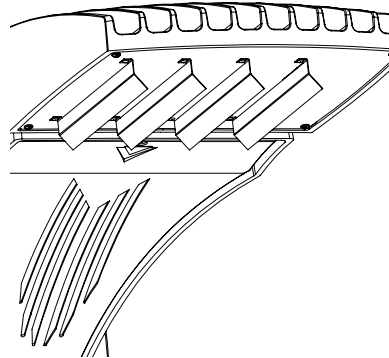
#### UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



#### CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.  
* Not to be used with KM

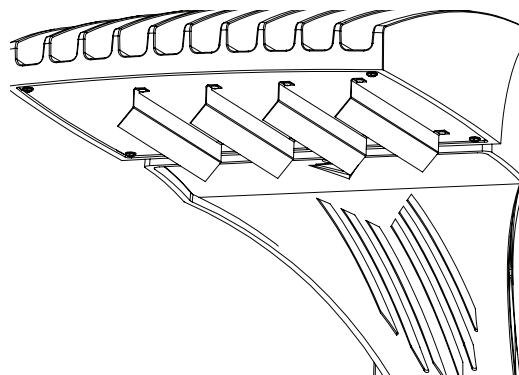


#### LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.  
* Not to be used with KM

#### RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.  
* Not to be used with KM



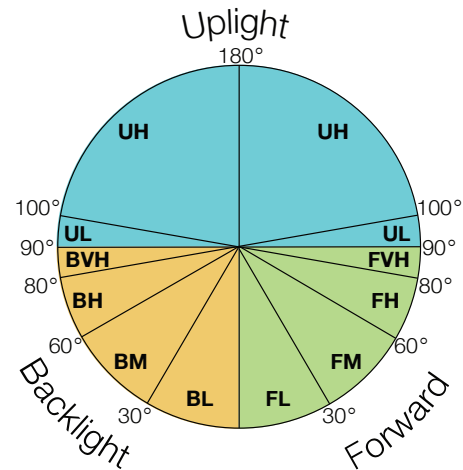


# VSX-II ARRAY LED Specifications

VSX-II ARRAY - 3K LUMEN DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	4533	4513	4477	4213	4412	4170	4504	4616	4389	4582	34
10L	8725	8687	8618	8110	8493	8026	8668	8884	8448	8819	70
15L	13694	13634	13526	12730	13329	12597	13605	13943	13260	13841	102
20L	17648	17571	17431	16404	17178	16234	17533	17969	17088	17837	134
25L	21818	21723	21550	20281	21237	20070	21676	22215	21126	22052	167
VSX-II ARRAY - 4K LUMEN DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	5020	4998	4958	4667	4886	4618	4987	5111	4861	5074	34
10L	9662	9620	9544	8982	9405	8888	9599	9838	9356	9766	70
15L	15165	15099	14979	14097	14761	13950	15066	15441	14684	15328	102
20L	19544	19458	19304	18167	19023	17978	19416	19899	18924	19753	134
25L	24162	24056	23865	22459	23518	22225	24004	24601	23395	24421	167
VSX-II ARRAY - 5K LUMEN DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	5020	4998	4958	4667	4886	4618	4987	5111	4861	5074	34
10L	9662	9620	9544	8982	9405	8888	9599	9838	9356	9766	70
15L	15165	15099	14979	14097	14761	13950	15066	15441	14684	15328	102
20L	19544	19458	19304	18167	19023	17978	19416	19899	18924	19753	134
25L	24162	24056	23865	22459	23518	22225	24004	24601	23395	24421	167
VSX-II ARRAY - 3K LUMEN PER WATT DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	133	133	132	124	130	123	132	136	129	135	34
10L	125	124	123	116	121	115	124	127	121	126	70
15L	135	134	133	125	131	124	134	137	130	136	102
20L	132	131	130	122	128	121	131	134	128	133	134
25L	131	130	129	121	127	120	130	133	126	132	167
VSX-II ARRAY - 4K LUMEN PER WATT DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	148	147	146	137	144	136	147	150	143	149	34
10L	138	137	136	128	134	127	137	141	134	140	70
15L	149	148	147	139	145	137	148	152	144	151	102
20L	146	145	144	136	142	134	145	149	141	147	134
25L	145	144	143	134	141	133	144	147	140	146	167
VSX-II ARRAY - 5K LUMEN PER WATT DATA											
LUMENS	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	148	147	146	137	144	136	147	150	143	149	34
10L	138	137	136	128	134	127	137	141	134	140	70
15L	149	148	147	139	145	137	148	152	144	151	102
20L	146	145	144	136	142	134	145	149	141	147	134
25L	145	144	143	134	141	133	144	147	140	146	167

## Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



VSX-II ARRAY - 3K BUG DATA																															
LUMENS	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	2	0	2	1	0	1	1	0	1	2	0	2	1	0	1	2	0	3	1	0	1	2	0	1	3	0	2	3	0	1	34
10L	3	0	3	2	0	2	2	0	2	3	0	3	2	0	2	3	0	3	2	0	2	3	0	1	3	0	2	3	0	2	70
15L	4	0	4	3	0	3	3	0	3	3	0	3	3	0	3	3	0	3	2	0	2	4	0	2	4	0	3	4	0	2	102
20L	4	0	4	3	0	3	3	0	3	3	0	4	3	0	3	3	0	3	3	0	3	4	0	2	4	0	3	4	0	2	134
25L	4	0	4	3	0	3	3	0	3	4	0	4	3	0	3	3	0	3	3	0	3	4	0	2	5	0	4	5	0	3	167
VSX-II ARRAY - 4K BUG DATA																															
LUMENS	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	2	0	2	1	0	1	1	0	1	2	0	2	1	0	1	2	0	3	1	0	1	2	0	1	3	0	2	3	0	1	34
10L	3	0	3	2	0	2	2	0	2	3	0	3	2	0	2	3	0	3	2	0	2	3	0	1	3	0	2	3	0	2	70
15L	4	0	4	3	0	3	3	0	3	3	0	3	3	0	3	3	0	3	2	0	2	4	0	2	4	0	3	4	0	2	102
20L	4	0	4	3	0	3	3	0	3	3	0	4	3	0	3	3	0	3	3	0	3	4	0	2	4	0	3	4	0	2	134
25L	4	0	4	3	0	3	3	0	3	4	0	4	3	0	3	3	0	3	3	0	3	4	0	2	5	0	4	5	0	3	167
VSX-II ARRAY - 5K BUG DATA																															
LUMENS	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	2	0	2	1	0	1	1	0	1	2	0	2	1	0	1	2	0	3	1	0	1	2	0	1	3	0	2	3	0	1	34
10L	3	0	3	2	0	2	2	0	2	3	0	3	2	0	2	3	0	3	2	0	2	3	0	1	3	0	2	3	0	2	70
15L	4	0	4	3	0	3	3	0	3	3	0	3	3	0	3	3	0	3	2	0	2	4	0	2	4	0	3	4	0	2	102
20L	4	0	4	3	0	3	3	0	3	3	0	4	3	0	3	3	0	3	3	0	3	4	0	2	4	0	3	4	0	2	134
25L	4	0	4	3	0	3	3	0	3	4	0	4	3	0	3	3	0	3	3	0	3	4	0	2	5	0	4	5	0	3	167

