



Former LA Fitness

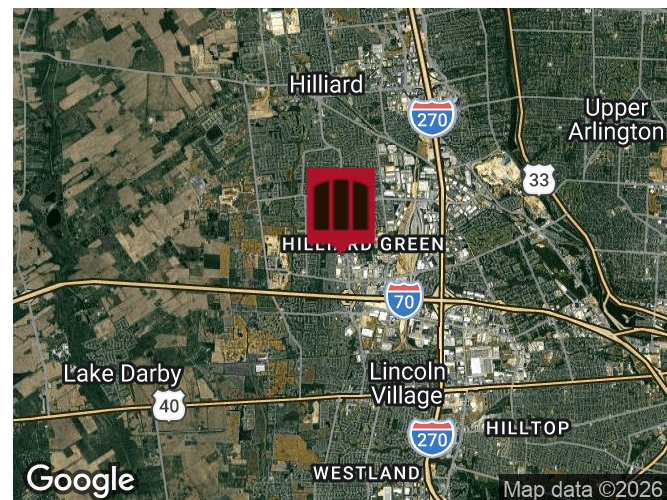
1800 Tanglewood Park Boulevard, Hilliard, OH 43026

Property Description

Rare opportunity to lease a freestanding, large-format retail/flex building within Tanglewood Plaza, one of Hilliard's premier power centers. This former fitness facility features an expansive open floor plan, soaring ceilings, heavy electrical infrastructure, abundant parking, and existing plumbing throughout — including pool and locker room buildout. Co-tenants include Sam's Club, Kohl's, Ross and Dick's Sporting Goods, with outstanding visibility from Hilliard-Rome Road and immediate access to Interstate 70. Located in one of Columbus's fastest-growing suburbs, this versatile space is ready for its next chapter.

Property Highlights

- Freestanding, large-format building within Tanglewood Plaza power center
- Expansive open floor plan with soaring ceilings — ideal for fitness, entertainment, medical, or large-format retail
- Heavy electrical infrastructure already in place
- Existing plumbing throughout, including pool and locker room buildout
- Abundant on-site parking
- 22,000 VPD directly in front of the Building on Hilliard-Rome Road



