

**FOR SALE**



**\$229,000**

## **4621 Leap Court, Hilliard, OH 43026**

- Well maintained brick office condo for sale
- Previously used as dental office
- Total of +/- 1,520 SF
- Space features 2 restrooms, 2 private offices, reception and waiting room, lab and is currently set up with 4 work stations
- Located near busy Leap Rd and Cemetery Rd intersection, just 1 mile from I-270
- Condo fee \$402 per month



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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**Customer Full****Office-Medical**

**List Number:** 223023475      **Status:** Active      **List Price:** \$229,000  
**Original List Price:** \$229,000      **VT:**  
**Parcel #:** 006376-00      **Previous Use:**  
**Use Code:**      **Tax District:** 050      **Zoning:** MEDICAL OFFICE  
**For Sale:** Yes      **For Lease:** No      **Exchange:** No  
**Occupancy Rate:**      **Mortgage Balance:**  
**Gross Income:** 0      **Assoc/Condo Fee:** 402  
**Total Op Expenses:** 0  
**NOI:** 0  
**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:**  
**Taxes (Yrly):** 6,508.86      **Tax Year:** 2022      **Possession:**  
**Assessment:**      **Addl Acceptance Cond:** None Known

**General Information**

**Address:** 4621 Leap Court      **Unit/Suite #:**      **Zip Code:** 43026  
**Between Street:** Northwest Parkway & Cemetery road      **City:** Hilliard      **Corp Limit:** Hilliard  
**Complex:**      **County:** Franklin      **Township:** None  
**Dist To Intersxn:** 1      **Mult Parcels/Sch Dis:**      **Near Interchange:**

**Building Information**

**Total Available Sqft:** 1,520      **Minimum Sqft Avail:** 1,520      **Max Cont Sqft Avail:** 1,520  
**Building Sqft:** 1,520      **Acreage:**      **Lot Size:**  
**# of Floors Above Gr:** 1      **# of Elevators:** 0      **Parking Ratio:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:**  
**Year Built:** 1988      **Year Remodeled:**      **Basement:**  
**Common Area Factor:**      **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

**Lease Rate \$/Sq Ft:** 0      **Term Desired:**  
**Expenses Paid by L:**      **Will LL Remodel:**  
**T Reimburses L:** Curr Yr Est \$/SF TRL: 0      **Finish Allow/SQFT \$:**  
**T Contracts Directly:**      **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0      **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

**Heat Fuel:**  
**Heat Type:**  
**Electric:**  
**Services Available:**  
**Building Type:**  
**Construction:**  
**Miscellaneous:**  
**Alternate Uses:**  
**New Financing:**  
**MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

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**Sold Info**

**Sold Date:**      **DOM:** 100      **SP:**  
**Concsns:**      **Sold Non-MLS:** No  
**Concession Comments:**      **SrAst:**

