
MEMORANDUM

Date: May 14, 2026

To: Mayor Lance Westcamp
Groveport City Council Members

From: Michael Loges, Development Director

Re: Monthly Development Report – May 2026

I. MAIN STREET ACTIVITY

- a. Groveport Plaza Shopping Center (CASTO)
 - i. 1,600 SF (Suite A) – Restaurant user in discussions
 - ii. 4,896 SF (Suite G) – Available; prospecting tenants
 - iii. AutoZone – Construction ongoing; ribbon-cutting to be planned
 - iv. Solutions Staffing (1,600 SF (Suite B) – Use variance unanimously approved by Planning & Zoning Commission – awaiting public hearing and City Council action; Zoning Compliance Application to be submitted; Certificate of Completion to be issued once use variance is approved; ribbon cutting to be planned
- b. Kidz Adventure Daycare (152 Main Street) – Construction ongoing; ribbon-cutting to be planned
- c. MAXI Oil Change (537 Main Street) – Use variance and area variances approved by Planning & Zoning Commission and City Council; Zoning Compliance Application to be submitted; Building Permit Application to be submitted; ribbon-cutting to be planned
- d. Pawson Dog Treat Co. (532 Main Street) – Building plan revisions needed
- e. Bendig Property (580 Main Street) – Building Permit issued for new tenant space (lower level)
- f. Mr. Sudz Car Wash – Ribbon-cutting to be planned in May or June
- g. Main St. & Wirt Rd. Realignment – Construction ongoing; business concerns around parking persist but new accommodations have been made; eastbound traffic to be detoured beginning 5/26.

II. INDUSTRIAL PROJECTS

- a. Advantage Flooring Services, LTD (4091 Venture Place) – Ribbon-cutting to be planned
- b. CT Clean (5900 Green Pointe Drive South) – Zoning approval not yet secured; Building plan revisions needed; engineering plan revisions needed
- c. IntegriTech, LLC (0 Homer Ohio Lane) – Construction ongoing; ribbon-cutting to be planned
- d. Prologis (5765 Green Pointe Drive North)
 - i. Reliable Healthcare Solutions (RHS) – Alignment with building plans needed

- ii. [201,680 SF available](#) (formerly Hollingsworth short-term lease)
- e. Groveport Road Industrial 21 ac. - Continuing to market
 - i. Utility Planning –
 - ii. Development Plan & Development Text to be amended
 - iii. Infrastructure Development Agreement (IDA) to be finalized
 - iv. Economic Development Agreement (EDA) to be amended
 - v. Community Reinvestment Area (CRA) to be amended
 - vi. Tax Increment Financing (TIF) area to be established
 - vii. Tax Increment Financing (TIF) Agreement to be finalized
- f. EQT Group (6360 Port Road)
 - i. [434,120 SF available](#) (formerly Radial Corporation)

III. RESIDENTIAL PROJECTS

- a. Stoic Properties (Crow Ave. duplexes) – Development Agreement to be finalized
- b. Addison Groveport
 - i. Utility Planning – Somewhat dependent upon a known alignment of the N-S road
 - ii. Right of Way Planning – ODOT and Franklin Co. Engineer's Office coordination ongoing
 - iii. Traffic Impact Study (TIS) to be finalized and submitted for review
 - iv. Master Drainage Plan to be finalized and submitted for review
 - v. Development Plan & Development Text to be amended
 - vi. Infrastructure Development Agreement (IDA) to be finalized
 - vii. Economic Development Agreement (EDA) to be finalized
 - viii. Community Reinvestment Area (CRA) to be established
 - ix. Community Reinvestment Area (CRA) Agreement to be finalized
 - x. Tax Increment Financing (TIF) area to be established
 - xi. Tax Increment Financing (TIF) Agreement to be finalized
 - xii. New Community Authority (NCA) to be established
 - xiii. New Community Authority (NCA) Agreement to be finalized

IV. REAL ESTATE

LAND

- a. 5424 Bixby Road - 39.7 +/- acres - Un-zoned (Rural); may be an opportunity to combine with 4221 Bixby Road - 12.9 +/- acres - Un-zoned (Rural)
- b. Bixby Road/SR 317 15.85 +/- acres – Zoned Limited Industrial (LI)
- c. 5370 Hendron Road - 1.5 +/- acres - Zoned Suburban Office (SO)
- d. 2690 London-Groveport Road - 1.5 +/- acres - Zoned Community Service (CS)
- e. 325 Main Street - 0.5 +/- acres - Zoned Select Commercial Planned District (SCPD)
- f. 2400 Rohr Road - 1.4 +/- acres - Zoned Planned Industrial Park (PIP)
- g. Saltzgaber Rd. & Groveport Rd. - 2.9 +/- acres - Zoned Planned Industrial Park (PIP)
- h. 5610 Groveport Rd. – 18.6 +/- acres - Zoned Planned Industrial Park (PIP)

BUILDINGS

- a. 495 Main Street - Zoned Suburban Office (SO)

b. 275 College Street - Zoned Suburban Office (SO)

UNLISTED

a. 5051 Hendron Road 7.2 +/- acres – Ward property