
Downtown Grove City Revitalization Strategies

+ Five-Year Action Plan

A strategic framework for economic growth,
community vibrancy, and sustainable
economic development.

PREPARED BY

Altair Consulting Group and r.plan



Grove City, Pennsylvania

Acknowledgements & Leadership

Altair Consulting Group and r.plan would like to acknowledge the following contributors to the development of this downtown Grove City Revitalization Strategy for their valuable insights, time, and commitment to the community's future.

Project Leadership

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Institutional Partners

The Community of Grove City

For having the will to change your future

R.K. Mellon Foundation

For generous investment in thoughtful planning

Grove City College

For lending capacity to lead this planning and consensus building effort



Context + Analysis

Downtown Grove City Revitalization Strategies
+ Five-Year Action Plan

The Planning Process

The community-informed, data-driven planning process was designed to ensure that decisions reflect both local priorities and evidence-based insights. The process integrates qualitative feedback from residents and stakeholders with quantitative analysis of market conditions to create a sustainable roadmap for revitalization.



Community Planning + Visioning

Gathering input through interviews, forums, and focus groups



Data Analysis & Mapping

Demographic trends, economic indicators, and market assessment



Action Plan & Recommendations

Five-year budget, phased priorities, and implementation strategy

Key Outputs

- ✓ Summary Community Market Assessment
- ✓ Property Conditions & Business Inventory
- ✓ Monitoring and Evaluation Strategy



Grove City Mayor Randy Riddle (left to right), Grove City Borough Council Chair Mary Kay Mattocks, Grove City Historical Society Treasurer Todd Burns and Ernie May with the Grove City Foundation at the project open house
Photo Credit: Hailey Rogenski | Allied News

Engagement by the Numbers



21+

STAKEHOLDER INTERVIEWS



76 +

PARTICIPANTS IN COMMUNITY
OPEN HOUSE AND SURVEY



13

STUDENT FOCUS GROUP
PARTICIPANTS



12 Members

LOCAL COMMITTEE OF KEY
STAKEHOLDERS

The Vision

“Downtown Grove City will be a vibrant gathering place for our community, a preferred residential destination for professionals and families, and a thriving economic engine driven by innovation and local economic anchors.”



Community Gathering Place

A vibrant attraction for residents and visitors to gather, connect, and celebrate local culture through historic charm and interactive placemaking.



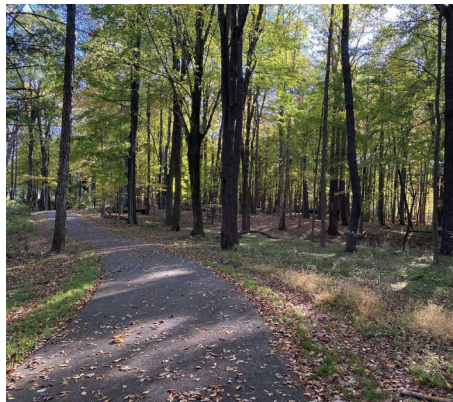
Choice Place to Live

A desirable neighborhood where young professionals and families choose to live, supported by diverse housing options, walkable amenities, and connectivity to regional recreational assets.



Hub of Economic Activity

A propelled economy leveraging the talent and resources of Grove City College to drive entrepreneurship, innovation, and small business growth.



Background + Current Conditions

Origins

1798

Frontier settlement founded by Valentine Cunningham (originally Pine Grove)

Grove City, Pennsylvania, located in southeastern Mercer County about 60 miles north of Pittsburgh, began as a frontier settlement in 1798 when Valentine Cunningham built a gristmill along Wolf Creek. Originally named Pine Grove, the community grew with coal mining and the arrival of the Pittsburgh, Shenango & Lake Erie Railroad in 1872.

1876

Grove City College founded (originally Pine Grove Normal Academy)

Education has been central to Grove City's identity since the founding of Grove City College in 1876. The College remains a nationally recognized liberal arts institution and a major employer, shaping the borough's youthful demographic and cultural life. The Grove City Area Historical Society & Museum has played a vital role in preserving this heritage, curating archives and exhibits that document the borough's industrial roots, civic milestones, and educational legacy.

1883

Officially incorporated as Grove City Borough

Regional Economy Today

Today, Grove City's regional economy blends education, healthcare, retail, and manufacturing. The borough benefits from a strong manufacturing sector base coupled with high levels of education and income.

KEY EMPLOYERS

- ★ Grove City College
- ★ AHN Grove City Medical Center
- ★ George Junior Republic
- ★ Wabtec

Regional Economic Sectors



Education



Healthcare



Retail



Industry

Quality of Life

Recreational assets—such as Memorial Park, Hunter Farm Park, and nearby golf courses—enhance quality of life and support community engagement. These amenities, combined with strong institutional partnerships and a tradition of innovation, position Grove City as a resilient borough rooted in history yet focused on future growth. Regional retail anchors like Grove City Premium Outlets draw regional visitors, reinforcing the borough's opportunity for commercial vitality.

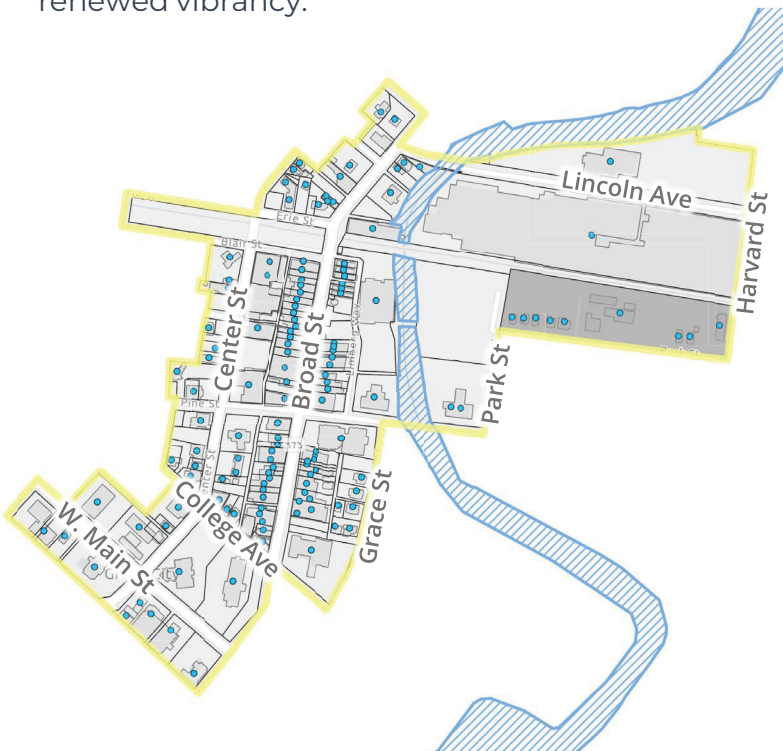
Background + Current Conditions

Downtown Context

Downtown Grove City has long served as a center of culture, commerce, and community life. Historic landmarks such as the Guthrie Theatre and the PennGrove Hotel speak to a legacy of entertainment and hospitality.

In recent years, local businesses have added new layers of vitality—welcoming coffee shops, an independent bookstore, and specialty retailers like Joden's Fine Jewelry. Public art installations, created in partnership with George Junior Republic, bring color and creativity to the streetscape.

Anchoring this mix are enterprises like Hall Industries, reflecting Grove City's enduring role in advanced manufacturing. These assets demonstrate the borough's capacity for reinvention, providing a foundation for renewed vibrancy.



Study Area Boundaries

The geographic focus of the planning study area is anchored by Broad Street, Grove City's main street lined with mixed-use buildings and public improvements from Grove City Revitalization's former placemaking initiatives.



Central Anchor

Broad Street serves as the mixed-use spine of the district, featuring recent public improvements and placemaking initiatives.



Southeastern Limit

Extends to Grove City College's campus, with the border running along Grace Street until E Pine Street.



Natural & Industrial Features

The boundary extends to include Wolf Creek, the Hall Industries footprint, and the historic former Penn Grove Hotel.



Broad Street Transition

At the point between North and South Broad Street, the focus area reaches to include the parking lot south of Parker's Parlor.



Western & Northern Extension

Continues south and west on Erie Street to include Blair Street businesses. The western border includes both sides of S. Center Street up to Little Caesars.

Demographic & Market Trends

The following eight key insights highlight shifting demographic patterns and emerging economic opportunities within Grove City, providing a data-driven foundation for strategic revitalization efforts.



