

FOR LEASE



\$1,200/MONTH MG

3596-3600 Main Street, Hilliard, OH 43026

Commercial Space For Lease in Hilliard, Ohio

- Space available—Lower Level $\pm$ 781 Square Feet
- Affordable and flexible commercial space near Old Hilliard/Main Street.
- Private entrance, perfect for service oriented businesses. Newly refurbished and in move-in ready condition.
- Excellent visibility from Main Street and convenient parking access available.

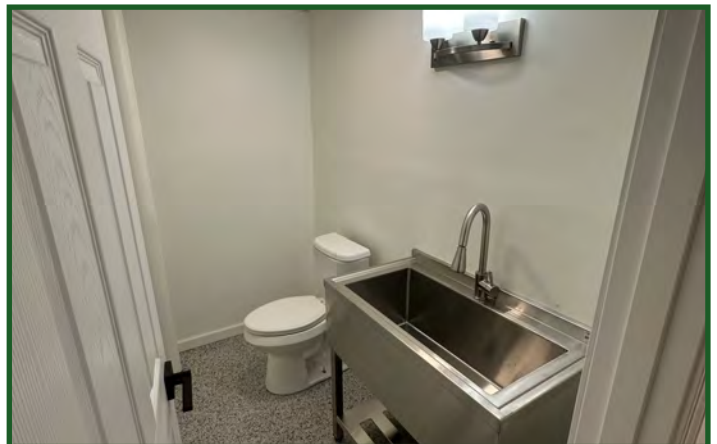
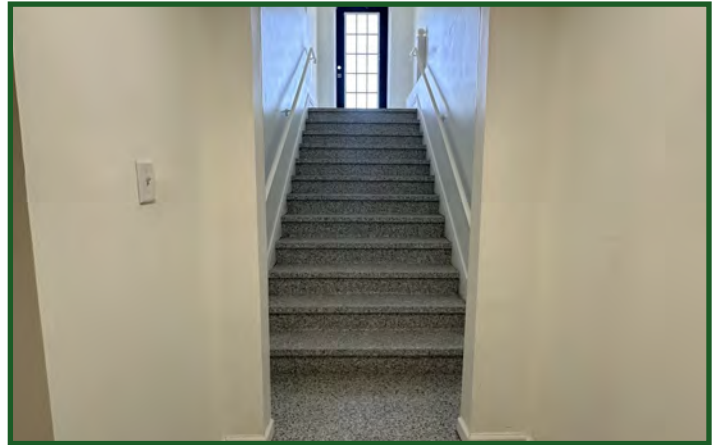
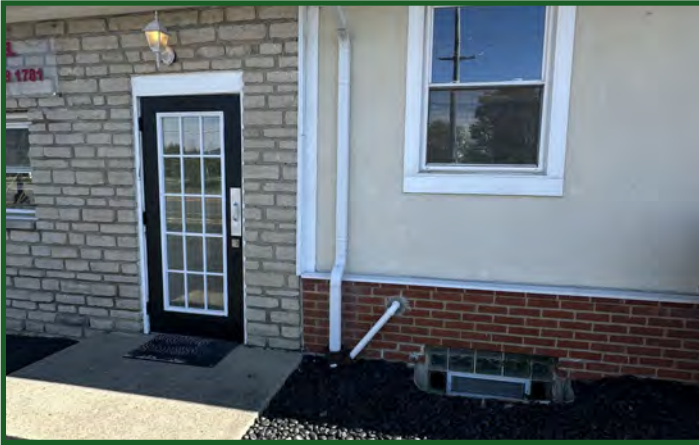


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Property Information

LEGAL

Legal Property Description:	Commercial/Office
Price:	\$1,200/Month Modified Gross
Parcel:	050-000540-00
Possession:	Immediate

LAND

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

STRUCTURAL

Building Square Footage:	± 3,652 Sq Ft
Available Square Footage:	± 781 Sq Ft
Floors Above Ground:	Lower-Level Available Only
Year Built:	1961

ADDITIONAL INFO

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

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

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

Regional Locations

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

[GOOGLE MAPS—Click Here](#)