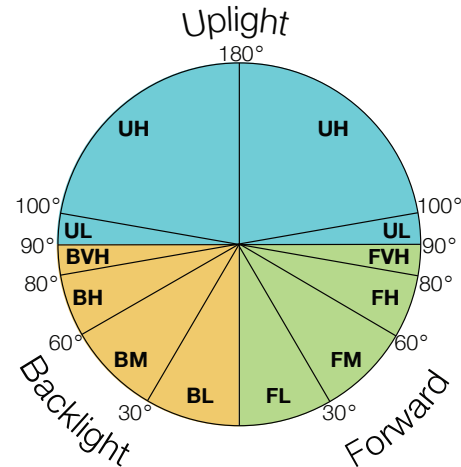
# VSX-II ARRAY LED Specifications

VSX-II ARRAY - CUTOFF LOUVER SHIELD 3K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	3576	3639	3730	3506	3463	3469	3747	3631	3298	3489	34
10L	6883	7004	7179	6748	6667	6677	7211	6988	6347	6715	70
15L	10803	10992	11268	10591	10463	10481	11317	10967	9962	10539	102
20L	13923	14167	14521	13649	13484	13507	14585	14134	12838	13582	134
25L	17212	17514	17952	16874	16670	16698	18031	17474	15872	16792	167
VSX-II ARRAY - CUTOFF LOUVER SHIELD 4K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	3960	4030	4130	3883	3835	3842	4148	4020	3652	3864	34
10L	7622	7756	7951	7473	7383	7395	7985	7738	7029	7436	70
15L	11964	12174	12478	11729	11587	11606	12533	12145	11032	11672	102
20L	15418	15688	16081	15115	14932	14958	16151	15652	14218	15041	134
25L	19061	19395	19881	18686	18461	18492	19968	19351	17577	18596	167
VSX-II ARRAY - CUTOFF LOUVER SHIELD 5K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	3960	4030	4130	3883	3835	3842	4148	4020	3652	3864	34
10L	7622	7756	7951	7473	7383	7395	7985	7738	7029	7436	70
15L	11964	12174	12478	11729	11587	11606	12533	12145	11032	11672	102
20L	15418	15688	16081	15115	14932	14958	16151	15652	14218	15041	134
25L	19061	19395	19881	18686	18461	18492	19968	19351	17577	18596	167
VSX-II ARRAY - CUTOFF LOUVER SHIELD 3K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	105	107	110	103	102	102	110	107	97	103	34
10L	98	100	103	96	95	95	103	100	91	96	70
15L	106	108	111	104	103	103	111	108	98	104	102
20L	104	106	108	102	101	101	109	105	96	101	134
25L	103	105	107	101	100	100	108	105	95	100	167
VSX-II ARRAY - CUTOFF LOUVER SHIELD 4K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	116	116	115	108	113	107	116	119	113	118	34
10L	109	108	108	101	106	100	108	111	105	110	70
15L	118	117	116	109	115	108	117	120	114	119	102
20L	115	115	114	107	112	106	114	117	111	116	134
25L	114	114	113	106	111	105	113	116	110	115	167
VSX-II ARRAY - CUTOFF LOUVER SHIELD 5K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	116	116	115	108	113	107	116	119	113	118	34
10L	109	108	108	101	106	100	108	111	105	110	70
15L	118	117	116	109	115	108	117	120	114	119	102
20L	115	115	114	107	112	106	114	117	111	116	134
25L	114	114	113	106	111	105	113	116	110	115	167



## Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



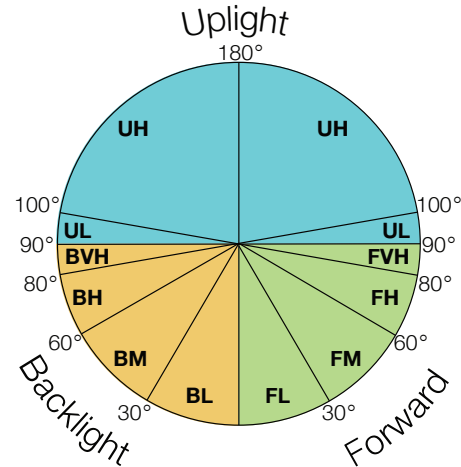
VSX-II ARRAY - CUTOFF LOUVER SHIELD SHIELD 3K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	1	3	2	1	2	2	1	2	2	1	2	2	1	2	2	1	2	1	1	2	2	1	2	2	1	2	2	34			
10L	2	3	3	1	2	3	1	3	2	1	3	3	1	2	3	1	3	3	1	2	2	1	3	3	1	3	3	70			
15L	2	3	3	2	3	3	2	3	3	2	3	3	2	3	3	2	3	3	2	3	3	2	3	3	2	3	3	102			
20L	3	3	4	2	3	4	2	3	3	2	3	4	3	3	3	2	3	3	2	3	3	2	3	3	2	3	4	134			
25L	3	3	4	3	3	4	3	3	4	3	3	4	3	3	4	3	3	3	3	3	4	2	3	5	2	3	4	167			
VSX-II ARRAY - CUTOFF LOUVER SHIELD 4K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	1	3	2	1	2	2	1	2	2	1	3	2	1	2	2	1	2	1	1	2	2	1	2	2	1	2	2	34			
10L	2	3	3	1	3	3	2	3	3	2	3	3	2	2	3	1	3	3	1	2	2	2	3	3	1	3	3	70			
15L	2	3	3	2	3	3	2	3	3	2	3	4	2	3	3	2	3	3	2	3	3	2	3	3	2	3	4	102			
20L	3	3	4	2	3	4	3	3	3	3	3	4	3	3	4	2	3	4	2	3	3	3	3	4	2	3	4	134			
25L	3	3	4	3	3	5	3	3	4	3	3	5	3	3	4	3	3	4	3	3	3	3	3	4	3	3	5	167			
VSX-II ARRAY - CUTOFF LOUVER SHIELD 5K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	1	3	2	1	2	2	1	2	2	1	3	2	1	2	2	1	2	1	1	2	2	1	2	2	1	2	2	34			
10L	2	3	3	1	3	3	2	3	3	2	3	3	2	2	3	1	3	3	1	2	2	2	3	3	1	3	3	70			
15L	2	3	3	2	3	3	2	3	3	2	3	4	2	3	3	2	3	3	2	3	3	2	3	3	2	3	4	102			
20L	3	3	4	2	3	4	3	3	3	3	3	4	3	3	4	2	3	4	2	3	3	3	3	4	2	3	4	134			
25L	3	3	4	3	3	5	3	3	4	3	3	5	3	3	4	3	3	4	3	3	3	3	3	4	3	3	5	167			