Educated

Bachelor+ share is 20% higher than the county average.

Implication: Strong base for market-rate residential units and amenities.



Increasing Diversification

White population declined ~11% since 2013; non-White categories grew.

Implication: Opportunity to increase diversity of amenities, restaurants, and events.



Sector Shifts

Professional, Scientific & Management Services more than doubled.

Implication: Explore demand for office space in the downtown.



Rising Renters

Renter share (42%) is roughly 1.6x the county's rate (27%).

Implication: Opportunity to explore additional upper floor residential units.



Aging Population

Decline in youngest groups; growth in young-adult and older-adult brackets.

Implication: Consider Senior Housing Options in proximity to downtown.



Family-Oriented

Borough outpaces county in retaining households with children.

Implication: Need for family-oriented activities and amenities in the downtown.



Income Increases

Median income rose +25% (\$44k to \$56k), outpacing inflation.

Implication: Explore opportunities to increase market rate residential units and retain Grove City College students.



High Earners

Strong growth in \$100k - \$200k+ cohorts.

Implication: Indicates capacity for higher-end retail and services.

Property, Business + Placemaking Inventory

A comprehensive inventory of downtown properties reveals the scale and potential of the district. These key indicators serve as a baseline for measuring revitalization progress and identifying immediate opportunities for intervention.



105

TOTAL DISTRICT STRUCTURES



147

TOTAL PARCELS IN DISTRICT



1,835,372

TOTAL BUILDING AREA (SF)



\$8.56M

TOTAL ASSESSED VALUE



79.1%

OVERALL OCCUPANCY



68.2%

GOOD OR ABOVE CONDITION



106

TOTAL BUSINESSES & INSTITUTIONS



133

PLACEMAKING ASSETS

Strategic Framework + Implementation

Downtown Grove City Revitalization Strategies
+ Five-Year Action Plan

Key Strategies

Three bold, interconnected strategic initiatives designed to catalyze revitalization, foster innovation, and connect community assets.



Grove City Community Village

1

TOWN & GOWN CONNECTION

Creating a vibrant hub connecting Grove City College and the broader community with downtown living opportunities and cultural experiences.

- ✓ Cultural Asset Development
- ✓ Additional Downtown Living
- ✓ New Placemaking



Vibrancy, Entrepreneurship & Innovation

2

ECONOMIC ENGINE

Fostering economic growth and community engagement through entrepreneurial support, dynamic programming, and investment.

- ✓ Programming and Promotion
- ✓ Support: Entrepreneurship resources
- ✓ Investment opportunities



Trail and Key Asset Connectivity

3

PHYSICAL FABRIC

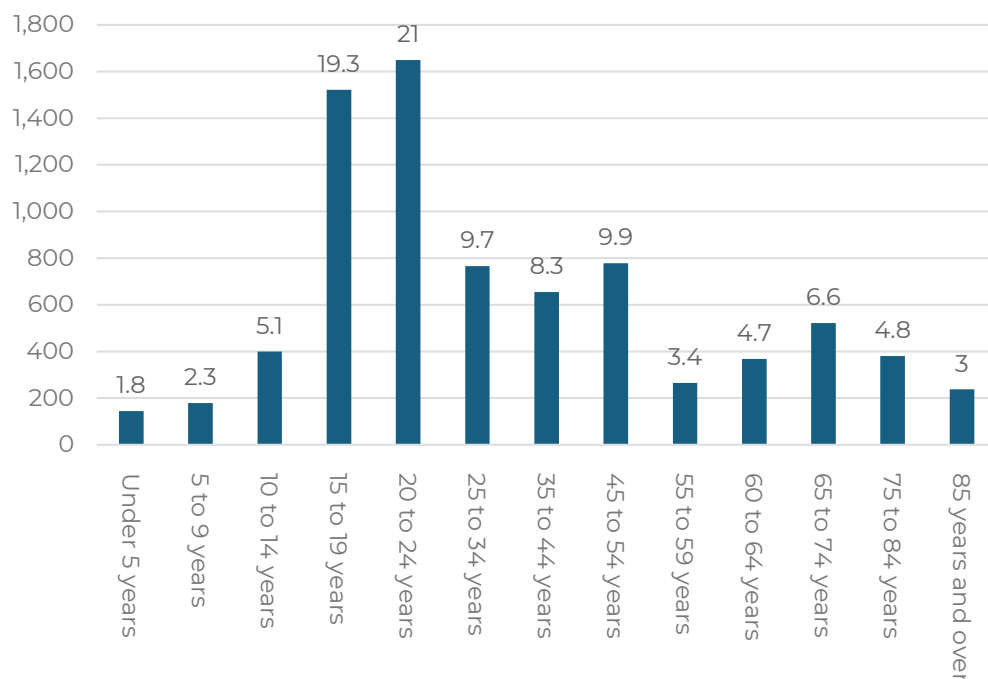
Enhancing physical connections between downtown, GCC campus, trail networks, and retail assets.

- ✓ Integration of trails to downtown and improved access to recreational assets

Demographic and Market Trends

Age

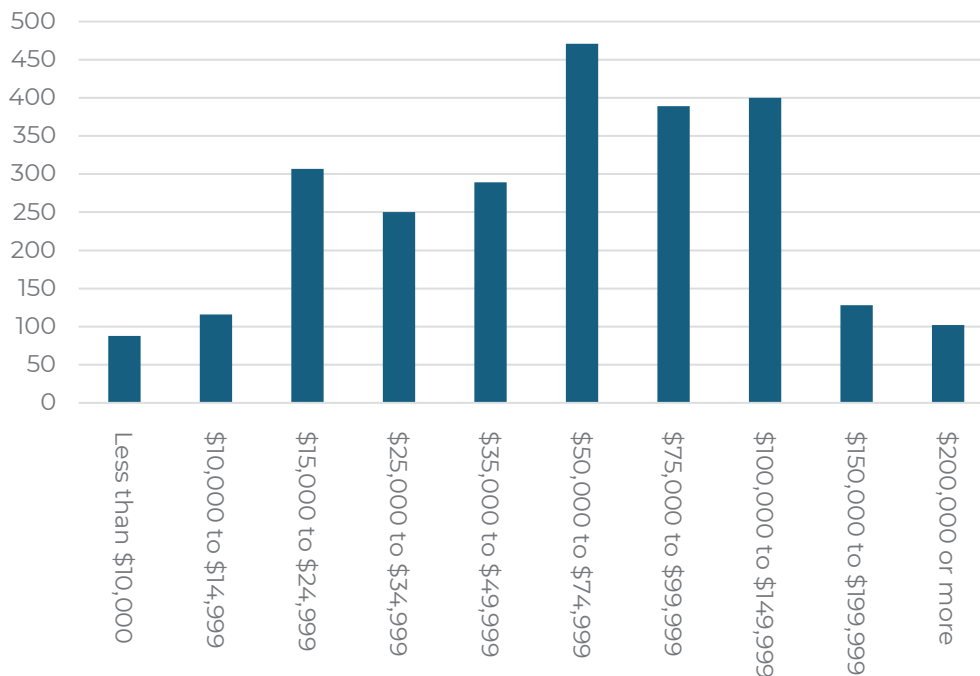
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	Grove City Borough				Mercer County				Pennsylvania State			
	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Under 5 years	144	1.8	-63%	-40%	5,273	4.8	-3%	-9%	685,379	5.3	-3%	-5%
5 to 9 years	179	2.3	-42%	-45%	5,656	5.1	-3%	-14%	730,120	5.6	0%	-3%
10 to 14 years	399	5.1	19%	11%	5,935	5.4	-8%	-17%	779,359	6	2%	0%
15 to 19 years	1,521	19.3	22%	1%	7,103	6.5	-12%	-18%	838,847	6.5	2%	-5%
20 to 24 years	1,649	21	-7%	-2%	7,172	6.5	-7%	-6%	799,667	6.2	-5%	-8%
25 to 34 years	766	9.7	-7%	-8%	11,641	10.6	0%	1%	1,693,031	13	2%	9%
35 to 44 years	654	8.3	-1%	2%	11,903	10.8	0%	-13%	1,602,618	12.3	7%	1%
45 to 54 years	778	9.9	6%	-7%	13,658	12.4	-11%	-20%	1,577,924	12.2	-9%	-17%
55 to 59 years	265	3.4	-13%	-33%	7,962	7.2	-8%	-10%	884,235	6.8	-5%	-2%
60 to 64 years	368	4.7	-4%	27%	8,622	7.8	3%	18%	919,097	7.1	7%	19%
65 to 74 years	521	6.6	-6%	21%	14,152	12.9	14%	33%	1,449,939	11.2	17%	41%
75 to 84 years	380	4.8	16%	-17%	7,416	6.8	3%	0%	710,097	5.5	6%	6%
85 years and over	237	3	8%	-12%	3,359	3.1	-10%	-12%	316,205	2.4	-2%	1%



