

# 5522 N. Center Street, Hilliard, OH 43026

Westwood Commercial Real Estate Co.

3914 Brown Park Drive, Hilliard, OH 43026 | 614-869-7139

**FOR SALE**



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## Summary

**Price:** \$795,000

**Building SF:** 8,370 (\$95.00/SF)

**Acres:** 1.03

**Parcel No.:** 050-010596-00

**Real Estate Taxes:** \$9,016.62 (2023)

**Year Built:** 1970

**Zoning:** OH-RD

**Power:** 3 Phase

**Ceiling Height:** 19' Clear

**Hoist Capacity:** 2 Ton



**Multiple opportunities with this property!!** This 8,370 SF warehouse lies on the northwest edge of Downtown Hilliard, steps from Merchant Park and adjacent to the Heritage Rail - Trail that runs from the Hilliard City Center to Plain City. It is zoned OH-RD (Old Hilliard Residential District) so the building could be redeveloped into apartments, short term rentals, neighborhood retail or a restaurant. The City of Hilliard has also confirmed it can continue as its current use if a new owner wishes to do so. The building has approximately 1,500 SF of office space and 6,870 SF of warehouse. The building has a 19' clear ceiling height, 3 Phase power, four drive up doors, and 4 crane beams with one having a hoist with a 2 ton capacity. **Buy, lease and hold for future development, owner occupy current use, or redevelop!**



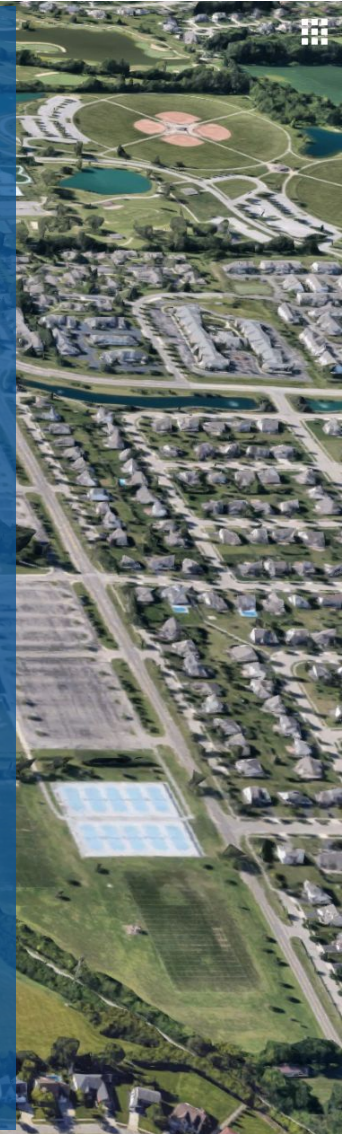
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## Property Highlights Include:

- The Building consists of 6,870 SF of Warehouse and 1,500 SF of Office Space
- 4 Drive-Up Doors Including 3 Overhead and One Slider
- 19' Clear Ceiling Height
- 4 Crane Beams and 1 Two Ton Hoist
- Less than 3 miles to I-270
- Located on the northwest edge of Downtown Hilliard and adjacent to the Heritage Rail-Trail walking and biking path that travels from Downtown Hilliard to Plain City.
- Within walking distance of Merchant Park, the Makoy Center (wedding venue), Sexton's Pizza, the Hilliard Civic & Cultural Arts Center, the Early Television Museum, the future Firefly Winery, Crooked Can Brewing Company, Hilliard's Station Park, and dozens of retail establishments, bars, and eateries in Old Hilliard.
- Property could be redeveloped to take advantage of its proximity to the above mentioned Downtown amenities as an restaurant, neighborhood retail or housing.





