

# FOR LEASE



## \$1,250/ MONTH

### 3136 S Hamilton Rd, Columbus, OH 43232

- Total of +/- 1,400 SF retail unit for lease
- Great visibility with excellent traffic count of 19,000 cars per day on Hamilton Rd.
- Very busy retail center with ample parking
- Great for retail or office use
- Rear lot access



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE  
NOAH KAHKONEN  
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**Customer Full****Commercial-Retail**

**List Number:** 222001842      **Status:** Active      **List Price:** \$1,250  
**Listing Service:**      **Original List Price:** \$1,250      **List Price Sqft:** \$0.89  
**VT:**  
**Parcel #:** 184063      **Previous Use:**  
**Use Code:**      **Tax District:** 530      **Zoning:**  
**For Sale:** No      **For Lease:** Yes      **Exchange:** No  
**Occupancy Rate:**      **Mortgage Balance:**  
**Gross Income:** 0      **Assoc/Condo Fee:**  
**Total Op Expenses:** 0      **Addl Acc Cond:** None Known  
**NOI:** 0  
**Tax Abatement:** No      **Abatement End Date:**      **Tax Incentive:** No  
**Taxes (Yrly):** 19,974.9      **Tax Year:**      **Possession:** Immediately  
**Assessment:**

**General Information**

**Address:** 3136 S Hamilton Road      **Unit/Suite #:**      **Zip Code:** 43232      **Tax District:** 530  
**Between Street:** Refugee Rd & Reinbeau Dr      **City:** Columbus      **Corp Limit:** Columbus  
**Complex:**      **County:** Franklin      **Township:** None  
**Dist To Interchange:**      **Mult Parcels/Sch Dis:**      **Near Interchange:**

**Building Information**

**Total SqFt Available:** 1,400      **Minimum Sqft Avail:** 1,400      **Max Cont Sqft Avail:** 1,400  
**Bldg Sq Ft:** 37,742      **Acreage:** 3.74      **Lot Size:**  
**# Floors AboveGround:** 1      **# Units:**      **Parking Ratio/1000:**  
**# of Docks:** 0      **# Drive-In Doors:** 0      **Total Parking:**  
**Year Built:** 1979      **Year Remodeled:**      **Bay Size:**  
**Traffic CountPerDay:**      **Ceiling Height Ft:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 1,250      **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:**      **Sewer:**  
**Heat Type:**      **Electric:**  
**Electric:**      **Misc Int & Ext Info:**  
**Services Available:**  
**Construction:**  
**Sprinkler:**  
**Mult Use:**  
**New Financing:**      **MLS Primary PhotoSrc:** Realtor Provided

**Property Description**

Total of +/- 1,400 SF retail unit for lease Great Visibility with excellent traffic count of 19,000 cars per day on Hamilton Rd. Very busy retail center with ample parking Great for retail or office use

**Sold Info**

**Sold Date:**      **DOM:** 1      **SP:**  
**Sold Non-MLS:** No  
**Sold Non-MLS:** No      **SrCns:**      **SrAst:**

**Sold Non-MLS:** No  
**January 21, 2022**

**Prepared by: Randy J Best**

*Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Randy J Best on Friday, January 21, 2022 10:42 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*