Demographic and Market Trends

Household Income + Benefits

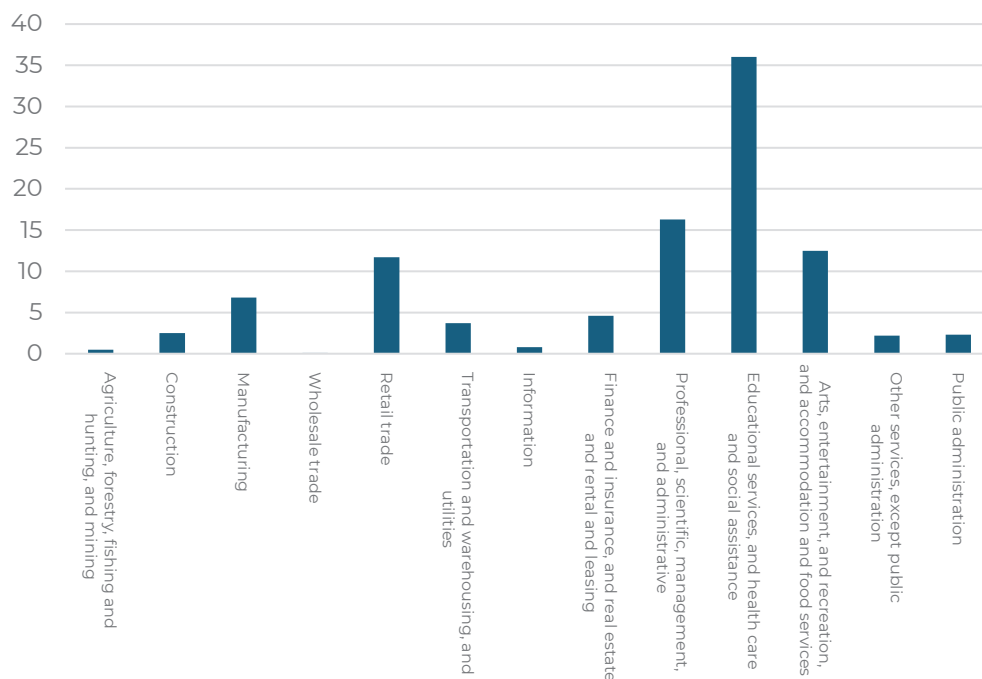
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	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Less than \$10,000	88	3.5	-41%	-43%	2,257	4.9	-17%	-29%	250,575	4.8	-21%	-28%
\$10,000 to \$14,999	116	4.6	22%	-30%	2,134	4.6	-8%	-30%	192,652	3.7	-15%	-29%
\$15,000 to \$24,999	307	12.1	-6%	-14%	4,341	9.4	-27%	-27%	364,891	7	-25%	-33%
\$25,000 to \$34,999	250	9.8	-16%	-33%	4,152	9	-26%	-33%	374,276	7.1	-21%	-28%
\$35,000 to \$49,999	289	11.4	-19%	-29%	5,899	12.8	-14%	-21%	560,834	10.7	-12%	-18%
\$50,000 to \$74,999	471	18.5	-1%	-25%	8,855	19.2	1%	-1%	841,377	16.1	-7%	-8%
\$75,000 to \$99,999	389	15.3	-17%	23%	5,842	12.7	-1%	12%	675,902	12.9	5%	9%
\$100,000 to \$149,999	400	15.7	39%	137%	7,434	16.1	36%	67%	920,128	17.6	24%	48%
\$150,000 to \$199,999	128	5	574%	52%	3,293	7.1	154%	260%	472,270	9	59%	111%
\$200,000 or more	102	4	252%	437%	1,916	4.2	68%	162%	582,434	11.1	92%	180%
With social security	925	36.4	7%	6%	19,073	41.4	-5%	3%	1,829,023	34.9	4%	13%
With cash public assistance income	44	1.7	110%	-31%	1,680	3.6	1%	-19%	174,916	3.3	8%	0%
With food stamp benefits in the past 12 months	453	17.8	45%	103%	8,087	17.5	10%	19%	734,855	14	11%	25%
Median Household Income	\$56,420	-	10%	25%	\$60,614	-	24%	37%	\$76,081	-	28%	45%



Demographic and Market Trends

Industry

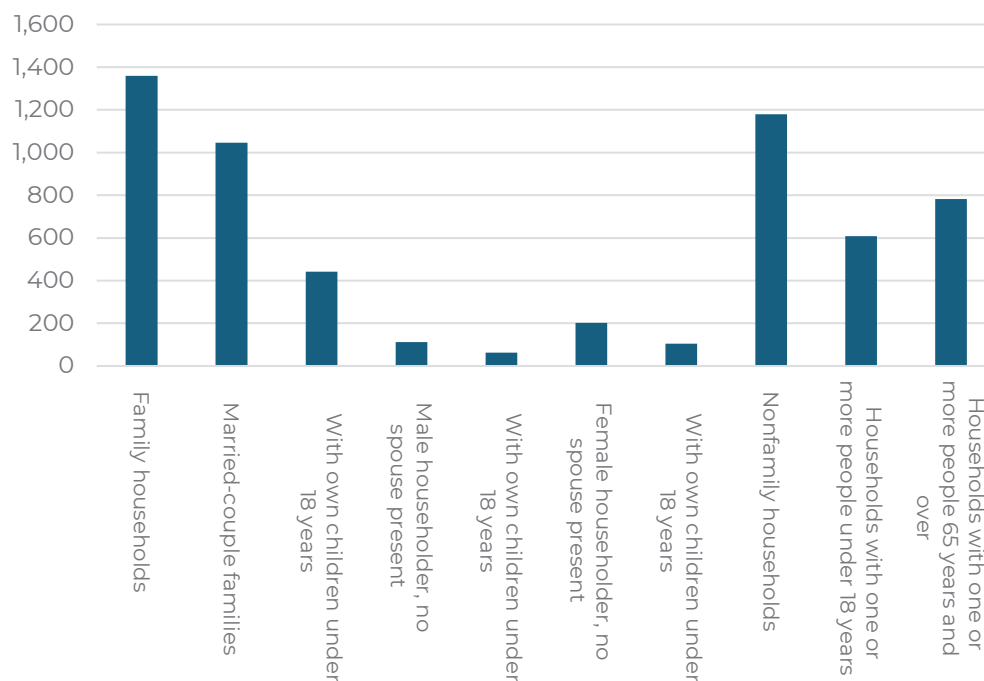
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	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Civilian employed population 16 years and over	3,686	-	5%	-5%	47,787	-	-4%	-3%	6,315,752	-	3%	7%
Agriculture, forestry, fishing and hunting, and mining	19	0.5	-30%	217%	764	1.6	-14%	3%	75,354	1.2	-10%	-8%
Construction	92	2.5	-25%	-16%	2,813	5.9	12%	0%	382,376	6.1	7%	13%
Manufacturing	251	6.8	-26%	-20%	7,675	16.1	-4%	-5%	724,231	11.5	-1%	-1%
Wholesale trade	4	0.1	-94%	-94%	823	1.7	-37%	-28%	151,113	2.4	-11%	-9%
Retail trade	430	11.7	-8%	0%	5,710	11.9	-8%	-8%	691,539	10.9	-1%	-1%
Transportation and warehousing, and utilities	137	3.7	90%	4%	2,497	5.2	18%	11%	381,042	6	13%	27%
Information	30	0.8	-63%	20%	339	0.7	-44%	-36%	96,795	1.5	-6%	-8%
Finance and insurance, and real estate and rental and leasing	170	4.6	32%	59%	2,293	4.8	25%	16%	416,324	6.6	5%	9%
Professional, scientific, management, & administrative	599	16.3	113%	119%	3,783	7.9	21%	24%	701,043	11.1	10%	22%
Educational services, and health care and social assistance	1,326	36	14%	-13%	13,585	28.4	-3%	-3%	1,676,795	26.5	5%	9%
Arts, entertainment, and recreation, and accommodation and food services	461	12.5	30%	-7%	3,639	7.6	-13%	-4%	478,688	7.6	-7%	-1%
Other services, except public administration	81	2.2	-63%	-66%	2,030	4.2	-21%	-12%	290,442	4.6	1%	5%
Public administration	86	2.3	-58%	-43%	1,836	3.8	-21%	-15%	250,010	4	1%	1%



