

FOR LEASE



AVAILABLE

\$22/ SF NNN

4333 Cosgray Road, Hilliard, OH 43026

- Neighborhood retail center.
- 1,244+/- Sq. Ft. available.
- NNN currently at \$7.00/ Sq Ft.
- Excellent visibility and signage.
- Former Pizza shop, all equipment available for lease at an additional \$500.00/ Month.
- Growing neighborhood with many new developments in the area.
- Join other business's: K Cleaners, Allstate Insurance, Overtime Sports Pub, Mighty Mick's Gym, Cam's Nail Boutique, and Mop Barber Shop.



BEST CORPORATE REAL ESTATE
RANDY BEST, SIOR, CCIM
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
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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 View



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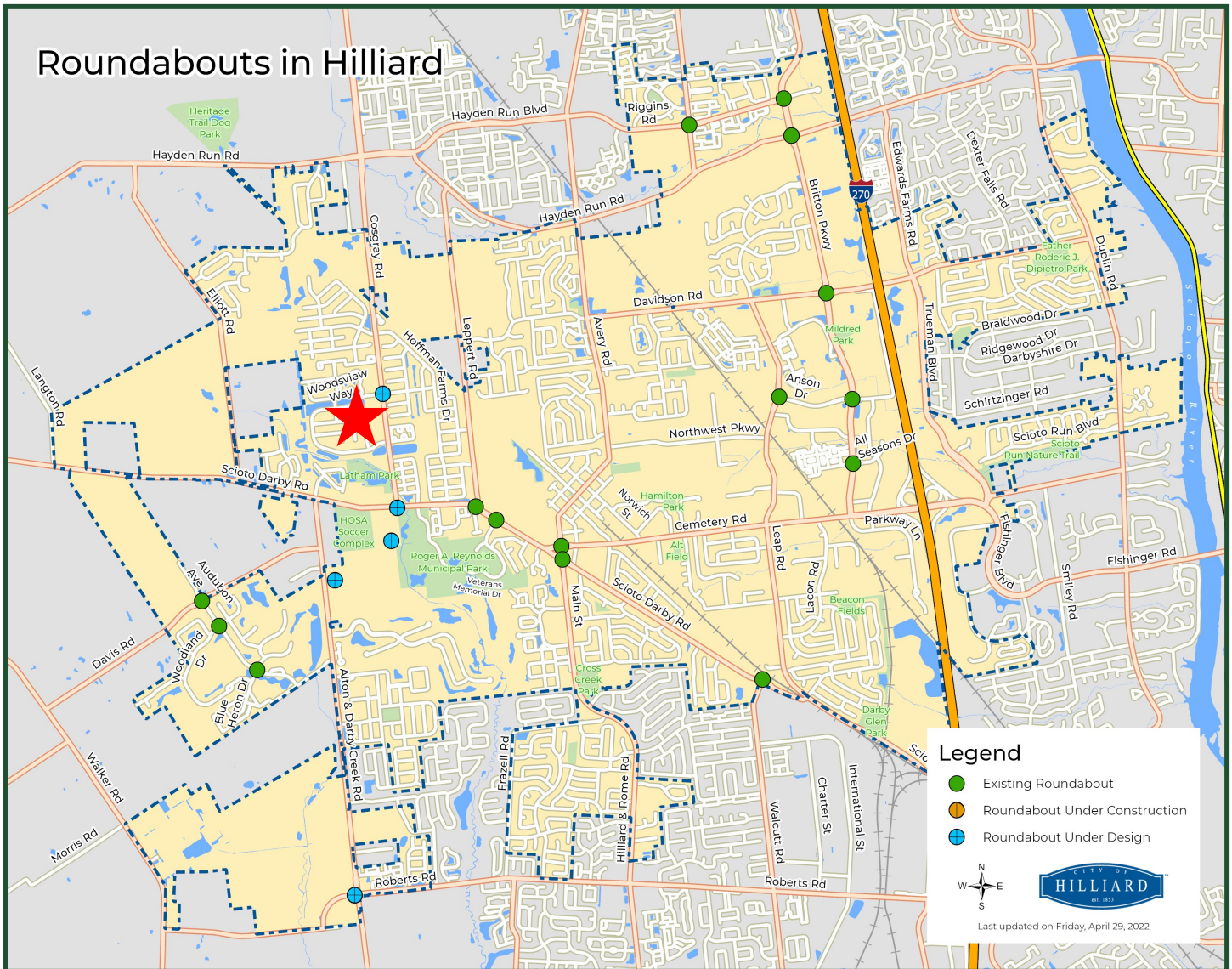
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Hilliard Traffic Map

