

# FOR LEASE



## \$13.00/SF NNN

### 3108 Scioto Darby Executive Court, Hilliard, Ohio 43026

- Office Warehouse/Flex.
- 1,200 +/- SF unit available.
- Unit includes 400 +/- SF office space.
- Unit offers 400 +/- SF of Mezzanine space (not included in 1,200 SF)
- Located near Roberts Road and I-270.
- Operating expenses of \$4.06/SF.
- Available Feb 1st, 2025.
- Each unit has separate utilities, office, restroom, and 12'x 12' drive-in door with opener.



\* Owner is a licensed real estate agent in the State of Ohio.

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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**



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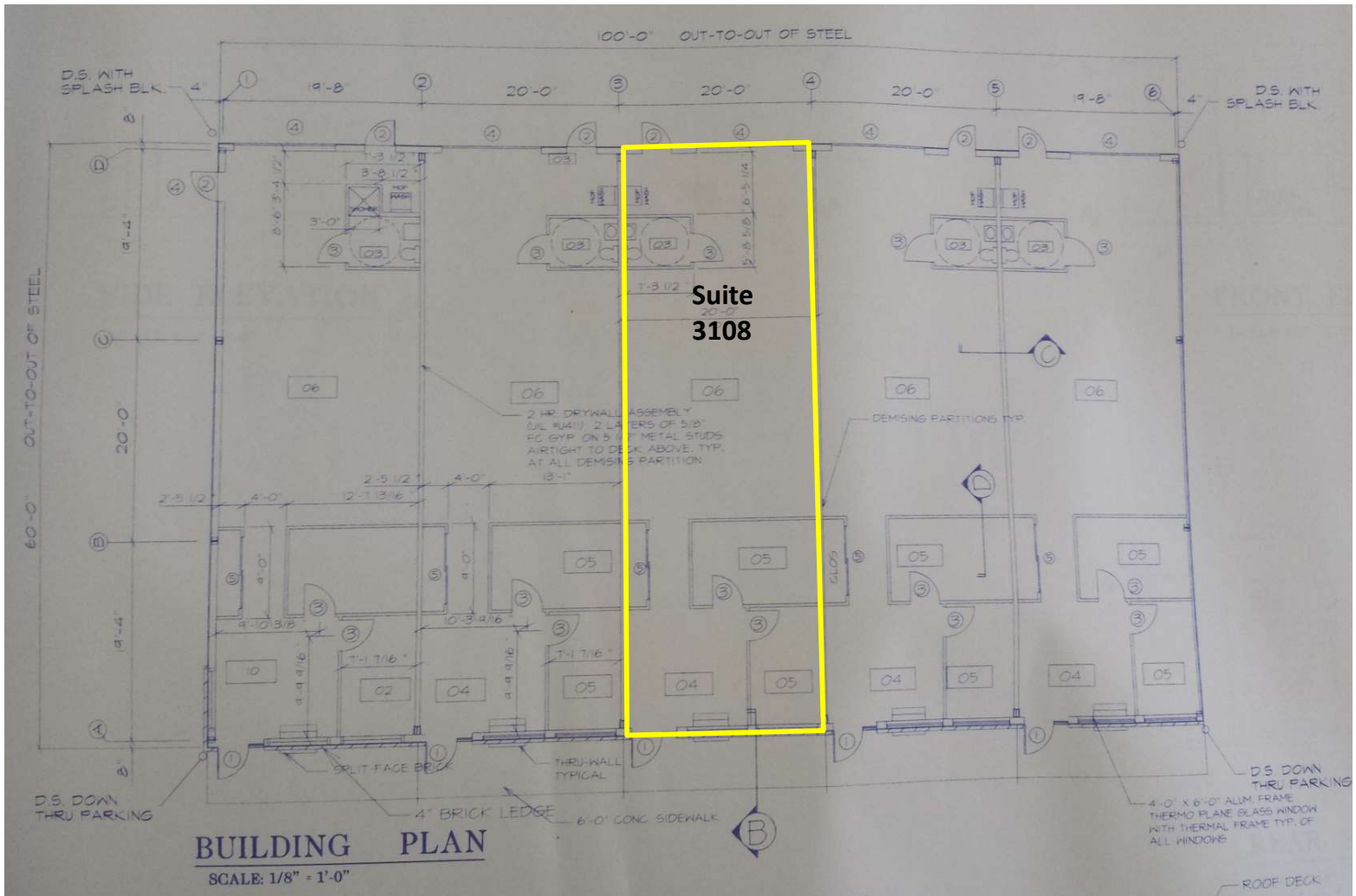


