



**HIDHAB RETAIL CENTER • OFFICE BUILDING**

The property features ample square footage, providing the ideal canvas for a variety of business endeavors. Boasting prominent visibility and accessibility, it presents an opportunity for businesses to establish a strong presence and attract customers. The flexible layout and modern amenities make it a desirable choice for businesses looking to elevate their operations. This property offers the perfect combination of location and features to meet the needs of discerning tenants seeking a dynamic and high-traffic environment for their business.

**DEMOGRAPHICS**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	17,681	109,601	256,787
Total Households	6,684	46,010	104,425
Average HH Income	\$61,176	\$71,541	\$77,909
Average House Value	\$186,261	\$237,639	\$253,956

**PROPERTY OVERVIEW**

Lease Rate: **\$20.00/Sq Ft NNN**

**PROPERTY AMENITIES**

- Prime location at 4409 East Main Street, Columbus.
- Two spaces available, 2,289 sq ft each.
- Total of 4,578 sq ft contiguous space.
- 20,000+ VPD in front of site!
- Versatile space suitable for various business endeavors.
- Prominent visibility for attracting customers.
- Modern amenities and flexible layout.
- Ample square footage for business operations.
- Strategic positioning for business success.

Presented By

**RAY MASSA**

614.329.4358

raymassa@nationalinvestment.net

**ERIC FISCHER**

614.348.0535

ericfischer@nationalinvestment.net

**NATIONAL INVESTMENT REALTY LLC**

8992 Cotter Street

Lewis Center, OH 43035

614.329.4358

Nationalinvestment.net



National  
Investment  
Realty

# OFFICE BUILDING FOR LEASE HIDHAB RETAIL CENTER

## LOCATION MAPS



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