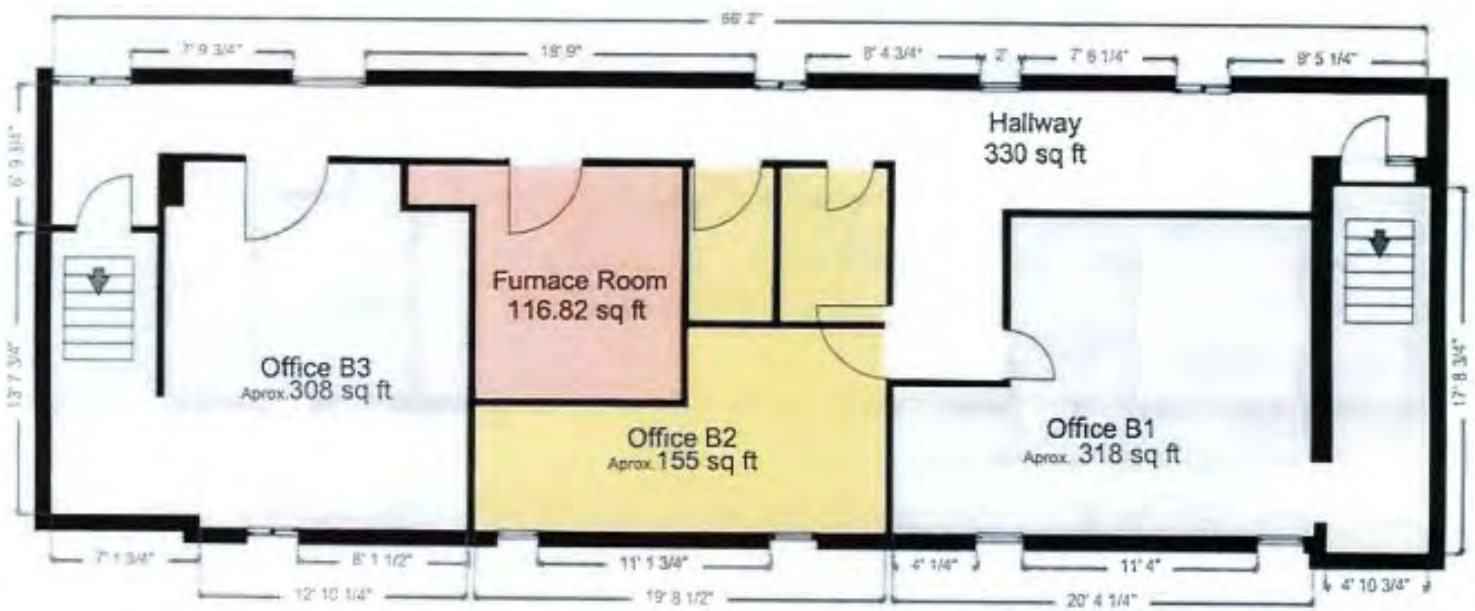
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Floor Plan

Lower Level Available



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Parcel View

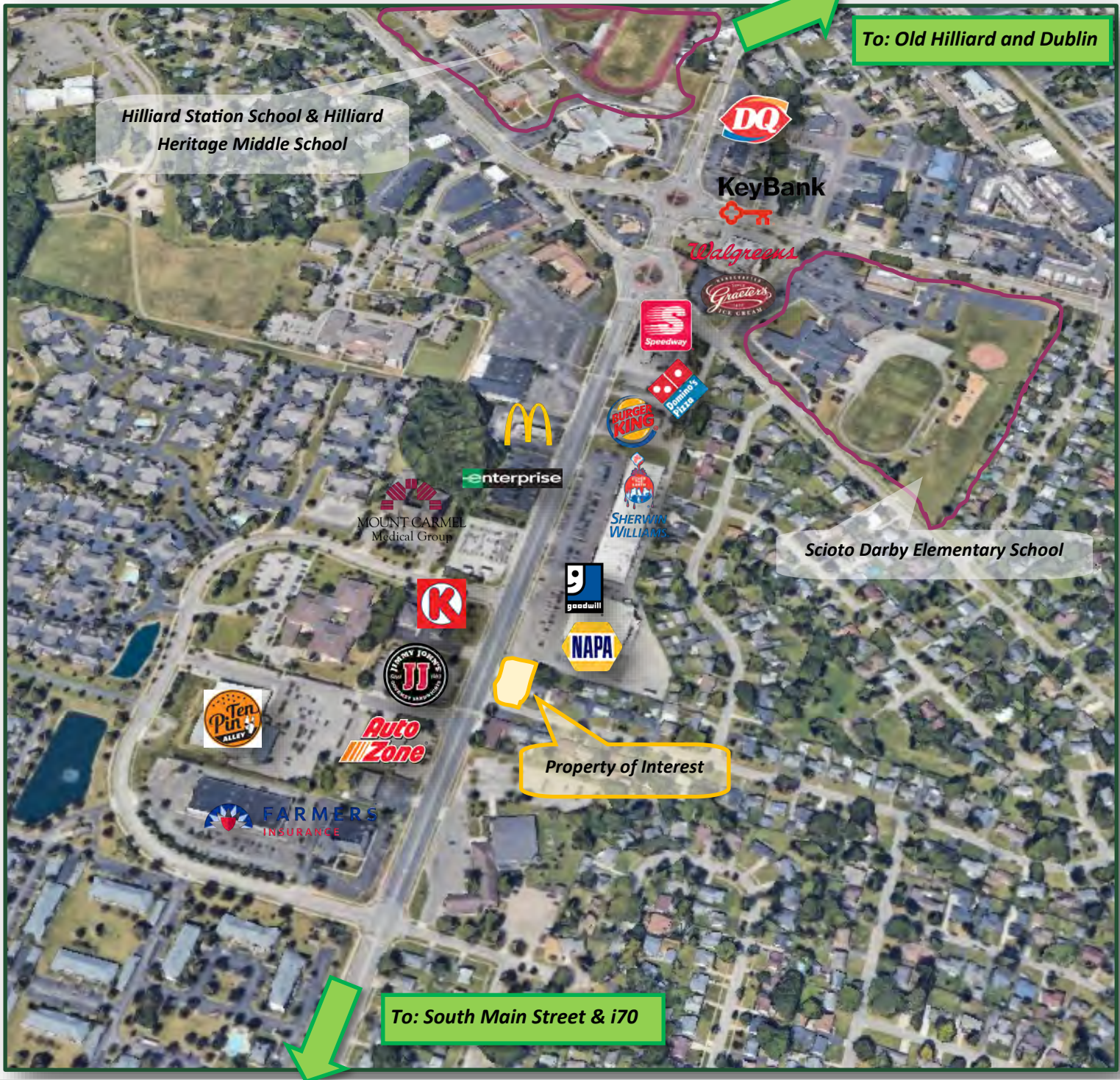


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Nearby Amenities



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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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