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Nearby Amenities: These places are all within walking distance of the Center Street Property



Crooked Can Brewery & Center Street Market



Makoy Center - Event & Wedding Venue



Merchant Park and the Heritage Rail - Trail



Hilliard Civic & Cultural Arts Center

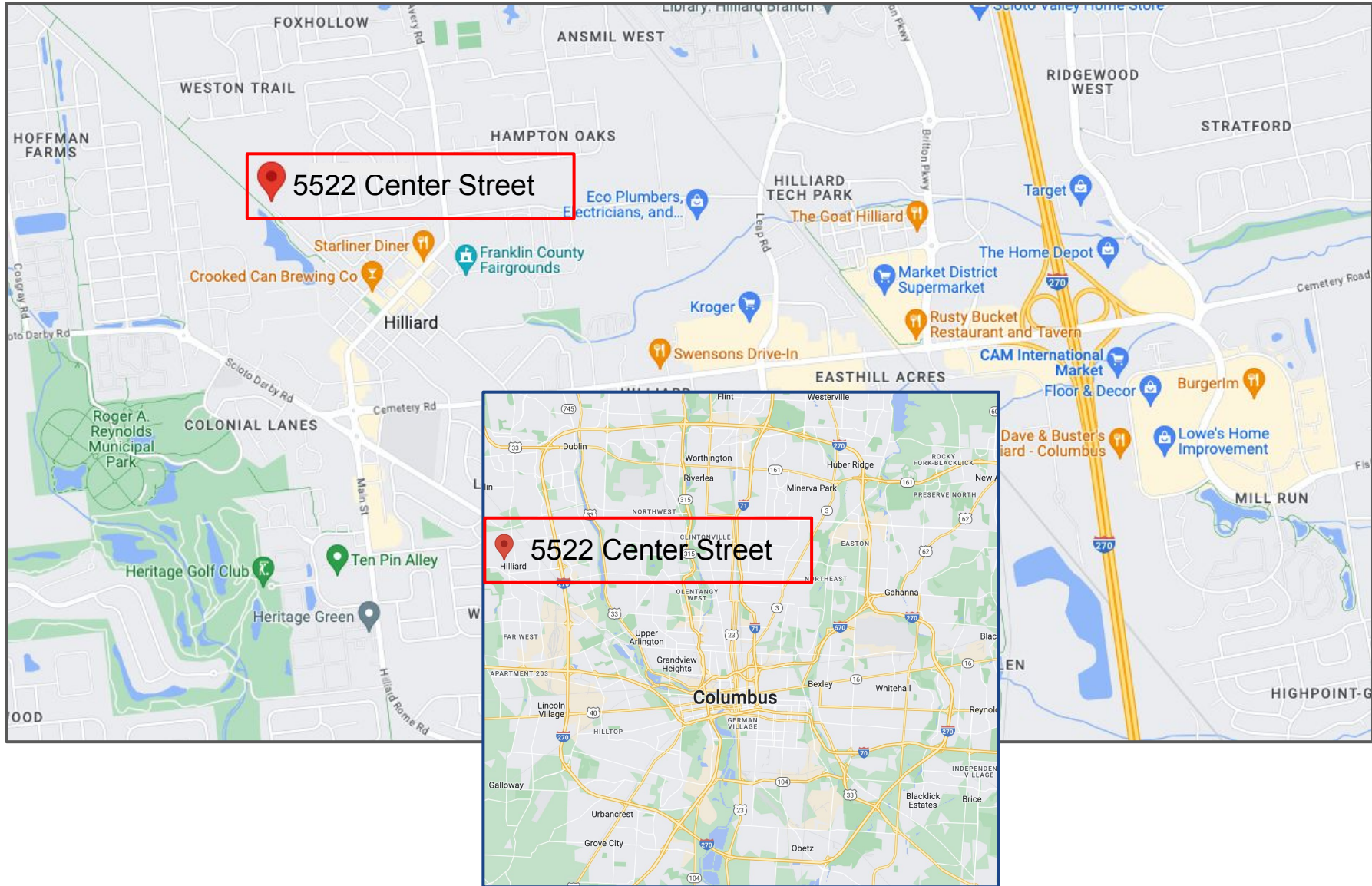


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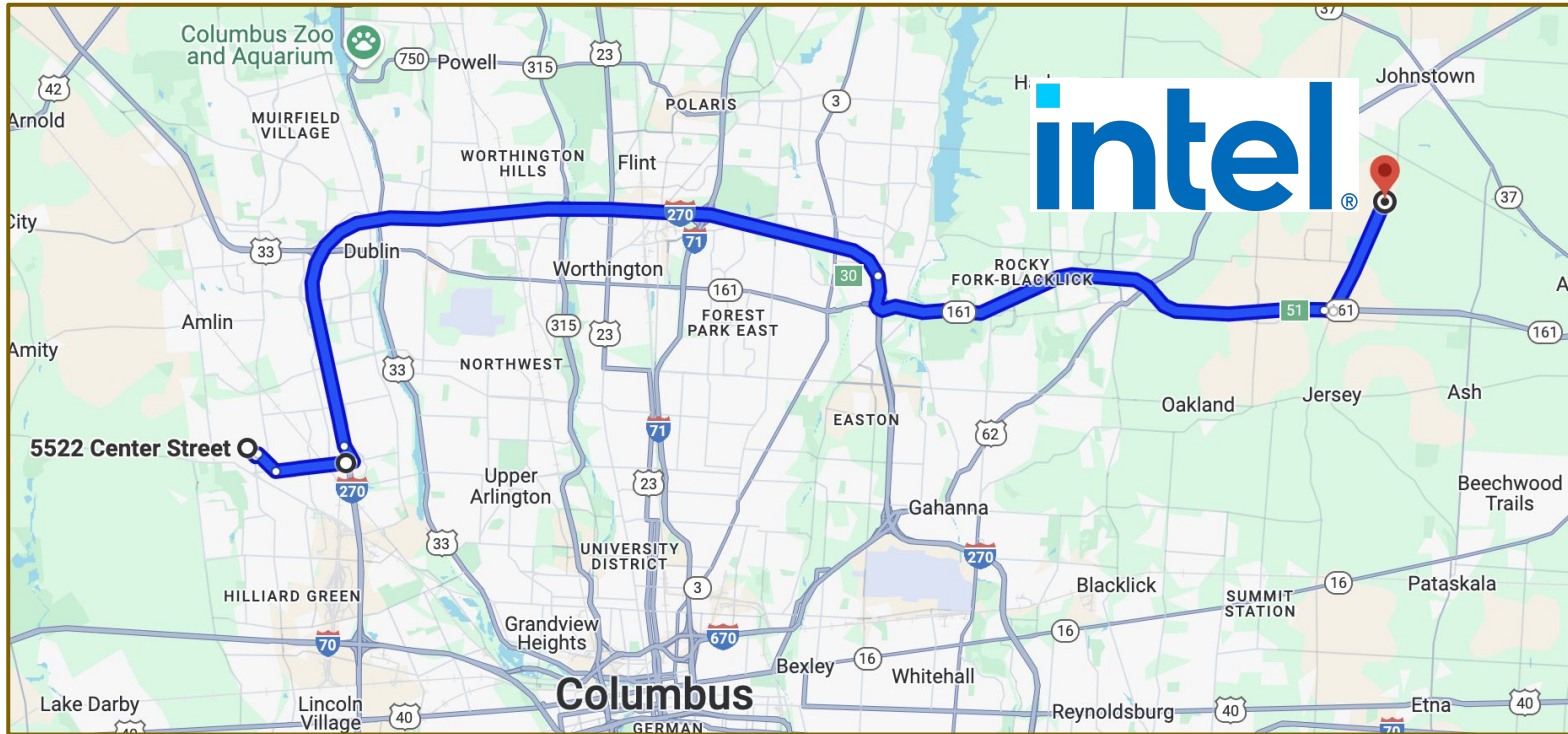


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## Drive Times



5522 Center Street is conveniently located in Hilliard Ohio with the following drive times to neighboring communities:

- 2 miles to I-270
- 7 miles to Downtown Dublin
- 8 miles to I-70
- 11 miles to Downtown Plain City

- 15 miles to I-71
- 15 miles to Downtown Columbus
- **33 miles to Intel**
- **47 miles to LGES Battery Plant**