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# 3080 – 3116 Scioto Darby Executive Ct

## 3108 Floor Plan



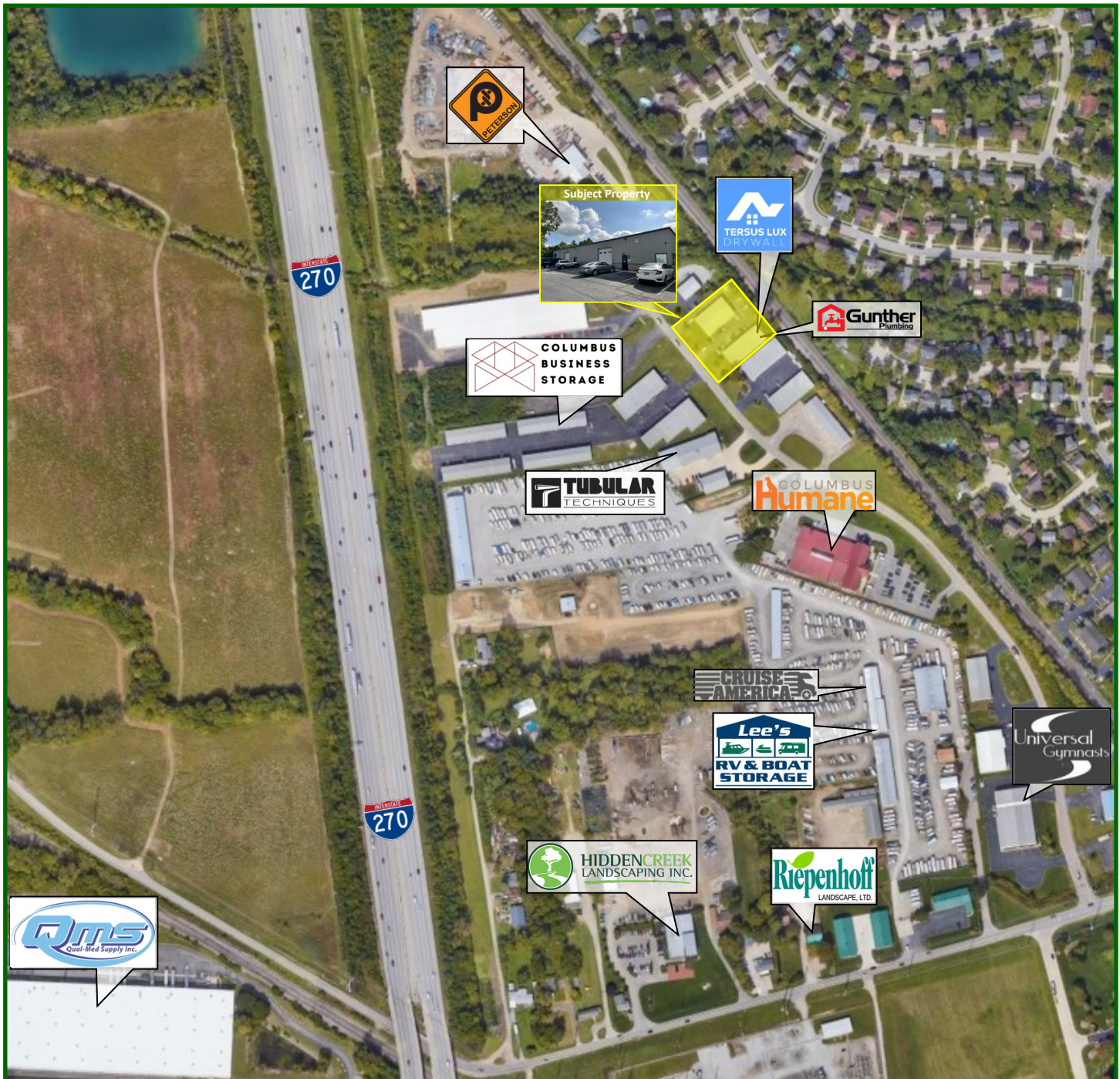
**Suite 3108 = 1,200 SF Available for Lease**  
**Plus an additional 400+/- SF of mezzanine**