Demographic and Market Trends

Households + Families

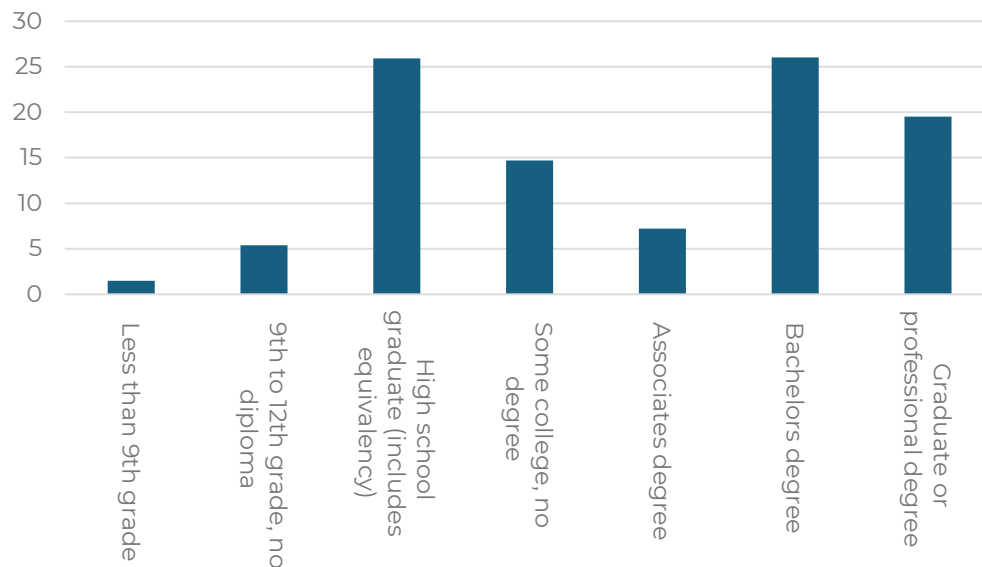
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	Grove City Borough				Mercer County				Pennsylvania State			
	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Total households	2,540	-	1%	-5%	46,123	-	0%	0%	5,235,339	-	4%	6%
Family households	1,360	53.5	-7%	-6%	29,088	63.1	-2%	-5%	3,286,621	62.8	2%	2%
Married-couple families	1,046	41.2	3%	-8%	21,883	47.4	-1%	-7%	2,430,626	46.4	1%	1%
With own children under 18 years	442	17.4	11%	-6%	6,674	14.5	-6%	-16%	862,128	16.5	0%	-4%
Male householder, no spouse present	112	4.4	12%	261%	2,054	4.5	-6%	22%	245,415	4.7	6%	16%
With own children under 18 years	63	2.5	62%	473%	1,074	2.3	-2%	23%	114,277	2.2	6%	14%
Female householder, no spouse present	202	8	-40%	-29%	5,151	11.2	-4%	-4%	610,580	11.7	3%	4%
With own children under 18 years	104	4.1	-58%	60%	2,477	5.4	-7%	-15%	308,974	5.9	0%	-3%
Nonfamily households	1,180	46.5	12%	-3%	17,035	36.9	4%	9%	1,948,718	37.2	9%	12%
Households with one or more people under 18 years	609	24	-16%	2%	11,254	24.4	-8%	-12%	1,428,576	27.3	0%	-2%
Households with one or more people 65 years and over	783	30.8	13%	1%	17,339	37.6	6%	15%	1,761,979	33.7	12%	25%
Average household size	2.1	-	-5%	-1%	2.2	-	-4%	-7%	2.4	-	-2%	-3%
Average family size	2.8	-	-1%	-5%	2.8	-	-1%	-4%	3.0	-	-2%	-3%



Demographic and Market Trends

Educational Attainment

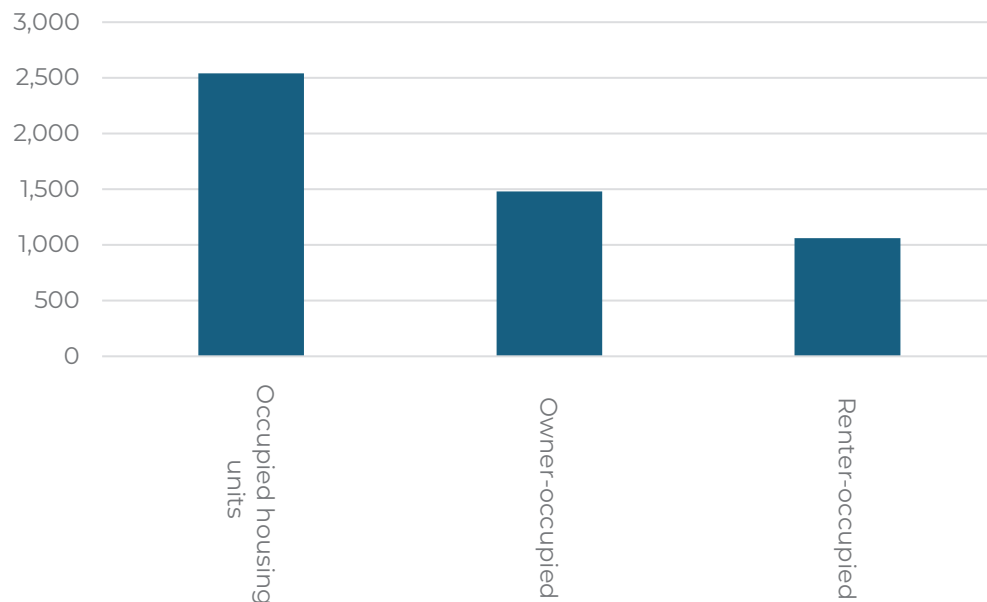
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	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Population 25 years and over	3,969	-	-1%	-5%	78,713	-	-1%	-2%	9,153,146	-	3%	5%
Less than 9th grade	59	1.5	-18%	-59%	2,200	2.8	-7%	-29%	262,339	2.9	-10%	-18%
9th to 12th grade, no diploma	213	5.4	34%	15%	4,644	5.9	-18%	-23%	478,397	5.2	-18%	-28%
High school graduate (includes equivalency)	1,026	25.9	-31%	-21%	31,854	40.5	-7%	-10%	3,039,316	33.2	-3%	-6%
Some college, no degree	585	14.7	45%	-18%	12,592	16	6%	-5%	1,404,570	15.3	-2%	-2%
Associates degree	284	7.2	4%	-20%	7,685	9.8	10%	26%	811,206	8.9	9%	23%
Bachelors degree	1,030	26	10%	12%	12,771	16.2	12%	17%	1,883,145	20.6	13%	28%
Graduate or professional degree	772	19.5	16%	44%	6,967	8.9	8%	25%	1,274,173	13.9	18%	37%
High school graduate or higher	3,697	93.1	-2%	-3%	71,869	91.3	1%	1%	8,412,410	91.9	5%	9%
Bachelor degree or higher	1,802	45.4	12%	24%	19,738	25.1	11%	20%	3,157,318	34.5	15%	32%