# VSX-II Array LED Specifications

VSX-II ARRAY - HOUSE SHIELD 3K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	1096	1477	1444	1385	1704	1387	1517	1264	1538	1171	34
10L	2110	2844	2780	2665	3280	2669	2919	2433	2961	2253	70
15L	3312	4463	4363	4183	5148	4190	4581	3819	4647	3537	102
20L	4268	5752	5623	5391	6635	5399	5903	4921	5988	4558	134
25L	5276	7112	6952	6665	8203	6675	7298	6084	7404	5635	167
VSX-II ARRAY - HOUSE SHIELD 4K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	1214	1636	1599	1534	1887	1536	1679	1400	1704	1296	34
10L	2337	3149	3079	2952	3633	2669	3232	2694	3279	2495	70
15L	3667	4943	4832	4633	5701	4640	5073	4229	5146	3917	102
20L	4727	6370	6227	5970	7348	5979	6537	5450	6632	5047	134
25L	5843	7875	7699	7381	9084	7392	8082	6738	8199	6240	167
VSX-II ARRAY - HOUSE SHIELD 5K LUMEN DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	1214	1636	1599	1534	1887	1536	1679	1400	1704	1296	34
10L	2337	3149	3079	2952	3633	2669	3232	2694	3279	2495	70
15L	3667	4943	4832	4633	5701	4640	5073	4229	5146	3917	102
20L	4727	6370	6227	5970	7348	5979	6537	5450	6632	5047	134
25L	5843	7875	7699	7381	9084	7392	8082	6738	8199	6240	167
VSX-II ARRAY - HOUSE SHIELD 3K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	32	43	42	41	50	41	45	37	45	34	34
10L	30	41	40	38	47	38	42	35	42	32	70
15L	33	44	43	41	51	41	45	38	46	35	102
20L	32	43	42	40	50	40	44	37	45	34	134
25L	32	43	42	40	49	40	44	36	44	34	167
VSX-II ARRAY - HOUSE SHIELD 4K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	36	48	47	45	56	45	49	41	50	38	34
10L	33	45	44	42	52	42	46	38	47	36	70
15L	36	49	48	46	56	46	50	42	51	39	102
20L	35	48	46	45	55	45	49	41	49	38	134
25L	35	47	46	44	54	44	48	40	49	37	167
VSX-II ARRAY - HOUSE SHIELD 5K LPW DATA *Not to be used with KM											
Lumens	T1	T2	T3	T3L	T4	T4L	T4A	T5SR	T5LR	T5LS	Watts
5L	36	48	47	45	56	45	49	41	50	38	34
10L	33	45	44	42	52	42	46	38	47	36	70
15L	36	49	48	46	56	46	50	42	51	39	102
20L	35	48	46	45	55	45	49	41	49	38	134
25L	35	47	46	44	54	44	48	40	49	37	167

