

# FOR LEASE



**\$19.90/SF MG**

## **3596-3600 Main Street, Hilliard, OH 43026**

- Located off of busy Main Street in Hilliard
- Excellent visibility from road, and convenient parking available.
- Possible daycare use.
- +/- 2,184 Sq Ft of Office Space Available:

Suite 1: Occupied

Suite 2: 920 Sq Ft (\$19.90/SqFt MG)

Suite 3: 483 Sq Ft (\$19.90/SqFt MG)

Suite 4: 781 Sq Ft (\$19.90/SqFt MG)



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## Property Information

### LEGAL

Legal Property Description: **Office**  
Price: **\$19.90/Sq Ft Modified Gross**  
Parcel: **050-000540**  
Occupancy: **Not Occupied**

### LAND

Land Acreage: **.185**  
Current Zoning: **C**  
Designated Use: **Commercial**

### STRUCTURAL

Building Square Footage: **3,652 Sq Ft**  
Unit Square Footage: **3,652 Sq Ft**  
Floors Above Ground: **1**  
Year Built: **1961**

### ADDITIONAL INFO

Drive-in Doors: **0**  
# of Docks: **0**  
Lot Specifics: **Designated Parking Lot**  
HVAC: **Traditional**  
Water System: **Public**  
Sewer System: **Public**

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## Estimated Drive Times

### Local Locations

### Drive Time in Minutes (Miles Away)

Closest Gas Station (Circle K)	<1 (<.1)
Closest Grocery Store (Kroger)	5 (1.7)
Closest Restaurant (Jimmy Johns)	<1 (.2)
Closest Pharmacy (Walgreens)	1 (.4)
Closest Hospital (Dublin Methodist)	13 (6.8)
Closest POI (Old Hilliard)	2 (.6)

### Regional Locations

The Ohio State University	21 (7.7)
Downtown Columbus	22 (12.9)
Easton Town Center	34 (23.7)
Polaris Mall	25 (18.4)
Lower.com Field (Columbus Crew)	19 (11.2)
Nationwide Arena (Blue Jackets)	20 (11.4)
North High Street (Location)	21 (11.8)
Columbus Zoo and Aquarium	23 (14)
Zoombezi Bay Waterpark	23 (14)
Franklin Park Conservatory	28 (15.6)
COSI	21 (12.3)

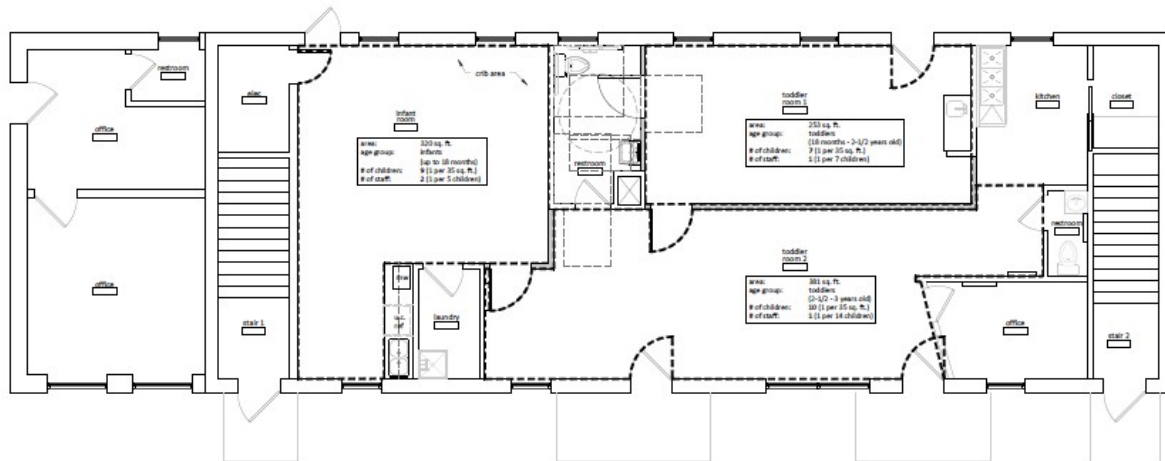
[GOOGLE MAPS \(Link\)](#)