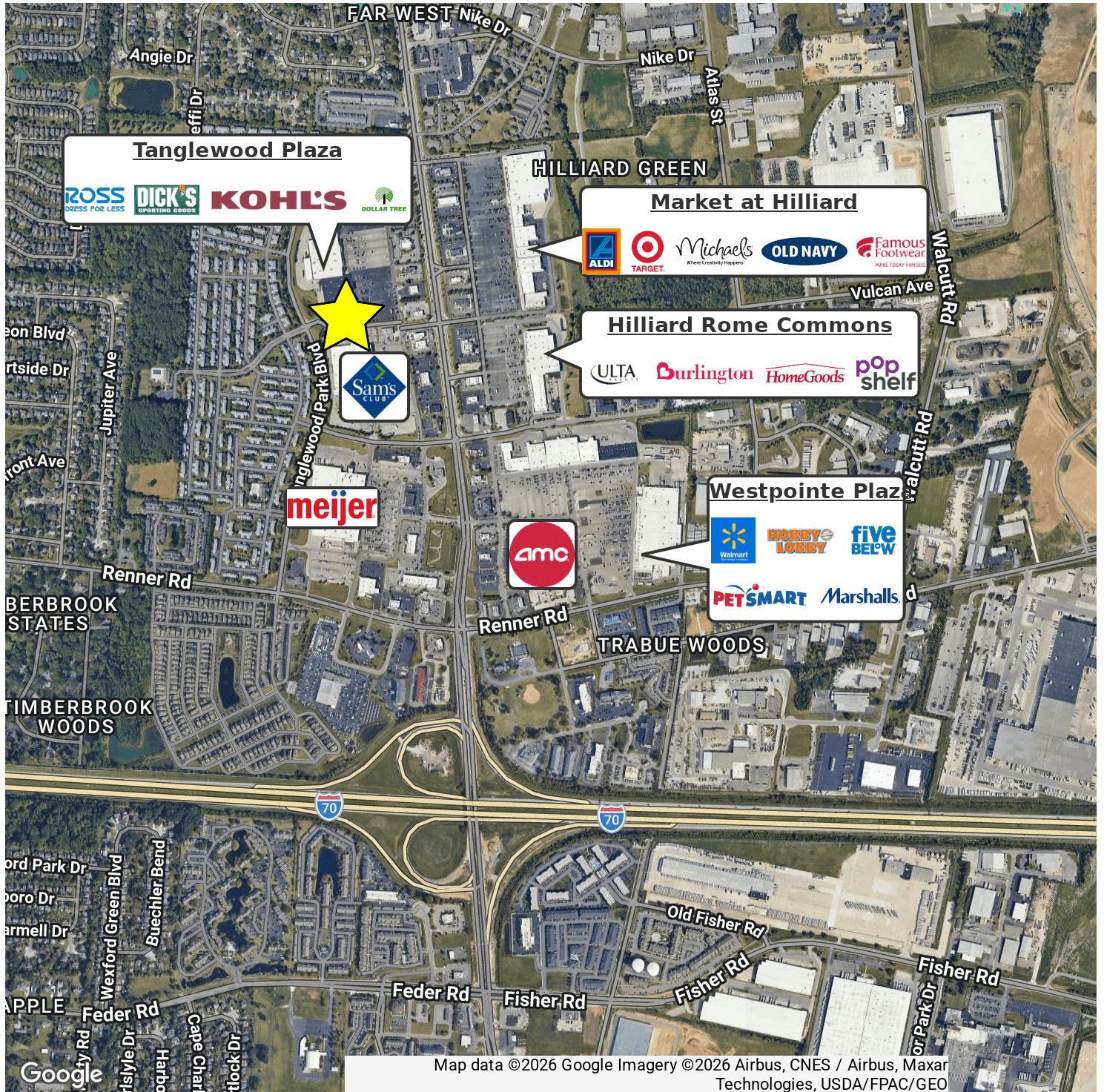
Building Summary

Building Size:	54,261 SF
Available SF:	54,261 SF
Lease Rate:	Negotiable

Trade Area Map

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1800 Tanglewood Park Boulevard, Hilliard, OH 43026



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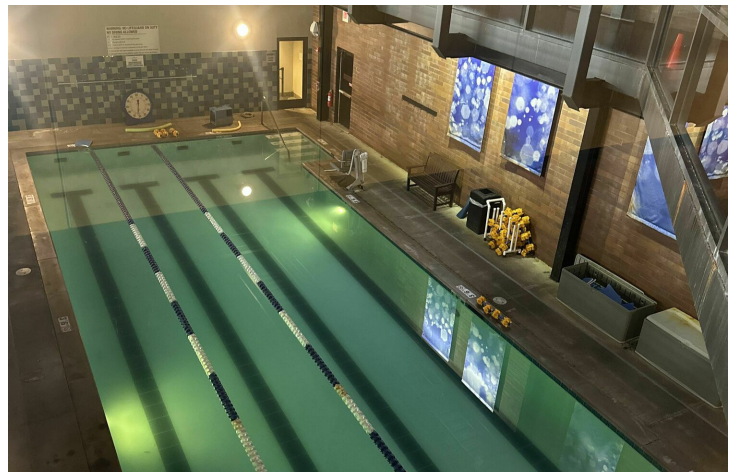
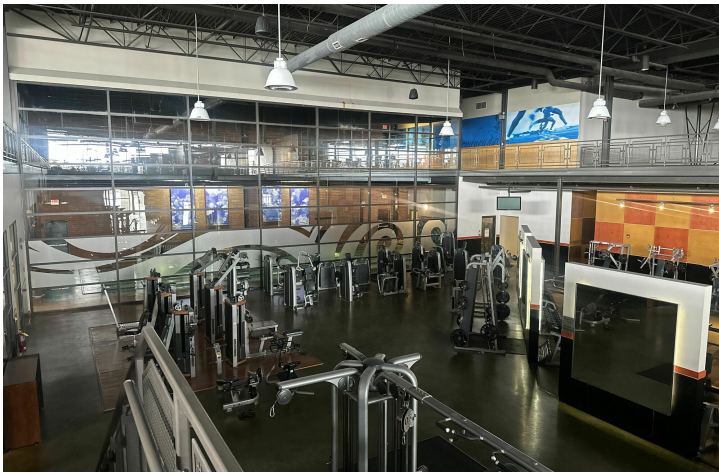