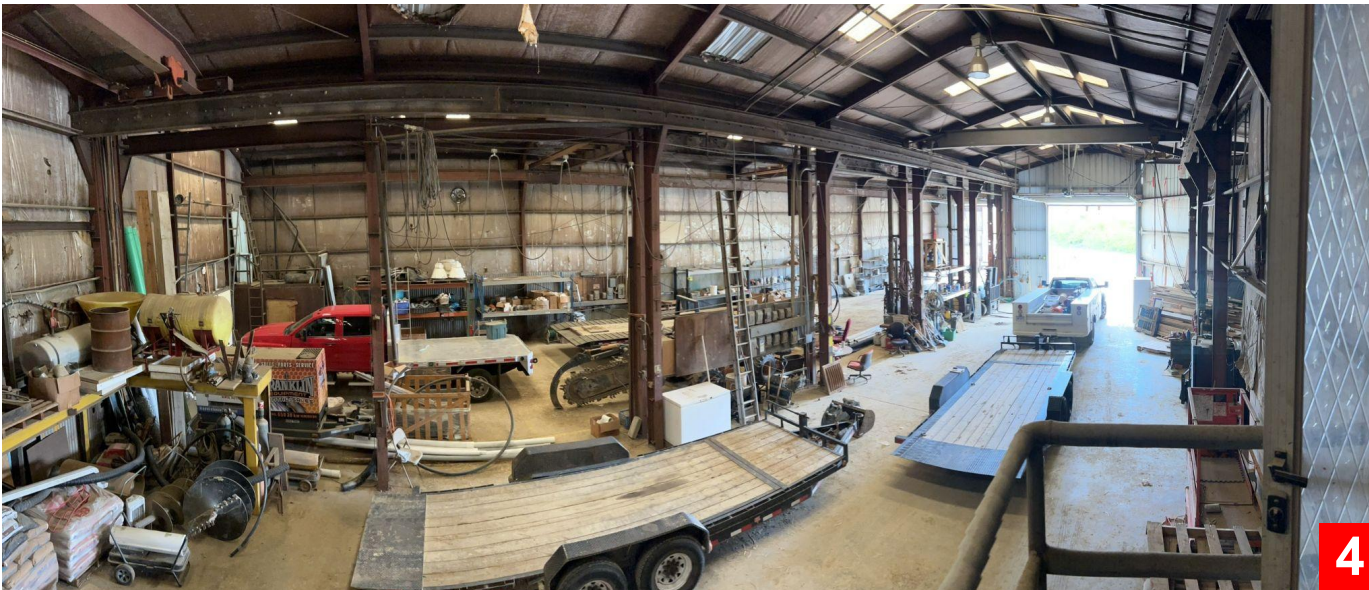
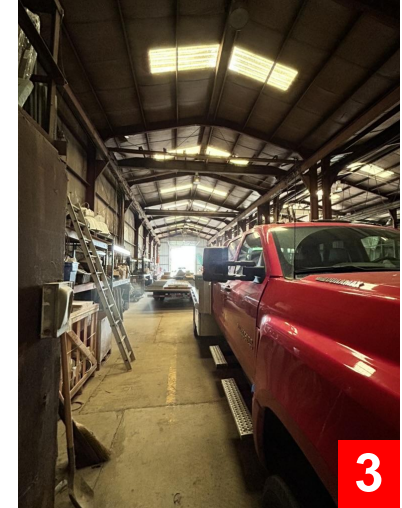


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Interior Photos - See Floor Plan for Keyed Photo Locations



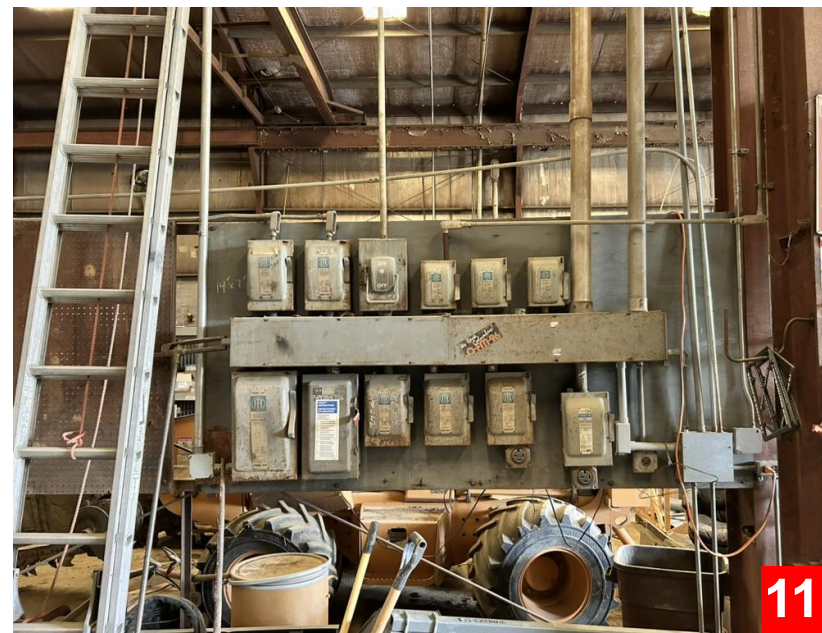
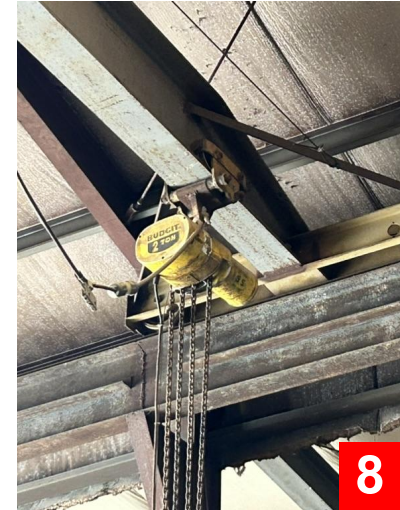