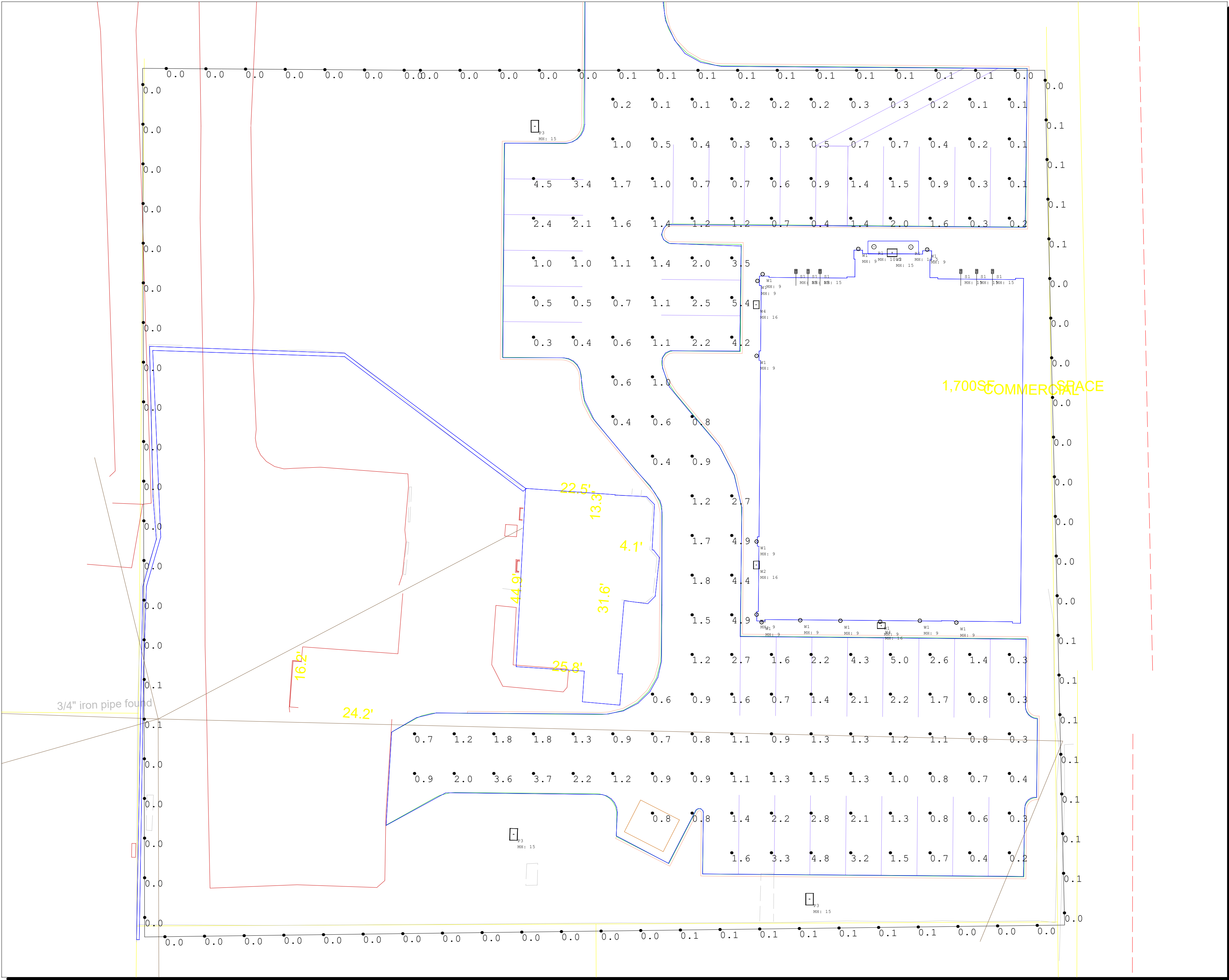
## Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.