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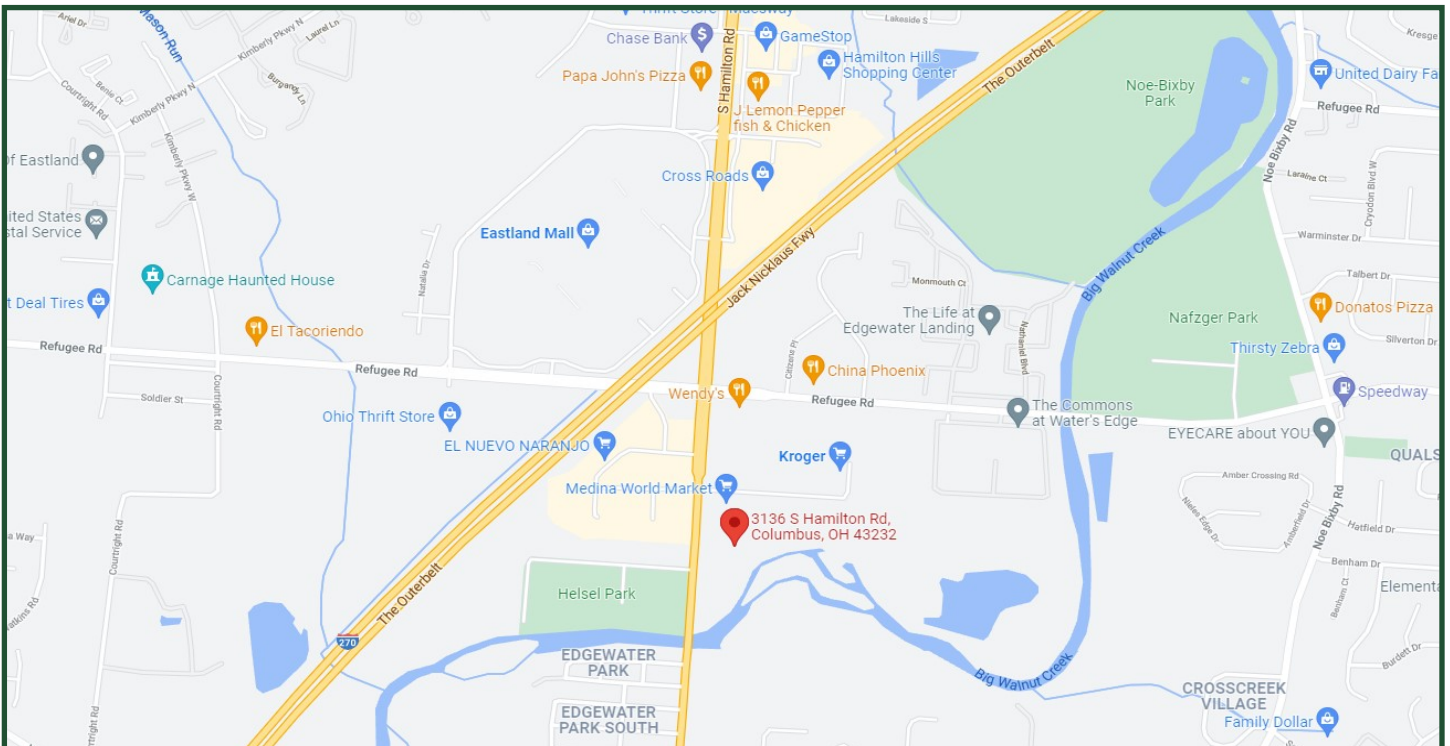
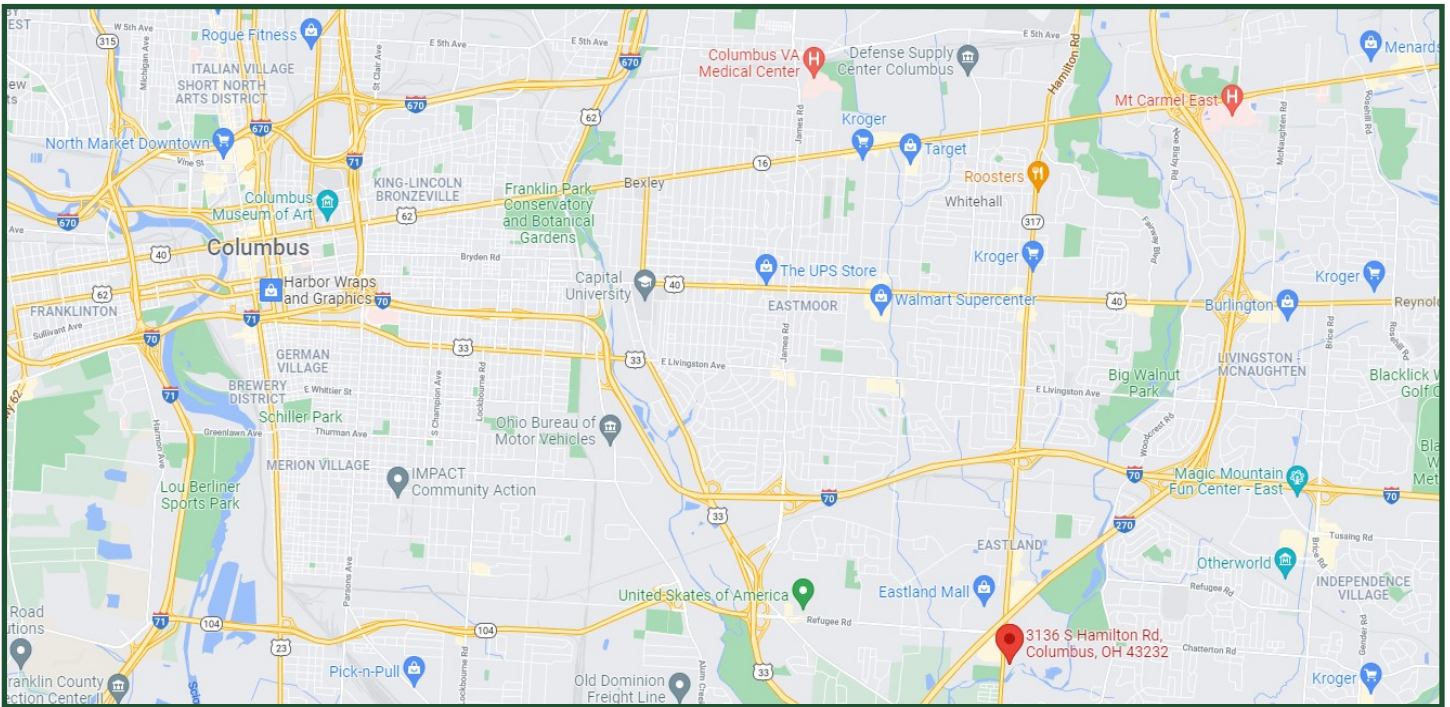
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# COLUMBUS

## 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



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