

**FOR SALE or LEASE | 57 Mill Street Gahanna 43230**



**Located on the corner of Mill St. and Route 62 / Granville St. in Gahanna, Ohio  
Creekside Park, Restaurants, Retail, Offices, and C.O.R.A (Creekside Outdoor Refreshment Area)**

**Sophisticated Commercial Property**

- + 2310 sqft & multiple entryways into building
- + 44K VPD on Granville St W of Mill St.
- + 17K VPD on Mill St N of Granville St.
- + Signalized intersection & 2 public access stairs to park
- + Corner lot. High visibility & dual signage opportunity
- + Immersed in the heart of it all & nature
- + Patio, deck, balcony, natural light, & amazing views
- + CORA (Creekside Outdoor Refreshment Area)
- + Proximity to downtown Cbus. 270/670 ramps 1 mile
- + Great Walkability and Bike Ability scores
- + Median household income \$105k (2022)
- + Median age 39 yrs

**Location, Location, Location!**

Exceptional location and build-out is complete. Your employees and clients would love to call 57 Mill Street home. Perfect for any office, retail, boutique, or business. Located next to Creekside, the main attraction of Gahanna. The area includes many water features, walking trails, wildlife, herb gardens, pontooning, restaurants, shops, art, spas, salons, and residents of all ages. 57 Mill Street is centrally located in Gahanna between Columbus, New Albany, Easton and the Columbus International Airport (CMH).

- 3 miles John Glenn Columbus International Airport
- 4 miles Easton Town Center
- 5 miles New Albany, Ohio
- 9 miles Ohio State University

Realtor.com ranked Gahanna the hottest Zip code in the United States the last 2 years in a row!

Real estate agent profile for Aaron J Graves, Realtor. It includes a photo of Aaron, his contact information (740.974.6831, aaron@aaronjgraves.com), and the KW Greater Columbus logo with the tagline "Connecting People, Properties &amp; Possibilities". The website www.DiscoverWhyAaron.com is also listed.



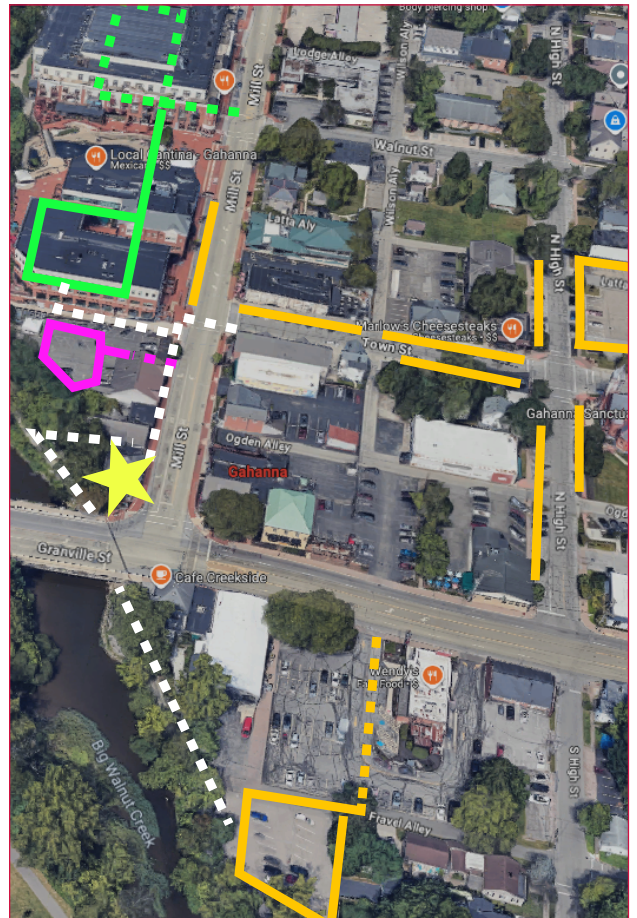
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Build-out complete, move-in ready, business ready! Your employees will love working and growing here. The expansive renovation includes new HVAC, electric, lighting, plumbing, roof, gutters, sliding doors, carpet, modern bathrooms, offices, kitchenette, hardwood floors, storage, crawlspace encapsulation, lockers, exposed vaulted rafters, R30 installation, mini-golf putting green, and more.

Many community events and activities are right outside your door(s) including Blues & Jazz Fest, Hop & Vine, Festivals, Holiday Lights, Live Music, Happy Hours, Herb Days, Summer Camps, Creekside Arboretum, Car Shows, and more.

You'll be in good company! Neighborhood businesses includes Local Cantina, Nostalgia Brewing, Cold Stone Creamery, Barrel & Boar, Upper Cup Coffee, Sugaring NYC, Bubbles Tea & Juice Company, Speakeasy Bakery, Skin & Sugar Spa, Gahanna Grill, Creekside Cafe, Ambush Salon, Sunshine Beauty Services, Lew Griffin Insurance, and many more!



**Plenty of convenient parking**

- + Free public garage
- + Free street parking and public parking
- + Pay to park