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## Potential Proposed Layout for Daycare

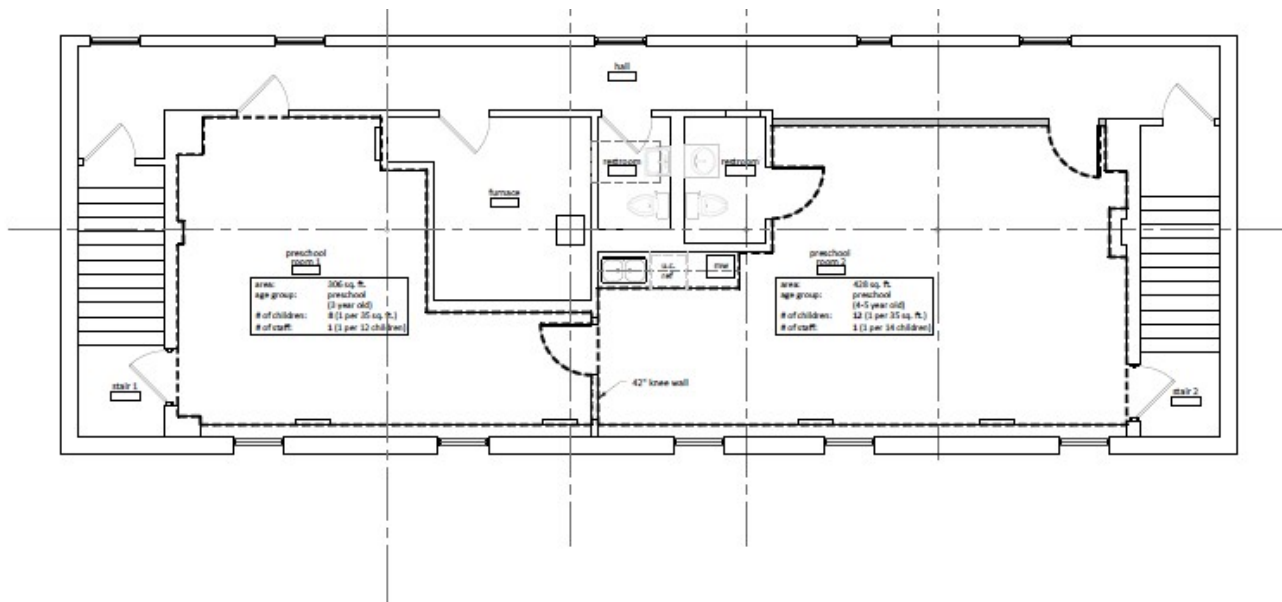


infants: 9  
toddlers: 18  
staff: 4



ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

1/4" = 1'-0"



