

FOR LEASE

Available



\$8.50/SF NNN

4417 E Main Street, Whitehall, OH 43213

- Commercial space available +/- 3,000 SQ FT.
- Multiple different uses possible.
- Open Area with 2 offices, back storage area and restroom
- This unit is located along busy Main Street.
- Tenant pays own utilities and CAM charges



Click Here for Video

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREAL ESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREAL ESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Aerial

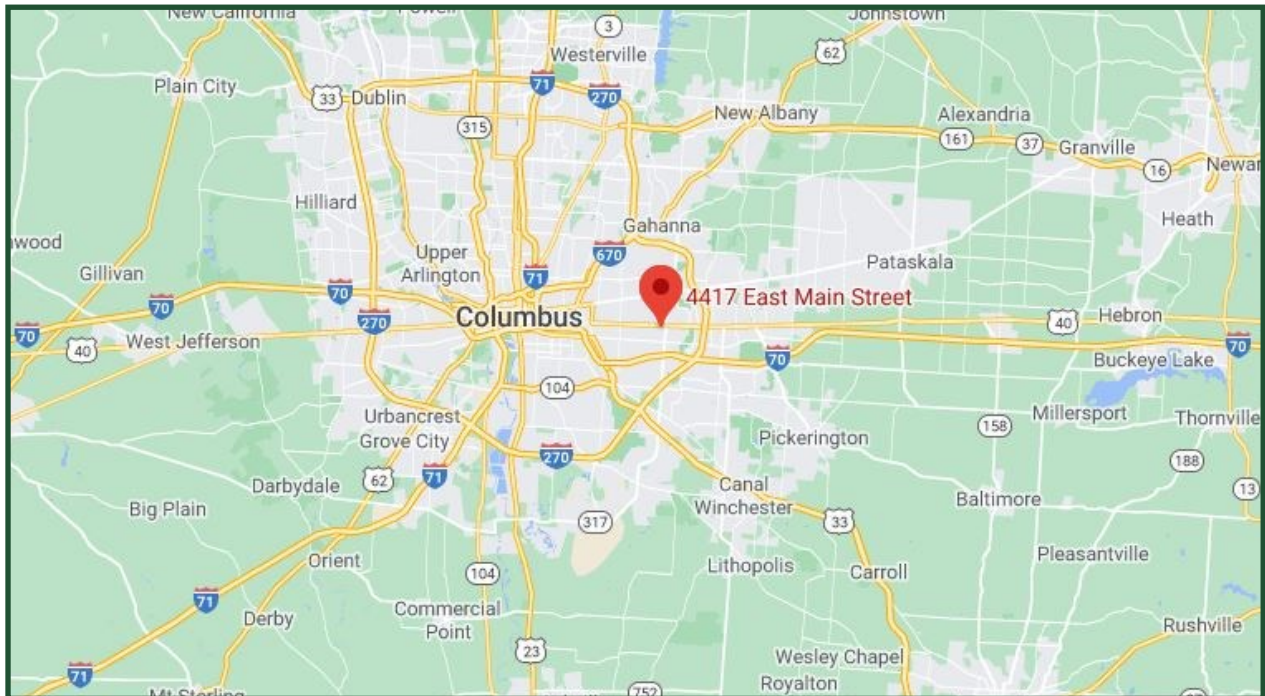
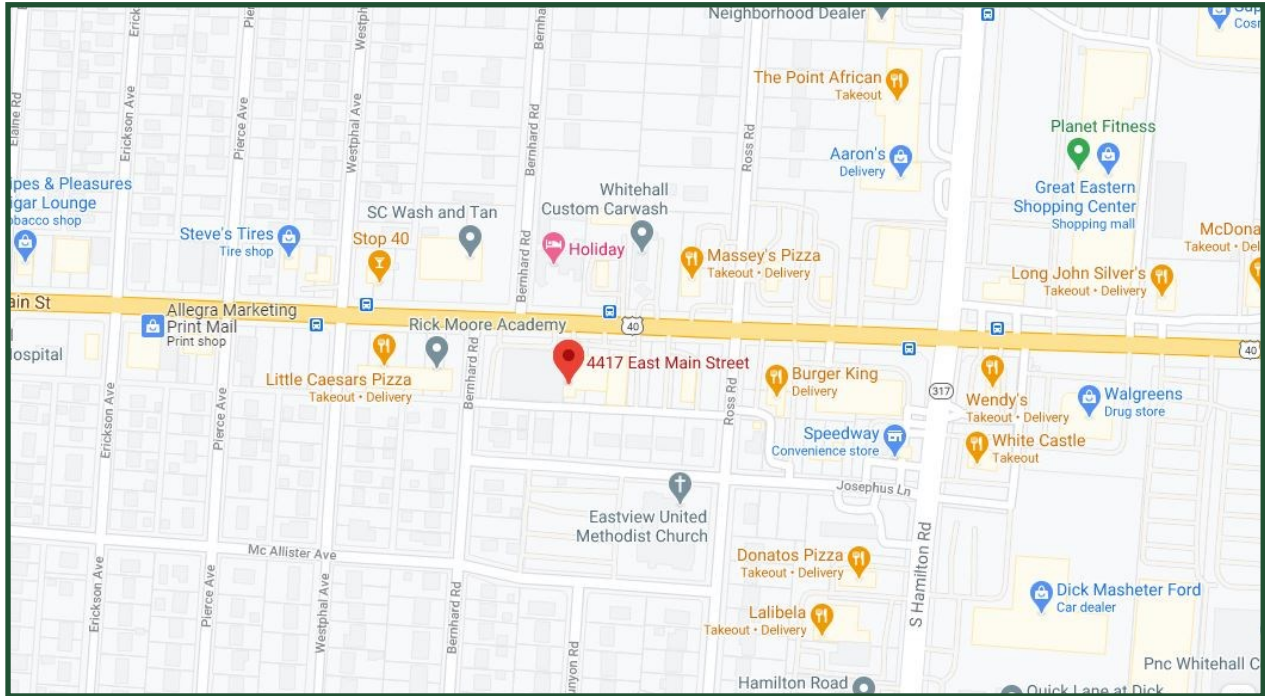