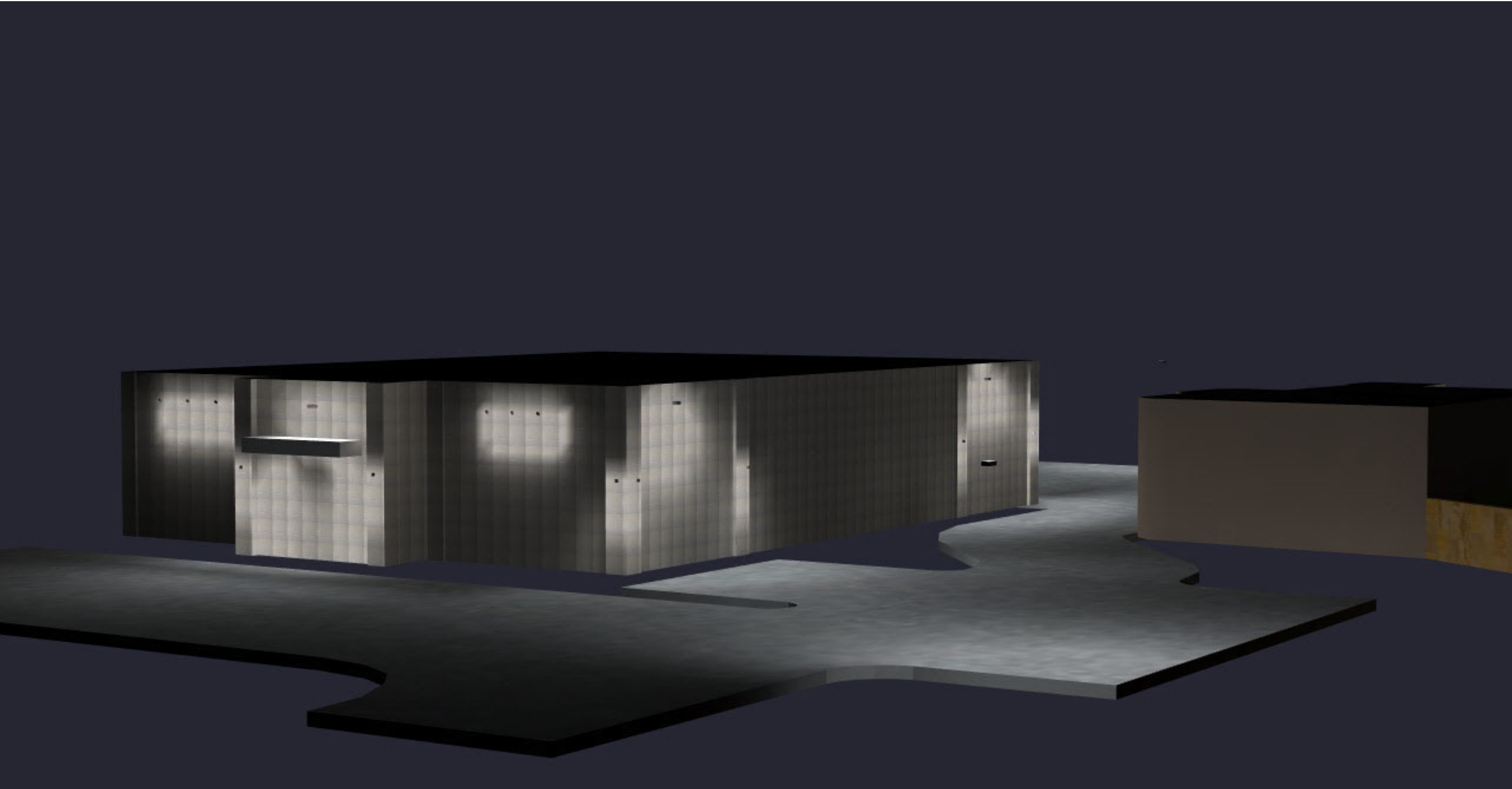


VSX-II ARRAY - HOUSE SHIELD 3K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
5L	0	0	1	0	0	1	0	0	1	0	3	2	0	0	1	0	3	2	0	0	1	0	0	1	0	0	1	34			
10L	0	0	1	0	0	1	0	0	1	0	3	2	0	0	1	0	3	2	0	0	1	0	0	1	0	0	3	0	0	1	70
15L	0	0	1	1	0	1	0	0	1	0	3	3	1	0	2	0	3	3	1	0	1	0	0	1	0	0	3	0	0	1	102
20L	1	0	1	1	0	1	1	0	2	0	3	3	1	0	2	0	3	3	1	0	1	1	0	1	1	0	4	0	0	2	134
25L	1	0	2	1	0	2	1	0	2	1	3	4	1	0	2	1	3	4	1	0	1	1	0	2	1	0	4	0	0	2	167
VSX-II ARRAY - HOUSE SHIELD 4K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
5L	0	0	1	0	0	1	0	0	1	0	3	2	0	0	1	0	3	2	0	0	1	0	0	1	0	0	2	0	0	1	34
10L	0	0	1	0	0	1	0	0	1	0	3	3	0	0	1	0	3	3	0	0	1	0	0	1	0	0	3	0	0	1	70
15L	1	0	1	1	0	1	0	0	1	0	3	3	1	0	2	0	3	3	1	0	1	0	0	1	0	0	4	0	0	1	102
20L	1	0	1	1	0	1	1	0	2	1	3	3	1	0	2	0	3	3	1	0	1	1	0	1	1	0	4	0	0	2	134
25L	1	0	2	1	0	2	1	0	2	1	3	4	1	0	3	1	3	4	1	0	2	1	0	2	1	0	5	1	0	2	167
VSX-II ARRAY - HOUSE SHIELD 5K BUG DATA *Not to be used with KM																															
Lumens	T1			T2			T3			T3L			T4			T4L			T4A			T5SR			T5LR			T5LS			Watts
	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
5L	0	0	1	0	0	1	0	0	1	0	3	2	0	0	1	0	3	2	0	0	1	0	0	1	0	0	2	0	0	1	34
10L	0	0	1	0	0	1	0	0	1	0	3	3	0	0	1	0	3	3	0	0	1	0	0	1	0	0	3	0	0	1	70
15L	1	0	1	1	0	1	0	0	1	0	3	3	1	0	2	0	3	3	1	0	1	0	0	1	0	0	4	0	0	1	102