Demographic and Market Trends

Housing Ownership + Occupancy

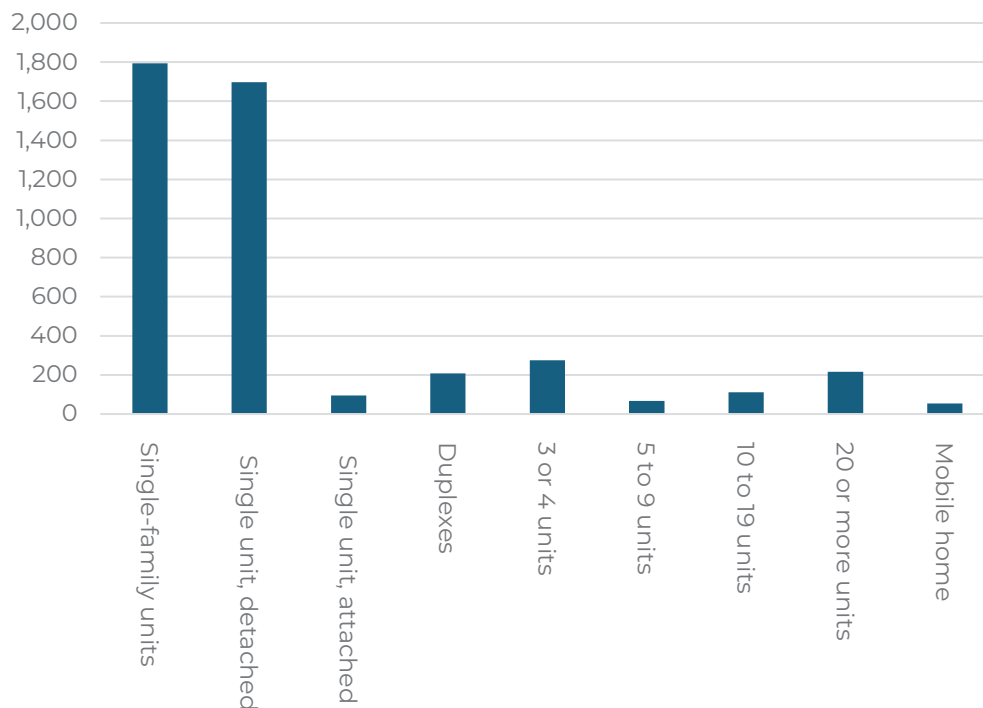
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	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Total housing units	2,723	-	-3%	-4%	50,884	-	-3%	-1%	5,779,663	-	2%	4%
Occupied housing units	2,540	93.3	1%	-5%	46,123	90.6	0%	0%	5,235,339	90.6	4%	6%
Owner-occupied	1,479	58.2	-2%	-7%	33,450	72.5	0%	-3%	3,629,624	69.3	5%	5%
Renter-occupied	1,061	41.8	7%	-2%	12,673	27.5	2%	8%	1,605,715	30.7	3%	7%
Average household size of owner-occupied unit	2.4	-	-3%	7%	2.3	-	-3%	-6%	2.5	-	-3%	-4%
Average household size of renter-occupied unit	1.6	-	-12%	-17%	1.9	-	-7%	-10%	2.1	-	-5%	-5%
Vacant housing units	183	6.7	-41%	10%	4,761	9.4	-23%	-13%	544,324	9.4	-16%	-10%
Total owner units	1,479	-	-3%	-7%	34,290	-	1%	-2%	3,692,377	-	5%	5%
Homeowner vacancy rate	-	-	-	-	2	-	7%	7%	1	-	-44%	-50%
Total rental units	1,077	-	6%	-5%	13,267	-	2%	2%	1,713,548	-	4%	8%
Rental vacancy rate	1.5	-	-40%	-68%	3.6	-	-16%	-62%	4.9	-	-16%	-20%



Demographic and Market Trends

Housing Units

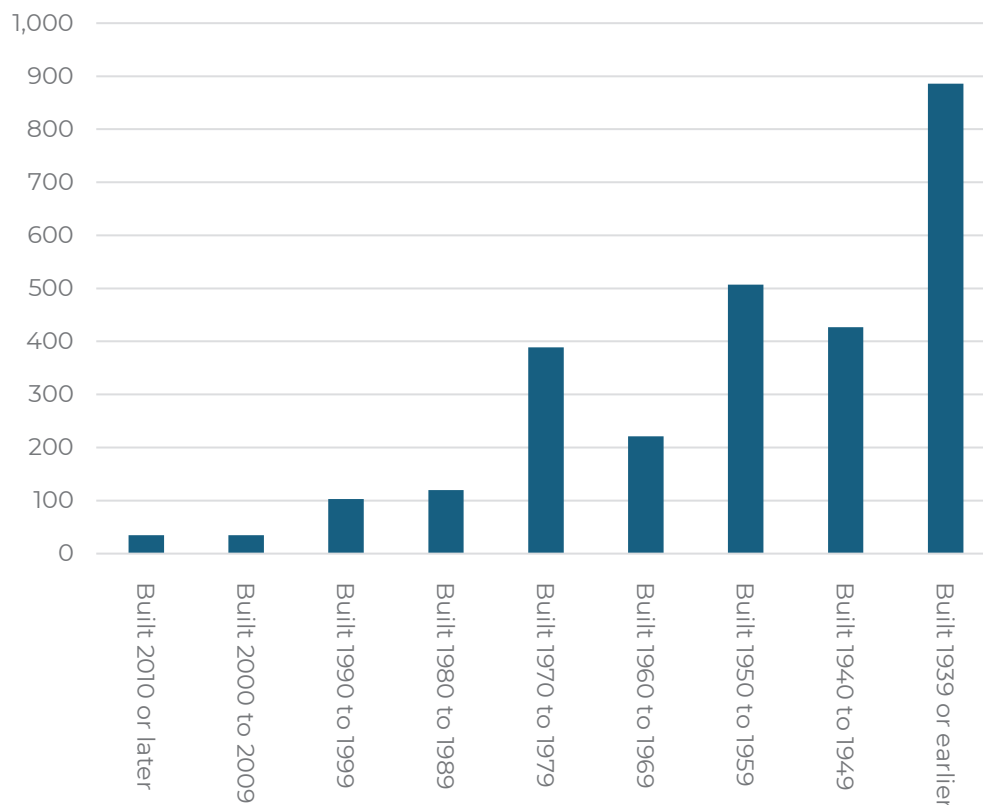
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Total housing units	2,723	-	-3%	-4%	50,884	-	-3%	-1%	5,779,663	-	2%	4%
Single-family units	1,793	65.8	-11%	-4%	39,288	77.2	-4%	-1%	4,366,039	75.5	2%	4%
Single unit, detached	1,698	94.7	-12%	-8%	37,927	96.5	-3%	-1%	3,278,823	75.1	1%	3%
Single unit, attached	95	5.3	3%	956%	1,361	3.5	-7%	-2%	1,087,216	24.9	3%	7%
Duplexes	207.0	7.6	80%	-20%	1,705.0	3.4	23%	7%	243,277.0	4.2	-3%	-7%
3 or 4 units	275.0	10.1	46%	-18%	1,763.0	3.5	20%	1%	232,892.0	4	1%	1%
5 to 9 units	67	2.5	-51%	-19%	1,394	2.7	-26%	-25%	180,134	3.1	-2%	-4%
10 to 19 units	111	4.1	9%	-7%	888	1.7	-2%	-3%	149,537	2.6	4%	6%
20 or more units	216	7.9	18%	62%	2,051	4	16%	21%	399,554	6.9	16%	26%
Mobile home	54	2	-25%	20%	3,772	7.4	-6%	-8%	205,602	3.6	-8%	-11%