**Sold Non-MLS: No**

December 05, 2023

Prepared by: Randy J Best

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## Parcel



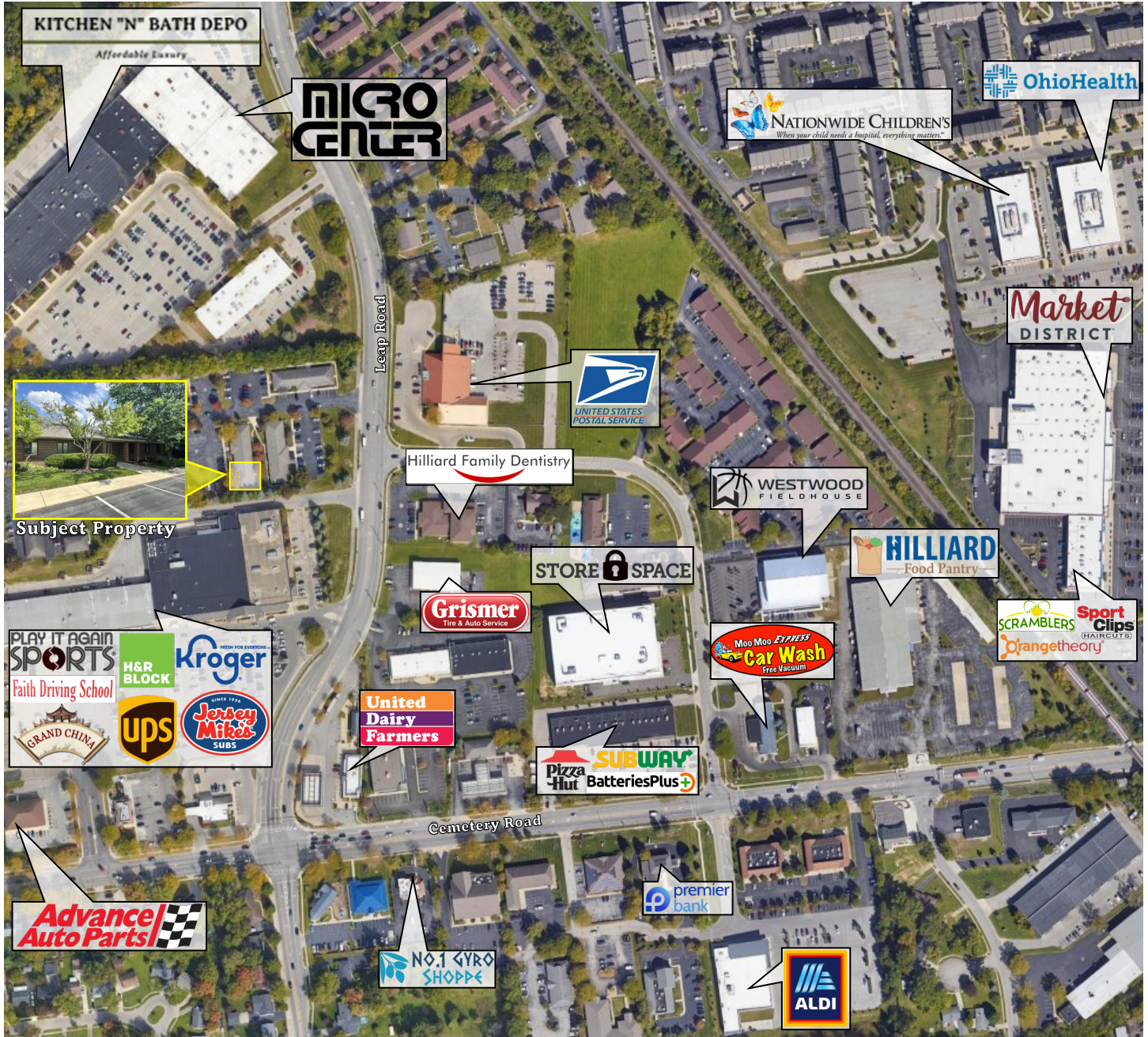
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## Amenities Page



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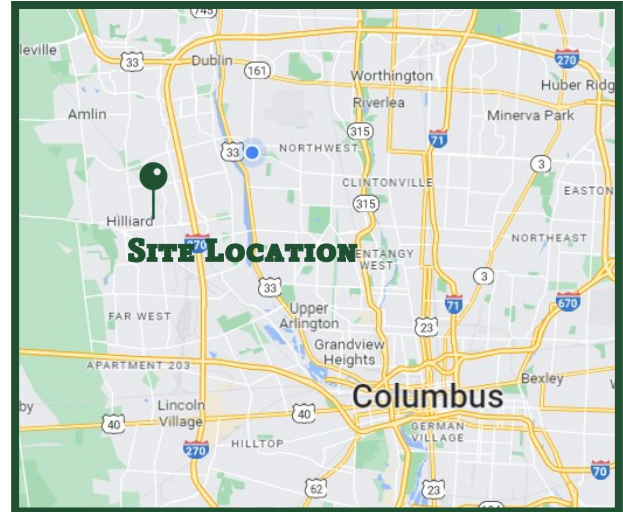


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## TRAFFIC COUNT

Street	Avg Daily Volume
LEAP RD - LEAP CT	12,856
LEAP ROAD - CEMETERY RD	14,394
CEMETERY RD - BROWN PKD	28,599



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	3,905	52,147	122,589
Households (2023) 	3,859	33,457	62,933
Avg Household Income (2020) 	\$65,561	\$91,488	\$86,886

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# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers

 **WORTHINGTON**  
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**  
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**  
**ELECTRIC**  
**POWER**

 **Huntington**

 **Whirlpool**  
CORPORATION

 **DSW**  
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**  
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.



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