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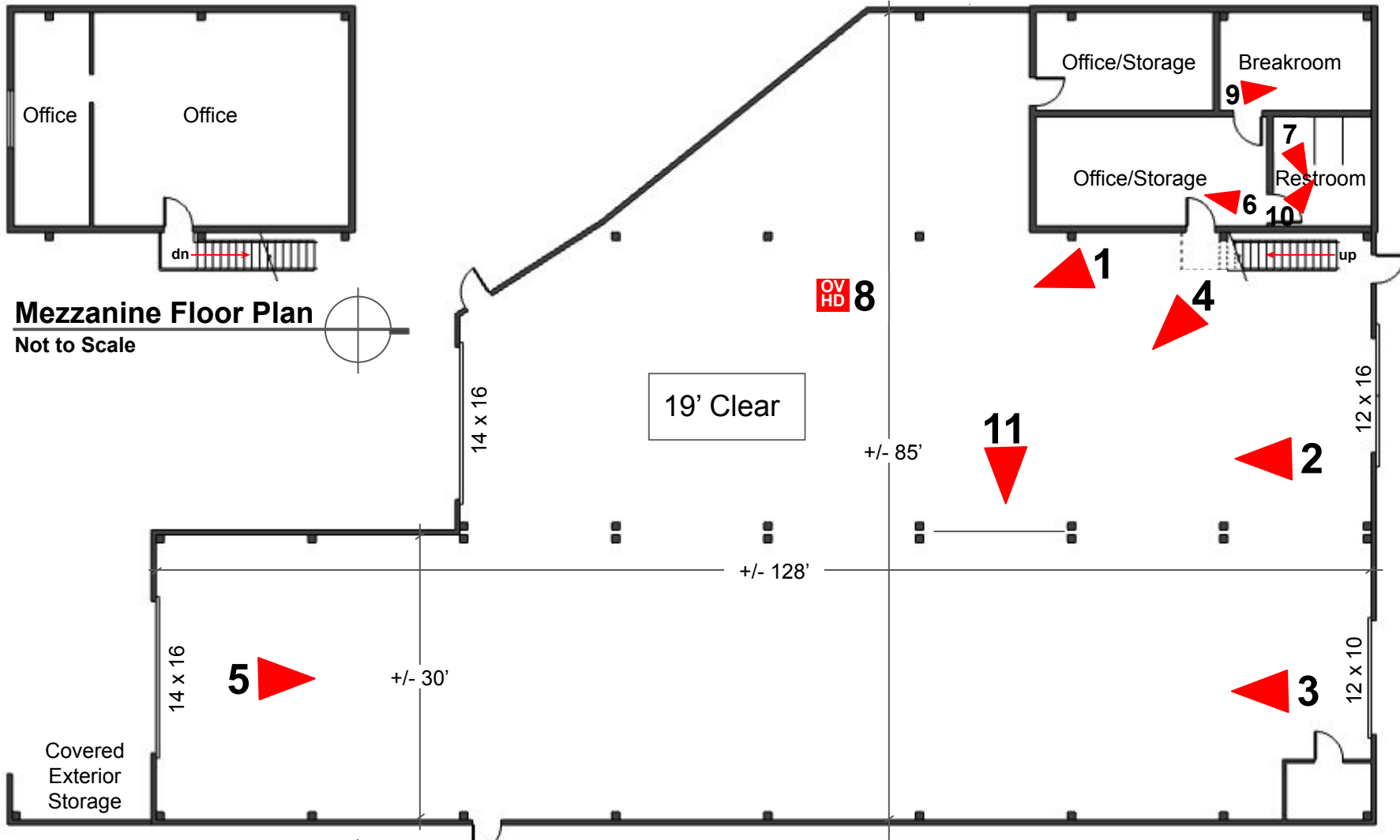
## Exterior Photos