Demographic and Market Trends

Housing Year Built

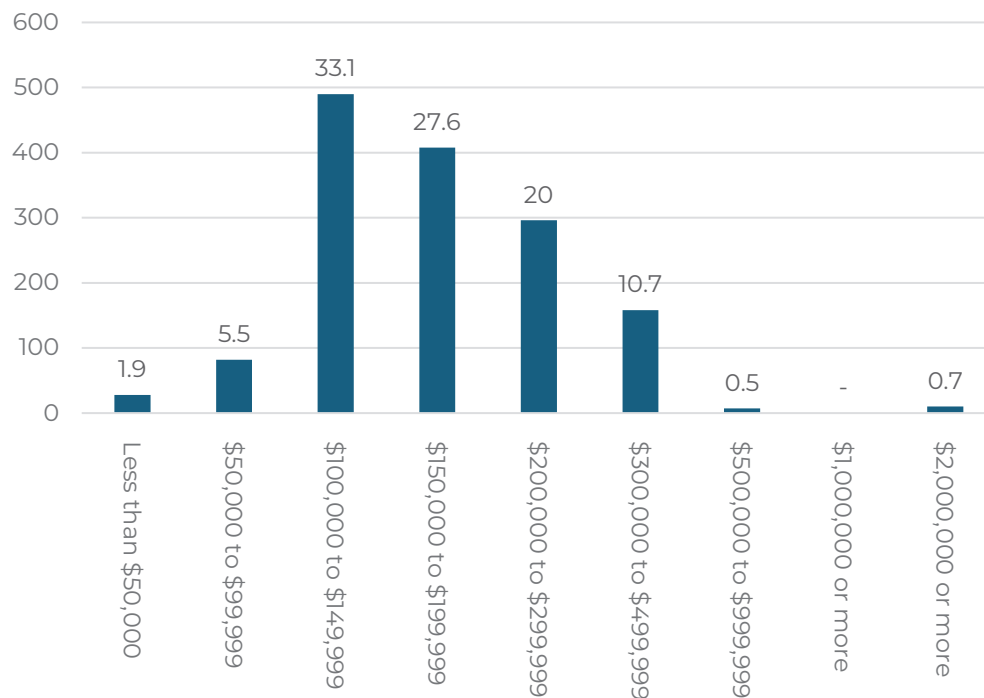
Category	2023											
	Grove City Borough				Mercer County				Pennsylvania State			
	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Total housing units	2,723	-	-3%	-4%	50,884	-	-3%	-1%	5,779,663	-	2%	4%
Built 2010 or later	35	1.3	-59%	-	1,469	2.9	77%	796%	316,867	5.5	135%	1520%
Built 2000 to 2009	35	1.3	40%	-24%	3,331	6.5	-8%	-8%	465,357	8.1	-2%	2%
Built 1990 to 1999	103	3.8	-54%	-15%	4,926	9.7	-2%	12%	519,371	9	-4%	0%
Built 1980 to 1989	120.0	4.4	-27%	45%	4,289.0	8.4	12%	12%	560,134.0	9.7	3%	3%
Built 1970 to 1979	389.0	14.3	130%	219%	7,295.0	14.3	4%	5%	720,445.0	12.5	2%	1%
Built 1960 to 1969	221	8.1	-9%	-9%	5,728	11.3	1%	11%	578,389	10	0%	2%
Built 1950 to 1959	507	18.6	11%	6%	8,504	16.7	4%	0%	763,926	13.2	-2%	-1%
Built 1940 to 1949	427	15.7	-4%	-22%	3,835	7.5	-13%	-23%	404,395	7	-5%	-12%
Built 1939 or earlier	886	32.5	-12%	-26%	11,507	22.6	-15%	-18%	1,450,779	25.1	-3%	-4%



Demographic and Market Trends

Home Value

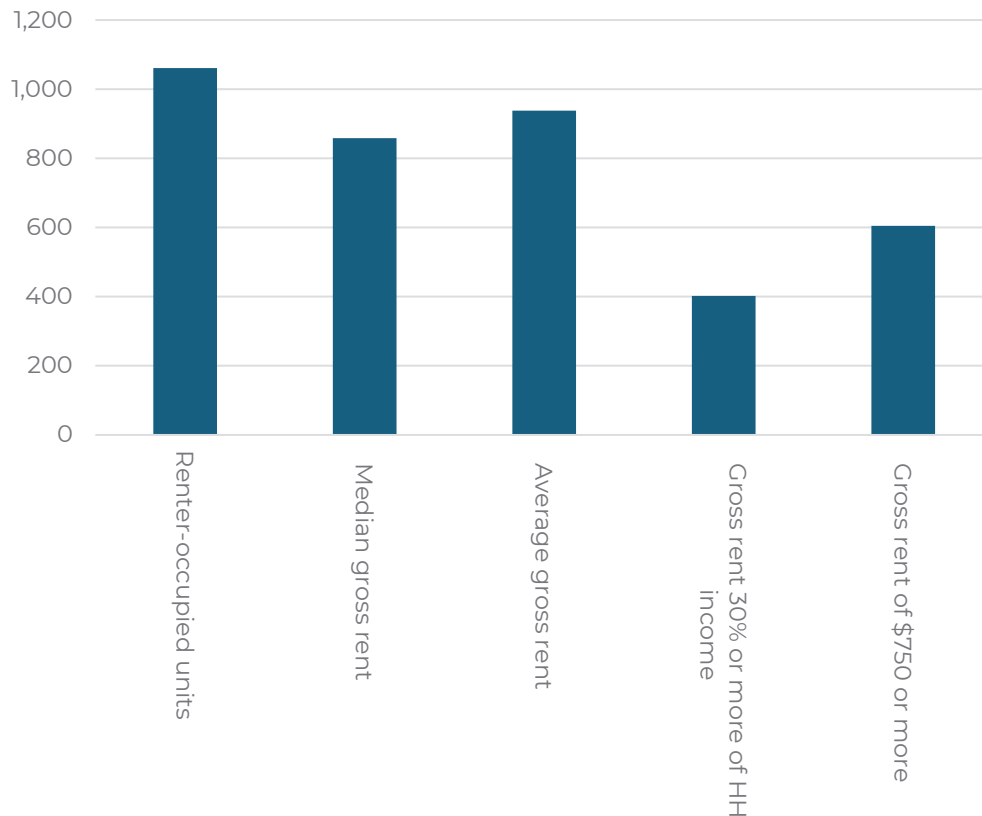
Category	2023											
	Grove City Borough				Mercer County				Pennsylvania State			
	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Owner-occupied units	1,479	-	-2%	-7%	33,450	-	0%	-3%	3,629,624	-	5%	5%
Less than \$50,000	28	1.9	-76%	-76%	3,547	10.6	-24%	-36%	204,875	5.6	-24%	-36%
\$50,000 to \$99,999	82	5.5	-78%	-83%	6,025	18	-32%	-45%	326,870	9	-40%	-47%
\$100,000 to \$149,999	490	33.1	-23%	-4%	6,683	20	-9%	-9%	417,012	11.5	-28%	-29%
\$150,000 to \$199,999	408	27.6	62%	32%	5,918	17.7	12%	20%	476,707	13.1	-21%	-20%
\$200,000 to \$299,999	296	20	169%	199%	6,207	18.6	35%	65%	880,038	24.2	22%	26%
\$300,000 to \$499,999	158	10.7	558%	251%	3,784	11.3	80%	176%	843,269	23.2	60%	83%
\$500,000 to \$999,999	7	0.5	-	-71%	1,061	3.2	112%	129%	411,581	11.3	122%	170%
\$1,000,000 or more	-	-	-	-	170	0.5	-	-11%	54,620	1.5	-	79%
\$2,000,000 or more	10	0.7	-	-	55	0.2	244%	-	14,652	0.4	63%	-
Median home value	\$165,900	-	35%	41%	\$153,600	-	28%	47%	\$240,500	-	38%	46%
Average home value	\$250,371	-	102%	85%	\$192,629	-	33%	47%	\$301,324	-	37%	49%



Demographic and Market Trends

Renters

Category	2023											
	Grove City Borough				Mercer County				Pennsylvania State			
	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change	Total	%	5-Year Change	10-Year Change
Renter-occupied units	1,061	-	7%	-2%	12,673	-	2%	8%	1,605,715	-	3%	7%
Median gross rent	\$858	-	21%	35%	\$808	-	19%	32%	\$1,162	-	27%	43%
Average gross rent	\$938	-	30%	38%	\$852	-	24%	35%	\$1,274	-	28%	44%
Gross rent 30% or more of HH income	402	37.9	-6%	26%	4,742	37.4	-4%	-6%	677,507	42.2	-2%	-2%
Gross rent of \$750 or more	605	57	56%	73%	6,609	52.2	49%	118%	1,153,074	71.8	20%	43%



Property Conditions + Business Inventory

District Totals

Survey Totals:

- Total District Structures: 105
- Total Parcels in District: 147

District Totals:

- Total Est. Building Area: 1,835,372
- Total Assessed Value: \$8,565,750
- Overall Occupancy: 79.1%
- Good or Above Conditions: 68.2%



**Totals reflect parcels within the above Grove City Downtown Focus Area, District Boundary expanded after study was completed.*



