



Department of Development

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MEMORANDUM

Date: March 11, 2026
To: Mayor Lance Westcamp
Groveport City Council Members
From: Michael Loges, Development Director
Re: Monthly Development Report – March 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) – Restaurant user in discussions
 - iii. AutoZone – Construction ongoing
 - iv. Solutions Staffing (1,600 SF (Suite B) – Zoning Compliance Application to be submitted; Building Permit Application to be submitted; ribbon cutting to be planned
- b. Fleisher Auctions (6010 Groveport Road) – Building Permit Application to be submitted
- c. Kidz Adventure Daycare (152 Main Street) – Construction ongoing; ribbon cutting to be planned
- d. MAXI Oil Change (537 Main Street) – Use variance and area variances approved in March by Planning & Zoning Commission; Building Permit Application to be submitted; ribbon cutting to be planned
- e. Pawson Dog Treat Co. (532 Main Street) – Building plan revisions needed
- f. Bendig Property (580 Main Street) – Building Permit issued
- g. Main St. & Wirt Rd. Realignment – Construction ongoing; business concerns around parking persist but new accommodations have been made

II. INDUSTRIAL PROJECTS

- a. Advantage Flooring Services, LTD (4091 Venture Place) – Inspections ongoing; ribbon cutting to be planned
- b. CT Clean (5900 Green Pointe Drive South) – Building plan revisions needed; engineering plan revisions needed
- c. Dune Companies (2650 London-Groveport Road) – Building plans under review following revisions/resubmission; ribbon cutting to be planned
- d. IntegriTech, LLC (0 Homer Ohio Lane) – Sitework begun; building plans revisions needed
- e. Prologis (5765 Green Pointe Drive North)
 - i. Reliable Healthcare Solutions (RHS) – Alignment with building plans needed
 - ii. [Southern 201,680 SF now available](#) (formerly Hollingsworth short-term lease)
- f. Prologis (5820 Opus Drive)

- i. Hollingsworth – ±70,000 SF growth within the building
 - ii. Restaurant Equippers – ±70,000 SF reduction (of 225,500 SF short-term lease)
- g. Sansone Group & Clous Road Partners (Groveport Road) – Rezoning request expected; continuing to market
- h. Yatama LLC (4575 Homer Ohio Lane) – Truck repair facility planned; floodway concerns; Zoning Compliance Application to be submitted; Building Permit Application to be submitted; Special Flood Hazard Permit Application to be submitted

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. 4833 Hendron Road 11.5 +/- acres – Pay Pond to be filled
- b. 5051 Hendron Road 7.2 +/- acres – Ward property