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**Mezzanine Floor Plan**

Not to Scale

**First Floor Plan**

Not to Scale



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## Demographics



## Population

Distance	Male	Female	Total
1- Mile	2,675	2,686	5,361
3- Mile	20,704	20,609	41,313
5- Mile	47,170	47,764	94,934

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5522 N Center St , Hilliard , OH 43026



CITY, STATE

**Hilliard , OH**

POPULATION

**64,324**

AVG. HH SIZE

**2.56**

MEDIAN HH INCOME

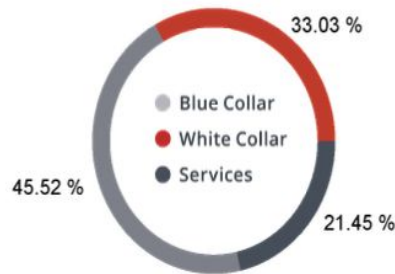
**\$80,504**

HOME OWNERSHIP

Renters: **8,144**

Owners: **16,515**

EMPLOYMENT



**56.07 %**  
Employed

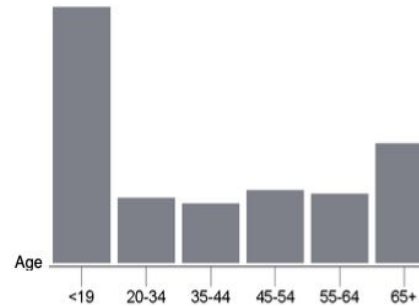
**1.00 %**  
Unemployed

EDUCATION

High School Grad: **21.44 %**  
Some College: **21.62 %**  
Associates: **7.11 %**  
Bachelors: **48.36 %**

GENDER & AGE

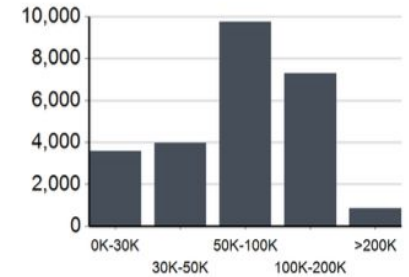
**49.91 %** **50.09 %**



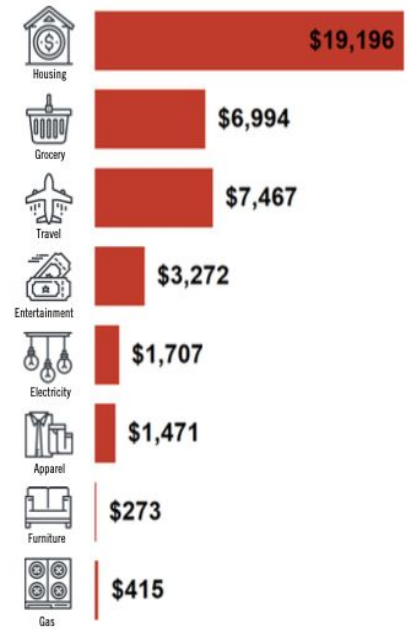
RACE & ETHNICITY

White: **91.74 %**  
Asian: **1.92 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.02 %**  
African-American: **1.90 %**  
Hispanic: **2.13 %**  
Two or More Races: **2.29 %**

INCOME BY HOUSEHOLD



HH SPENDING







**5522 N. Center Street  
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EXCLUSIVELY LISTED BY:

**Douglas D. Smith**

Commercial Realtor®

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Hilliard, OH 43026

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**westwood**

**COMMERCIAL**

REAL ESTATE CO.

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*Thank  
you!*

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