20L	1	0	1	1	0	1	1	0	2	1	3	3	1	0	2	0	3	3	1	0	1	1	0	1	1	0	4	0	0	2	134
25L	1	0	2	1	0	2	1	0	2	1	3	4	1	0	3	1	3	4	1	0	2	1	0	2	1	0	5	1	0	2	167





Scale: 1 inch= 16 Ft.



- 1. Calculations are the expected initial illumination
- 2. Calculations are measured at Grade
- 3. Pavement Reflectances - 26% Building Reflectances = 50%
- 4. Mounting Heights:
  - W1 @ 10'AFG
  - W2 @ 16' AFG
  - P1 @ 15' AFG

Luminaire Schedule						
Symbol	Qty	Tag	Description	Arrangement	Luminaire	Mounting Height
⬢	3	P3	VSX-II T3L 20L 4K HS	5970	134	1.000
⊙	2	R1	GD4DRL230-NF_IRD402HZ-CR	1341	14	1.000
⬢	6	S1	HL-716-XX-8LED-E-FL-12-XX	484	8	1.160
⊙	13	W1	MXG20PRUL03050FR	588	8.35	1.000
⬢	1	W2	VSX-II T2 5L 4K	4998	34	1.000
⬢	1	W2	VSX-II T3L 5L 4K_RCLS	3603	34	1.000
⬢	2	W4	VSX-II T4 5L 4K	4886	34	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Asphalt_Top	Illuminance	Fc	1.34	5.4	0.1	13.40	54.00
Property Line	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET

NOTES:

SCALE	DATE	NEXT ASSEMBLY	REF: DRWG:
DRAWN BY CDH	3/25/2022		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
SHOP ORDER		MATERIAL	
PROJECT NO.			

POINT-BY-POINT FOOTCANDLE PLOT FOR:

325 E Main Street

Groveport

DRAWING NUMBER

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO LIGHTING UNLIMITED. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.