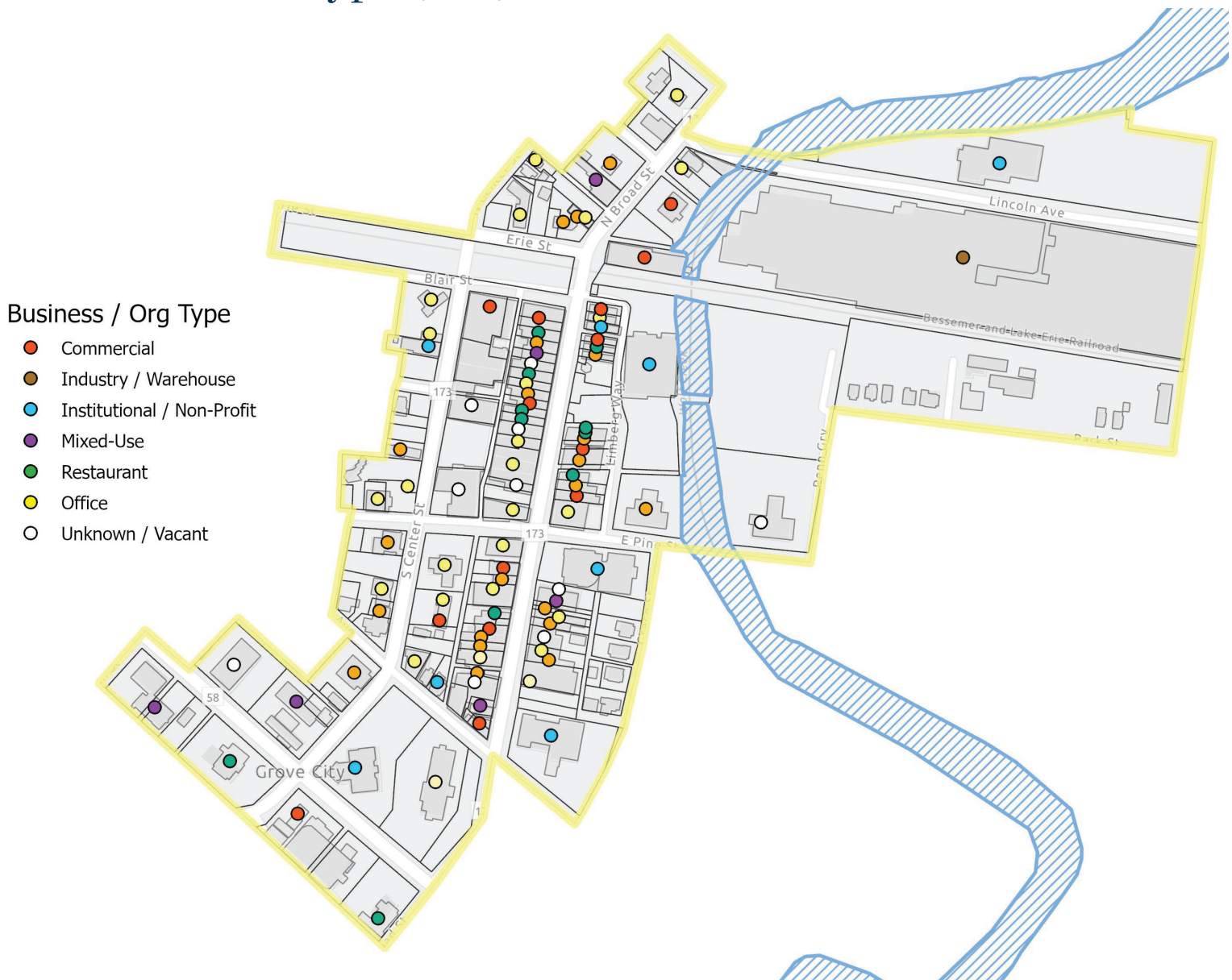
The Downtown Property & Business Survey was conducted on **September 11th & 25th, 2025.**

Property Conditions and Business Inventory

Businesses

Business Types

Q3: Business Type (106)



The *Downtown Property & Business Survey* was conducted on **September 11th & 25th, 2025**.

Retail Recruitment

1 High Demand – Strong Support – Clear Gap



Small-Format Grocery / Specialty Foods Market

Access to everyday fresh food emerged as a core need for households considering downtown living. Downtown currently lacks any full-service grocer, despite grocery spending representing one of the largest and fastest-growing consumer categories. A compact market or specialty grocer would fill a fundamental gap and strengthen downtown's position as a livable neighborhood.

“Food at Home”

2025: \$18.9M
Share: 3.3%
2030: +\$910K

Source: ESRI



Bakery / Breakfast / Café Cluster

Residents repeatedly described the need for more inviting morning and daytime destinations. Current offerings provide only limited coverage of this niche, leaving room for a true bakery or breakfast-oriented café. These formats reliably drive daytime foot traffic and help establish a more active main street.

“Food Away From Home”

2025: \$7.1M
Share: 1.3%
2030: +\$476K

Source: ESRI



Fast-Casual Global / Healthy Concepts

Interest in fresh, modern fast-casual dining—especially globally inspired or health-forward concepts—reflects a clear gap in the current restaurant mix. A contemporary fast-casual operator would diversify offerings, meet student and resident demand, and pair well with smaller downtown storefronts.

2 Strong Demand – Moderate Support – Partial Gap



Sit-Down Casual / Upscale Restaurant

Residents indicated a desire for a dining experience that offers higher quality and ambiance than the options currently downtown. While several restaurants operate in the district, none fill the role of a refined evening destination. A well-executed sit-down restaurant would elevate the dining mix and strengthen downtown's appeal for special occasions, visitors, and weekend activity.

“Food Away From Home”

2025: \$7.1M
Share: 1.3%
2030: +\$476K

Source: ESRI



Boutique Retail (Home, Gifts, Artisan Goods)

More opportunities to browse, explore unique items, and enjoy a traditional main-street shopping experience. The existing mix is heavily service-weighted, leaving few places that capture this retail character. Boutique home-goods, gifts, and artisan shops can restore balance and help define downtown's identity.

“Furniture; Housewares; Toys/ Crafts/Hobbies”

2025: \$2.1M
Share: 0.4%
2030: +\$140K

Source: ESRI



Experiential Retail / Creative Studios

Hands-on, creative experiences align with community preferences and support a more active downtown. These uses complement existing assets and encourage repeat visits.

“Fees & Admissions; Toys/ Crafts/Hobbies; Reading”

2025: \$2.2M
Share: 0.4%
2030: +\$146K

Source: ESRI

Retail Recruitment

3 Moderate Demand – Targeted Support – Strategic Gap

 Indoor Recreation / Family Entertainment Residents expressed interest in family-friendly, weather-proof activities that complement existing cultural offerings. With few entertainment venues currently downtown, concepts such as pickleball, boutique bowling, indoor courts, or simulator-based recreation would broaden the district's appeal and support weekend activity.	“Sports/Rec Equipment; Toys/Crafts/Hobbies” <table> <tr> <td>2025:</td><td>\$814K</td></tr> <tr> <td>Share:</td><td>0.14%</td></tr> <tr> <td>2030:</td><td>+\$55K</td></tr> </table> <i>Source: ESRI</i>	2025:	\$814K	Share:	0.14%	2030:	+\$55K
2025:	\$814K						
Share:	0.14%						
2030:	+\$55K						
 Pet Retail & Grooming Services Pet-related spending is steady and growing, yet current offerings are narrow. A fuller pet retail or grooming operator would help meet everyday household needs and contribute consistent foot traffic.	“Pets” <table> <tr> <td>2025:</td><td>\$1.9M</td></tr> <tr> <td>Share:</td><td>0.35%</td></tr> <tr> <td>2030:</td><td>+\$134K</td></tr> </table> <i>Source: ESRI</i>	2025:	\$1.9M	Share:	0.35%	2030:	+\$134K
2025:	\$1.9M						
Share:	0.35%						
2030:	+\$134K						

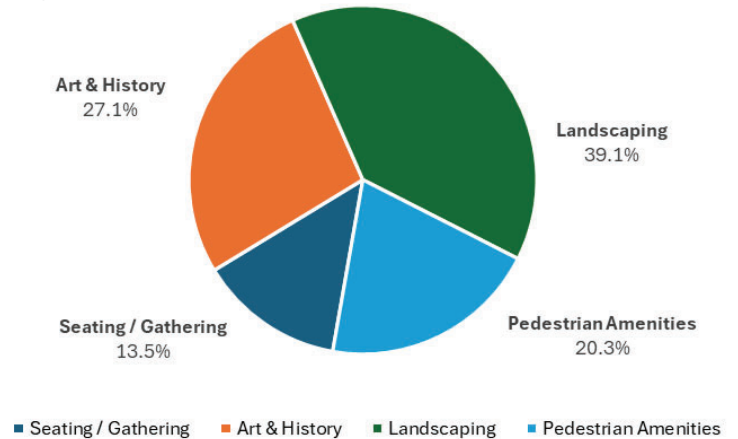
Property Conditions and Business Inventory