preschoolers: 20  
staff: 2



ARCHITECTURAL FLOOR PLAN - BASEMENT

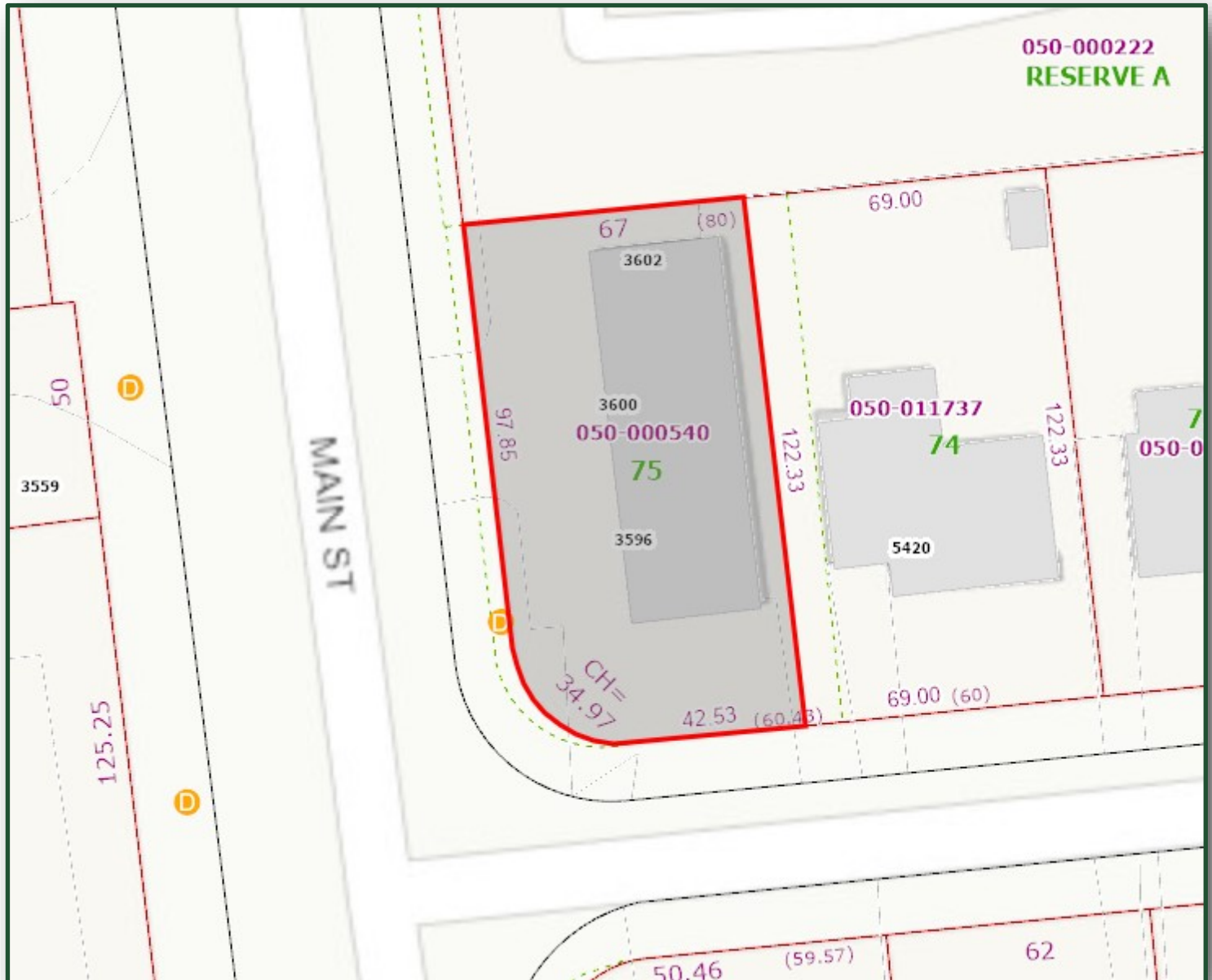
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## Parcel View



