



## Hilliard Center

4556-4580 Cemetery Road, Hilliard, OH 43026

### Property Description

This neighborhood center is ideally located along Cemetery Rd. just west of I-270 and across the street from Kroger. The center boasts strong traffic counts and good density in the area.

### Property Highlights

- 2,400 SF Turnkey Office Space coming available 1/1/25!
- New Dollar General in front of center!
- Located in the heart of the Cemetery Road retail corridor
- Highly trafficked stretch of Cemetery road with over 45,000 VPD
- Cotenants include Dollar General, Goodyear, Cyclical Nature Bicycles and Neptune Society

### Area Retailers:



### Building Summary

Building Size: 24,613 SF

Available SF: 2,400 SF

Lease Rate: Negotiable

Operating Expenses: \$6.95/SF

# Available Spaces

## Hilliard Center

4556-4580 Cemetery Road, Hilliard, OH 43026



SUITE	TENANT NAME	SPACE SIZE
4580 - Boyd's Tire & Service	Boyd's Tire & Service	7,177 SF
4568 - Pho Thanh	Pho Thanh	1,200 SF
4566 - Cyclical Nature Bicycles	Cyclical Nature Bicycles	2,400 SF
4562	Available	2,400 SF
4558 - Turnkey Office	Available	2,400 SF
4610 - Dollar General	Dollar General	9,036 SF




## Additional Photos

### Hilliard Center

4556-4580 Cemetery Road, Hilliard, OH 43026



Tim Maly  
614.358.2089  
tmaly@goblackgate.com

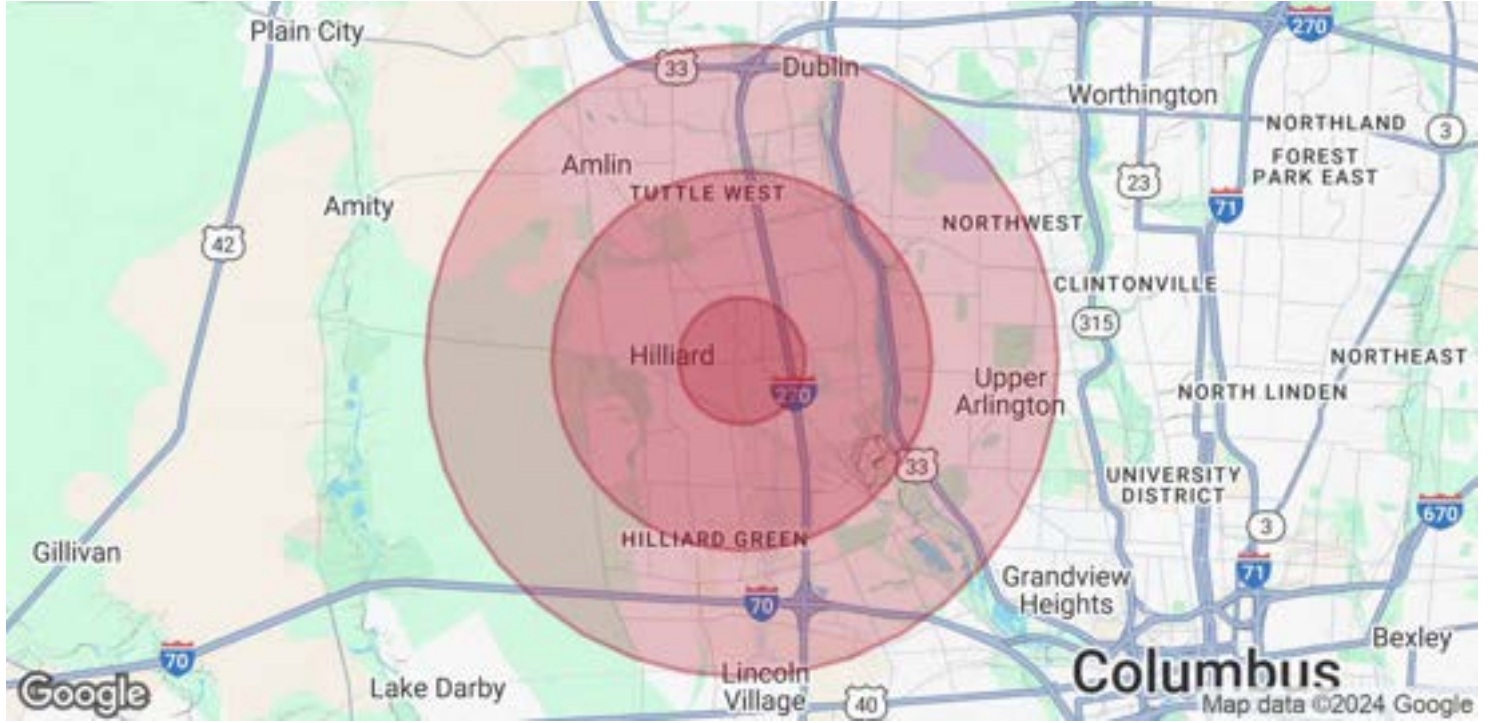
 BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

# Demographics Map & Report

## Hilliard Center

4556-4580 Cemetery Road, Hilliard, OH 43026



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,908	92,568	214,182
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,340	37,654	90,221
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$113,298	\$125,883	\$124,588
Average House Value	\$299,443	\$368,388	\$403,360

\* Demographic data derived from 2020 ACS - US Census