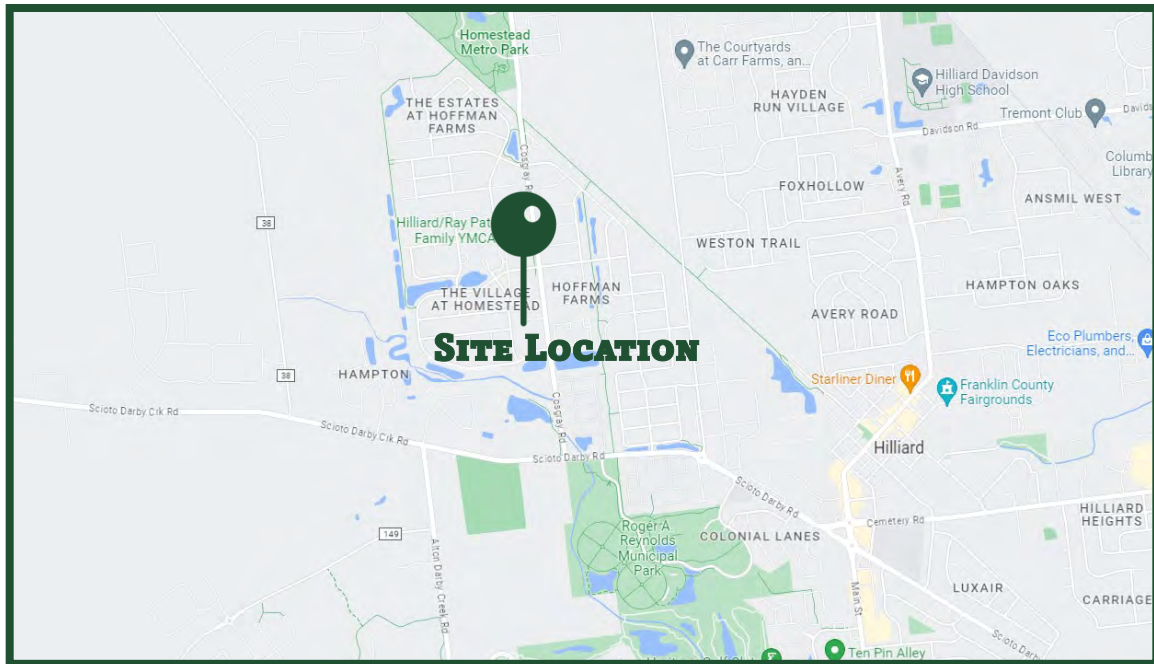


 = SITE LOCATION

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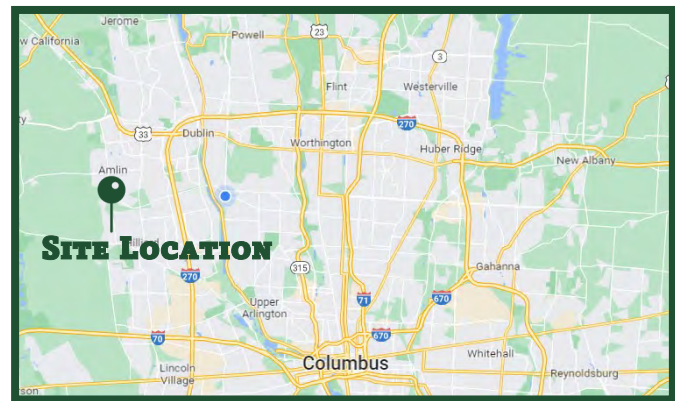


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
COSGRAY ROAD - COVENTRY BEND DR	12,977
COSGRAY RD - WOODSVIEW WAY	7,073
WOODSVIEW WAY- CREEKBEND DR	3,293



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		3,518	28,839	81,872
Households (2020)		3,695	18,530	38,110
Avg Household Income (2020)		\$96,822	\$89,746	\$87,460