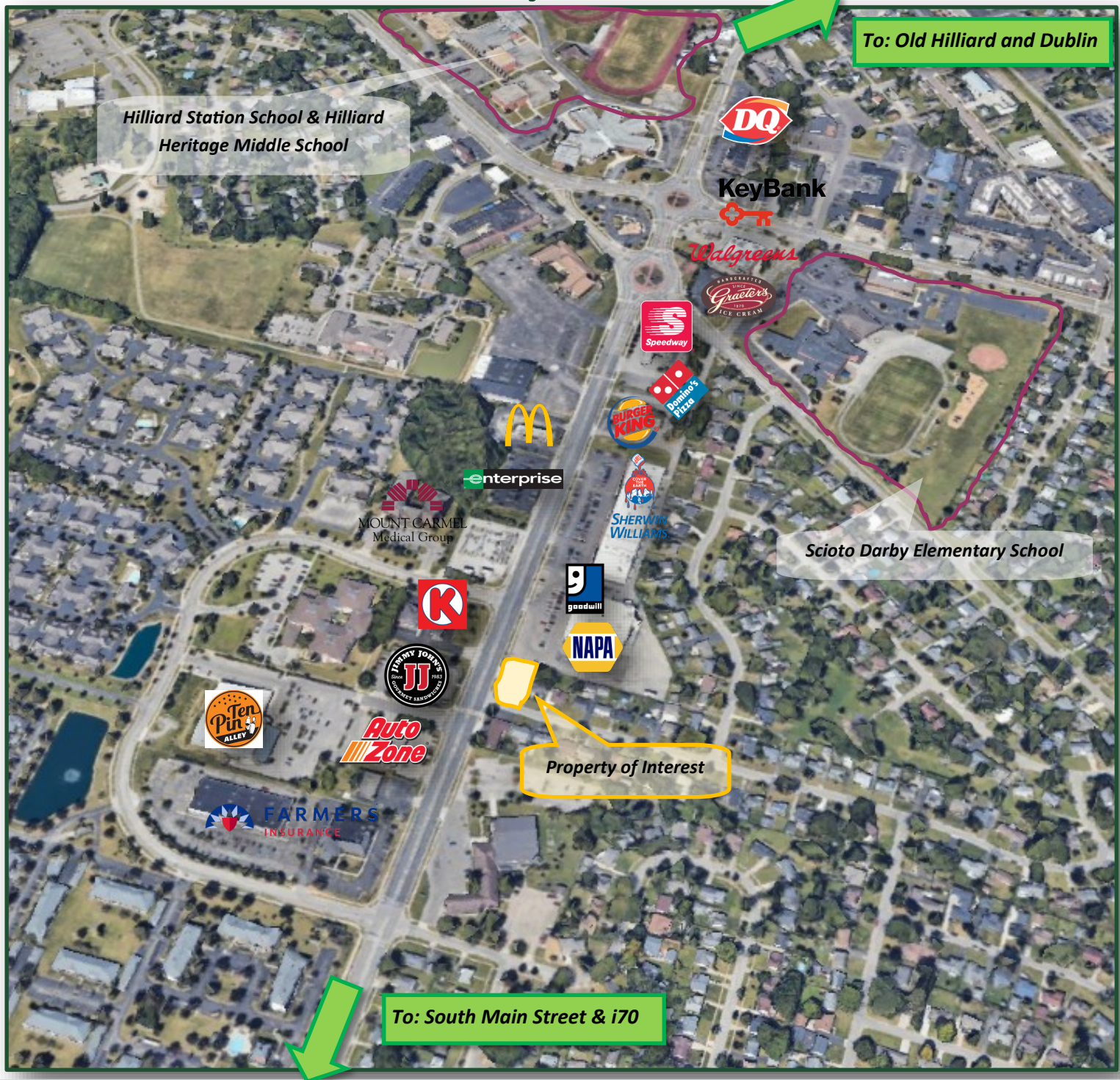
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## Nearby Amenities



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## SITE LOCATION

## TRAFFIC COUNT

Street

Avg Daily Volume

Main Street  
(Southbound)

18,284

Main Street  
(Northbound)

17,056

Heritage Club Drive

9,262

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

WITHIN 1 MILE

WITHIN 3 MILES

WITHIN 5 MILES

Population (2020)



6,925

50,992

99,317

Households (2020)



8,543

26,787

49,582

Avg Household  
Income (2020)



\$86,319

\$84,044

\$88,962

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## Regional Overview

Hilliard is a suburb of Columbus in Franklin County and is one of the 'best places' to live in Ohio. Living in Hilliard offers residents a sparse suburban feel and most residents own their homes. In Hilliard there is no shortage of activities; from their multiple sports complexed, to coffee drinking tours in Old Hilliard. The Hilliard City School District is highly accredited, and popular amongst Franklin County residents. The City offers many small and quaint shopping options, all the way to big corporate names such as Target, Walmart, Dick Sporting Goods, and many others. The City of Hilliard offers many new and upcoming businesses as well, allowing for development opportunities, along with the area's expansion.



**37,114**

Population(2020)



**13,887**

Households (2020)



**\$116,287**

Median Household Income  
(2020)

### Popular Local Amenities

- Roger A. Reynolds Municipal Park
- 41 Miles of outdoor trails for walking, biking, and hiking
- Old Hilliard events and dining
- Bo Jackson Elite Sports Facility
- Early Television Museum
- HOSA Soccer Complex
- Historical Village at Weaver Park
- Ten Pin Alley

## Top Employers



PLUMBERS  
ELECTRICIANS  
HVAC TECHNICIANS



**SUTPHEN**





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