*Full plans are available for review*



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## Amenities

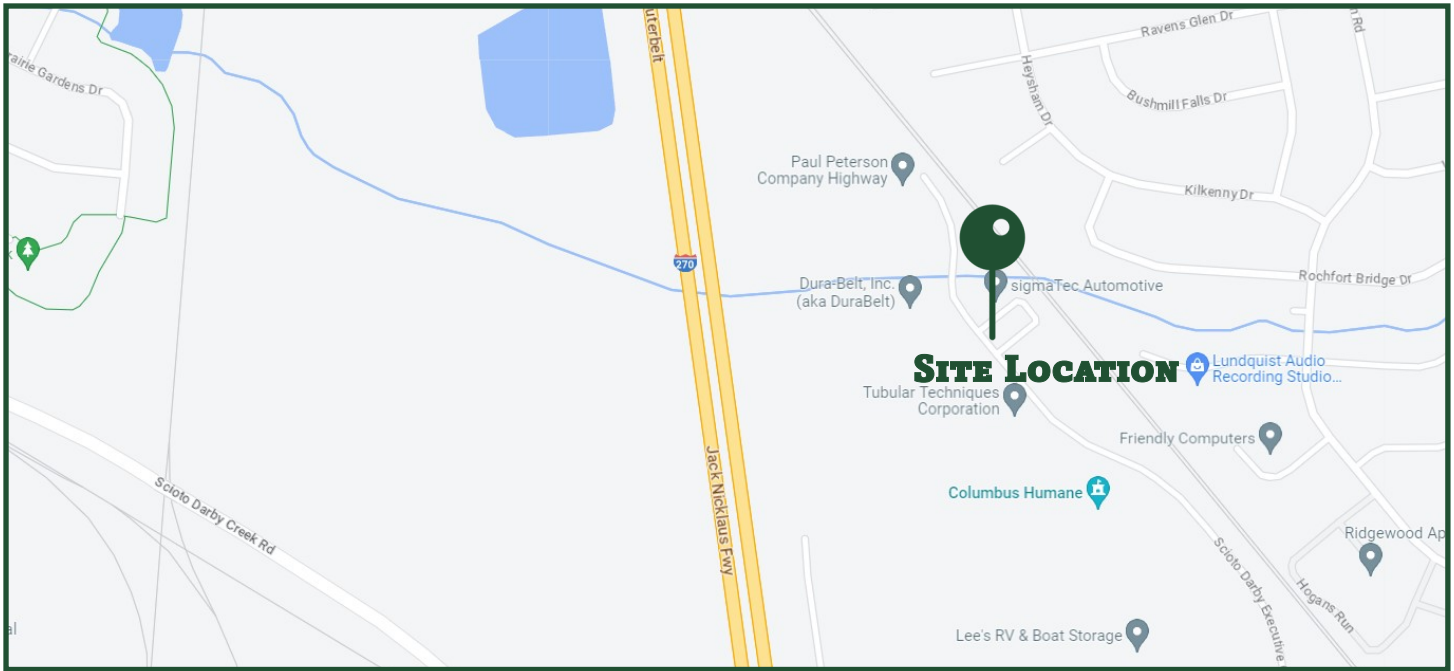


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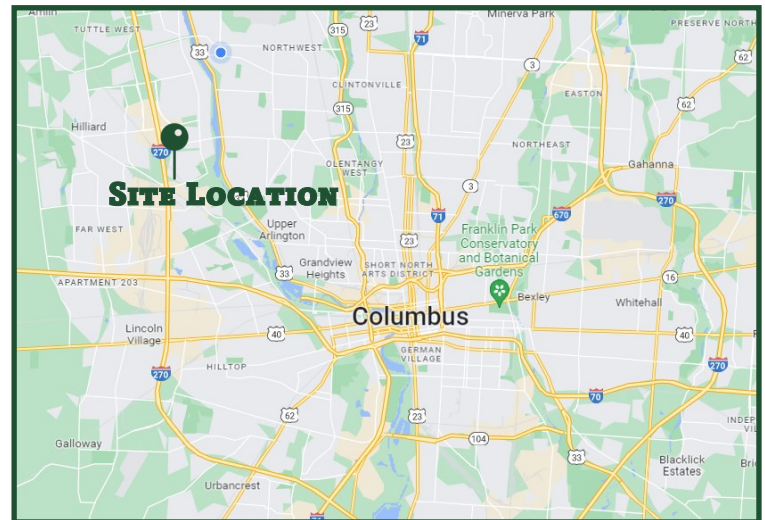
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## TRAFFIC COUNT

Street	Avg Daily Volume
SCIOTO DARBY CREEK RD - SCIOTO DARBY EXECUTIVE CT	9,678
DUBLIN RD SCIOTO - DARBY CREEK RD	15,982
SCIOTO DARBY CREEK RD - DUBLIN RD	10,978



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		3,926	45,331	141,576
Households (2020)		5,743	25,480	75,917
Avg Household Income (2020)		\$84,459	\$88,834	\$85,400

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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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