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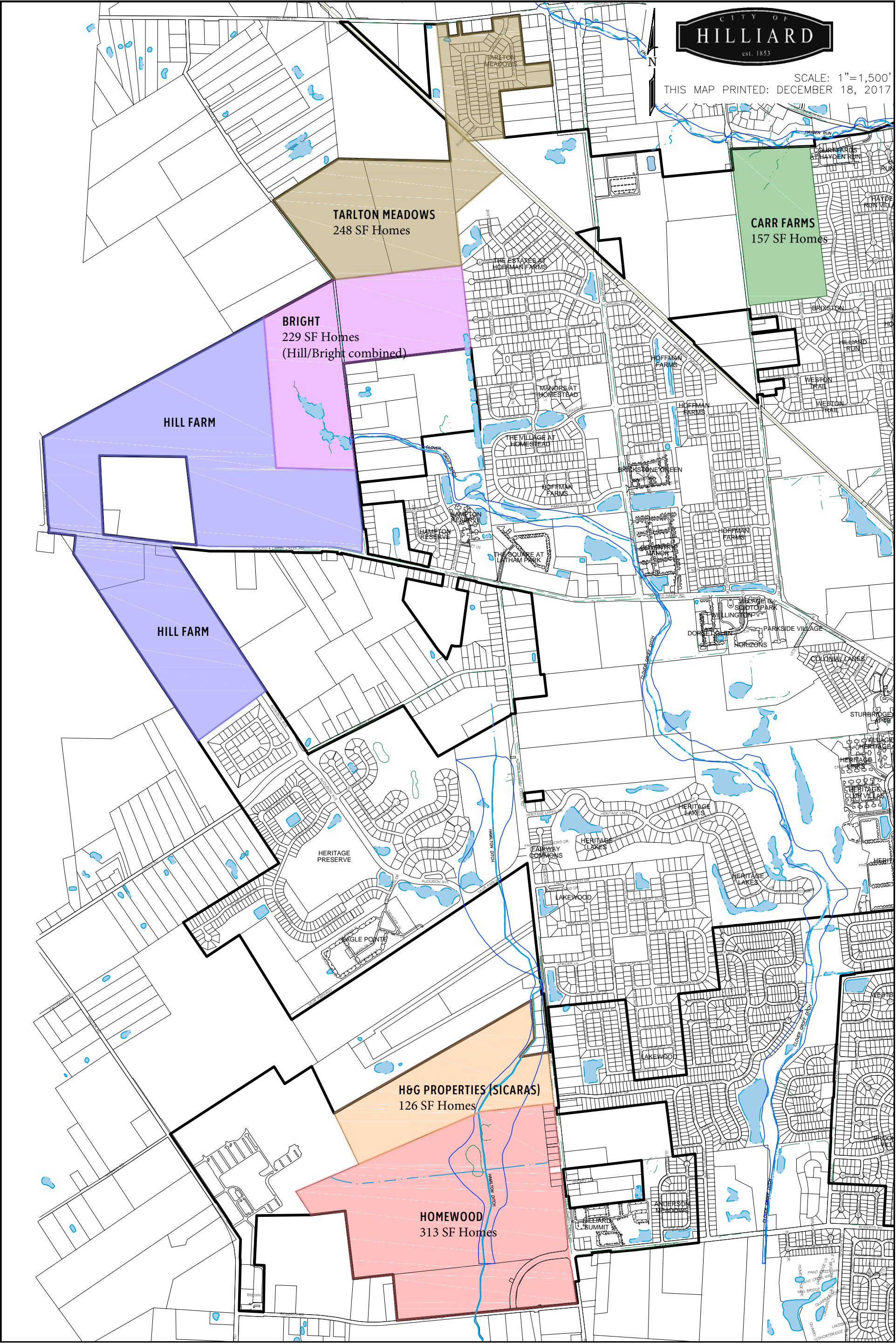


NOTE: This concept was developed with publicly available Franklin County GIS information, not a surveyed base. All dimensions and site layout are approximate.





SCALE: 1"=1,500'
THIS MAP PRINTED: DECEMBER 18, 2017



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Living in Hilliard



Hilliard has a growing population of nearly 38,157 residents.



Nearly 1,104 businesses call Hilliard home.



Hilliard median household income is more than \$97,485 per year.



Hilliard ranked No. 10 among the hottest zip codes in the country by Realtor.com in 2017.



95 percent of Hilliard's residents reported they feel safe in a community survey.



77 percent of residents in Hilliard own their homes.



Hilliard's School district is Ohio's eighth largest with more than 16,600 students.



There are 52 college and university campuses in the Central Ohio region.



Hilliard students speak at least 56 different languages and are from 68 different countries.

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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



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

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