Placemaking

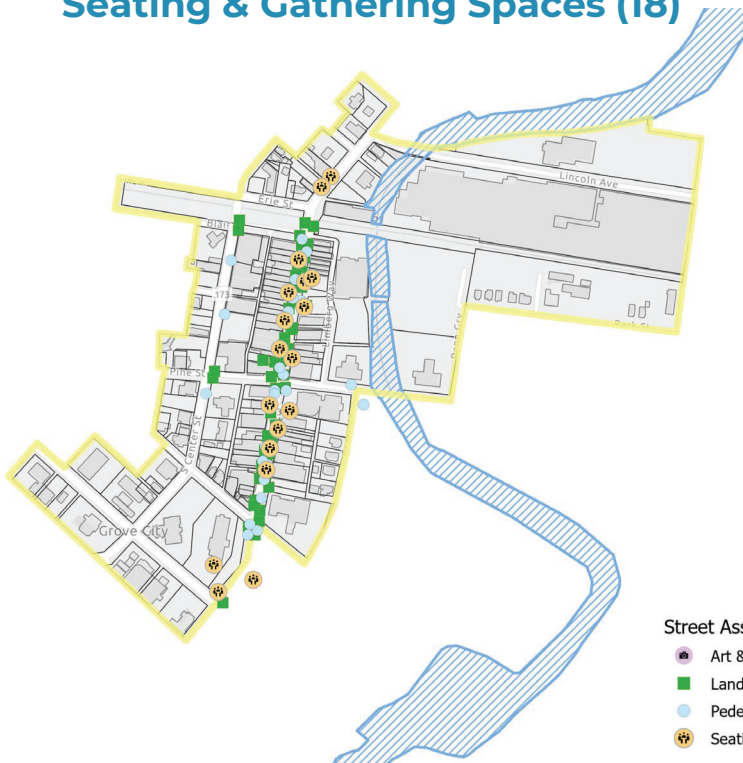
Streetscape Asset Inventory

Q2: Street Asset Type (133)

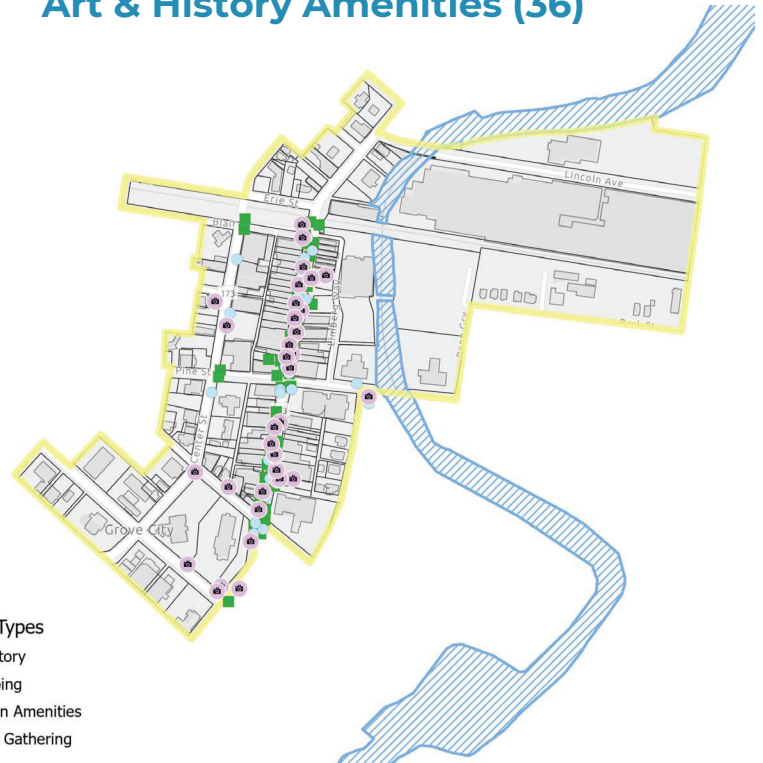
- The Downtown Grove City district features **18 Seating and Gathering spaces**, and **36 Art & History stops**.



Seating & Gathering Spaces (18)



Art & History Amenities (36)



Street Asset Types

- Art & History
- Landscaping
- Pedestrian Amenities
- Seating / Gathering



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Public Engagement Feedback

Part 1: Community Village, Living & Placemaking

Grove City Community Village

CULTURAL ASSET ANCHOR

Potential Guthrie Uses:

- Live music
- Movie theater
- Renovating the Guthrie
- Plays

“make Guthrie more accessible – classy too!”

Other Cultural Amenities:

- Art gallery
 - One comment specifically requested "a good art gallery"
- Craft/art studio
- Art classes
- Photography classes
- Cooking classes
- Dance classes
 - Desire for specifically adult classes in art, dancing, cooking, etc.

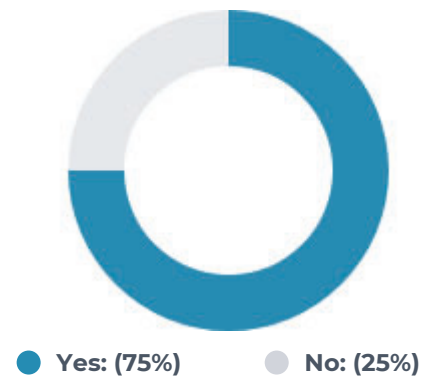
Historic Charm & Placemaking

- Elevate historic charm
- More cohesive building colors and signage
- Extend Broad St's look and feel to Center St
- General building improvement suggestions

Downtown Living

INTEREST SURVEY RESULTS

"Are you interested in living downtown?"



QUALITATIVE FEEDBACK

✓ Positive Perceptions

- "Downtown Living" was widely perceived as:
 - Condo/apartment style living
 - Walkability for most daily trips
 - Access to a bustling atmosphere

One "yes" respondent specifically noted "affordable housing" as a key factor

✗ Barriers / Concerns

- "No" respondents cited a strong preference for:
 - Quiet surroundings away from activity
 - More personal space/larger lots

Public Engagement Feedback

Part 2: Vibrancy, Entrepreneurship & Innovation

Business Attraction Strategy

TYPES OF RESTAURANTS DESIRED

Counter service/Pick-up Breakfast & Lunch

Bakery

Fast-casual

Health, convenience, and value are top priorities

Specifically mentioned: Chipotle, Cava

White tablecloth restaurant

Small plates, Mediterranean

Sit-down breakfast/lunch cafe

Ideal for meetings

Italian deli

Bagels

"I miss Nonni's!"

"Like Flip Cafe in Edinboro"

OTHER BUSINESS CONCEPTS

Outdoor beer garden

Music store

Indoor pickleball court

Antiques

Interior design

Business incubator

Local Commercial Needs

Grocery store

Specifically mentioned: Trader Joes

Specialty and locally-sourced foods

General/Convenience store

Key Insight:

Feedback on downtown living indicated a walkable grocery store to be a **necessity to consider living downtown** (

General Vision & Priorities



● More food options

● More retail

● Local businesses

Emphasis on quality

Fewer vape shops

"Experiential" businesses such as classes

"I want to park, walk, then go in and out of stores. Right now it's more commercial than retail"

"I miss Be-Gifted"

FAVORITE DOWNTOWNS

Franklin

Zelienople

Sewickley

Harmony

Corry

Public Engagement Feedback

Part 3: Programming, Connectivity & Infrastructure



Community Programming & Events



Vendor market/craft show

General entertainment

Festival/street fair

Parades

Farmers market

Winter activities



Entrepreneurship & Innovation



BUSINESS OWNER COMMENTS

Improved relationship between owners, entrepreneurs, and Borough

Clearer communication on maintenance and permitting

Financial assistance for maintenance and facades

PUBLIC REQUESTS

Extended shop hours

Business incubator



Trail & Key Asset Connectivity

WOLF CREEK NETWORK

Connect downtown to network

Wolf Creek access

Grocery stores connection

YMCA/middle school

Bike lane circling downtown

REGIONAL CONNECTIONS

Memorial Park – Hunter Park

Hunter Farm residential links

Greenwood Ave trail/bike lane

Miller Ave footbridge

Moraine State Park link

PARK & GREENSPACE

Seating/hammock spaces with view

Children's play area

More greenspace generally

Greenspace near gazebo



Parking Feedback

"10-15 minute walk was fine... if there are well-lit, safe alleys to connect parking lots"

"Many people saw issues with parking as a matter of perception, wayfinding, and cultural mindset"

Better signage is needed (perception issue)

Make church parking public Mon-Sat

Angled parking suggestions

Sidewalk connectivity to residential areas