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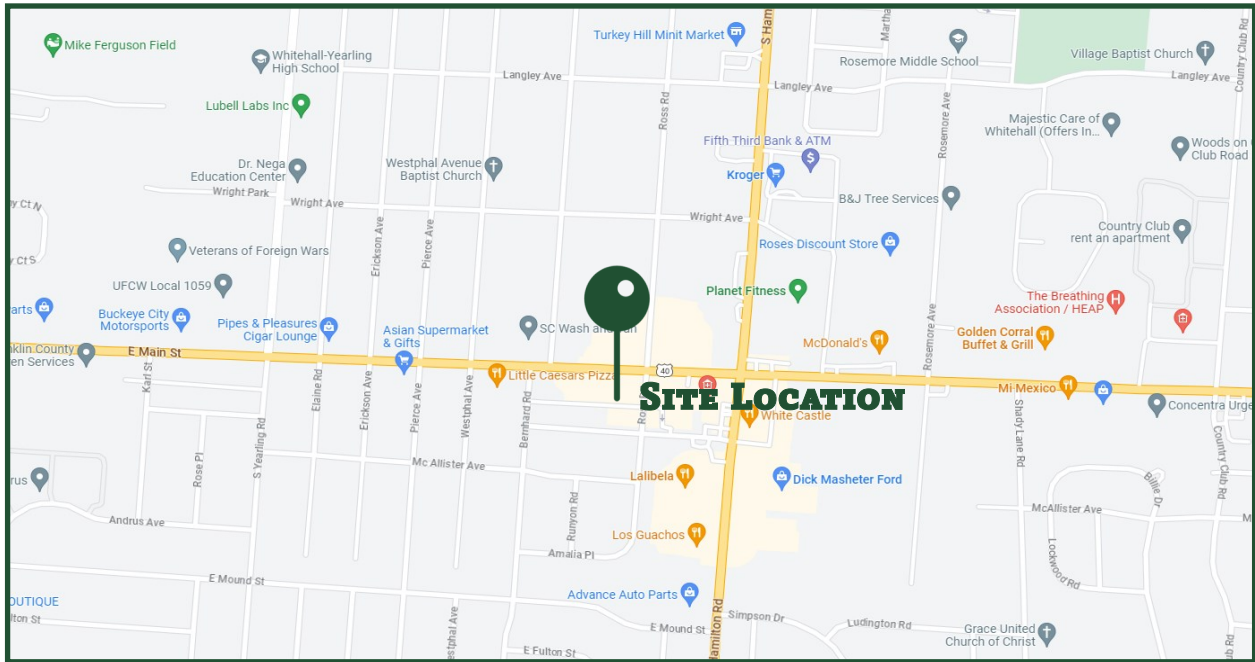
Amenities



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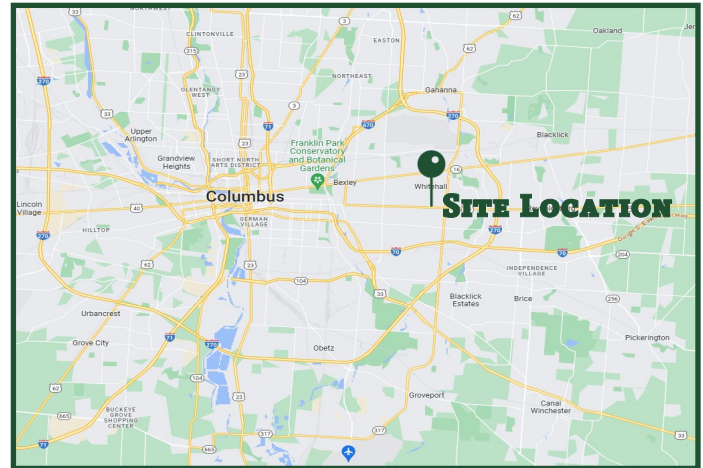


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TRAFFIC COUNT

| Street | Avg Daily Volume |
|-----------------------------|------------------|
| S HAMILTON RD— E MAIN ST | 18,603 |
| E MAIN ST— WESTPHAL AVE | 20,935 |
| E MAIN ST—ROSS RD | 17,113 |



DEMOGRAPHICS

| | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|---|---------------|----------------|----------------|
| Population (2022)  | 9,478 | 72,965 | 170,833 |
| Households (2022)  | 6,049 | 41,069 | 87,043 |
| Avg Household Income (2022)  | \$43,176 | \$46,183 | \$52,240 |

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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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