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Additional Photos

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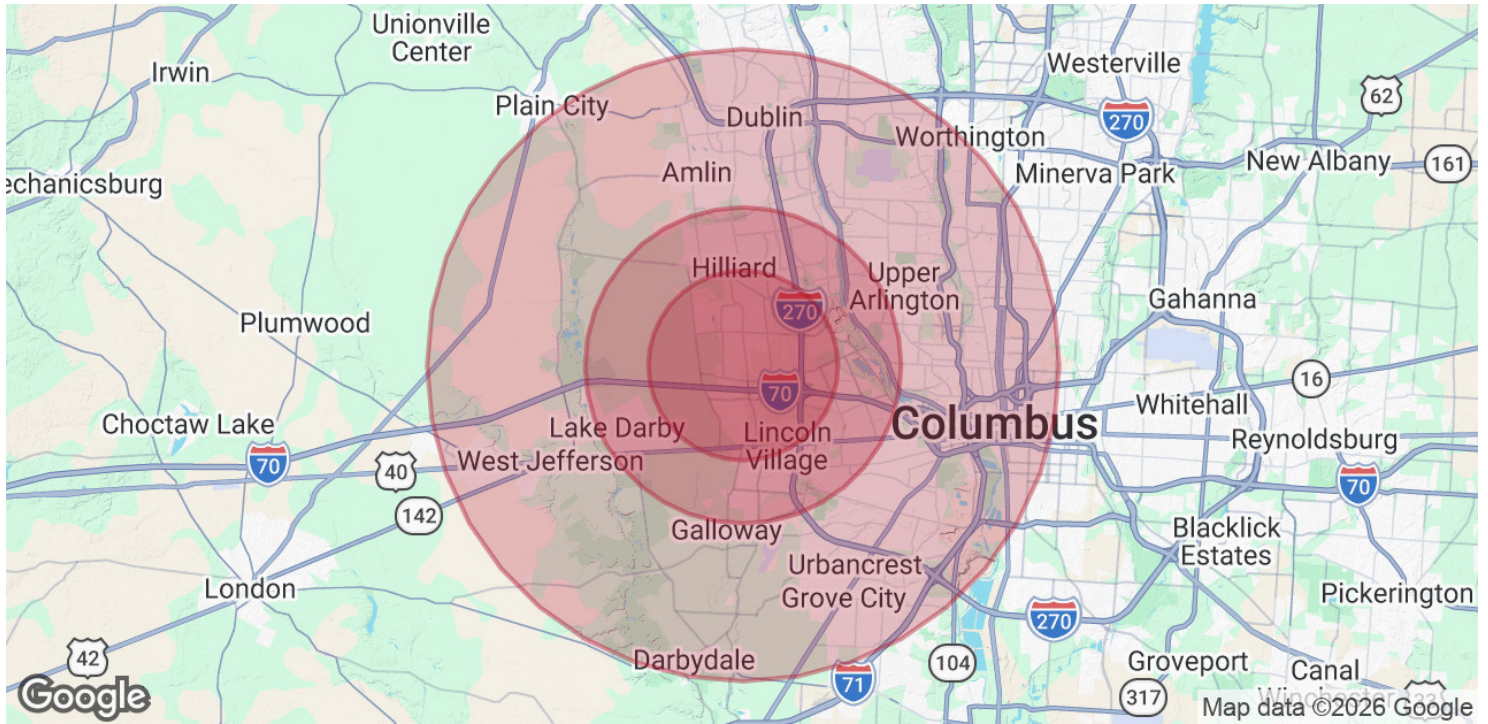


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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	70,155	182,691	648,099
Average Age	36.0	35.5	35.8
Average Age (Male)	34.4	34.8	35.4
Average Age (Female)	37.0	36.3	36.4
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,110	73,282	275,236
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$110,274	\$110,898	\$106,754
Average House Value	\$282,890	\$313,729	\$331,268

2023 American Community Survey (ACS)

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