



3499 Main St

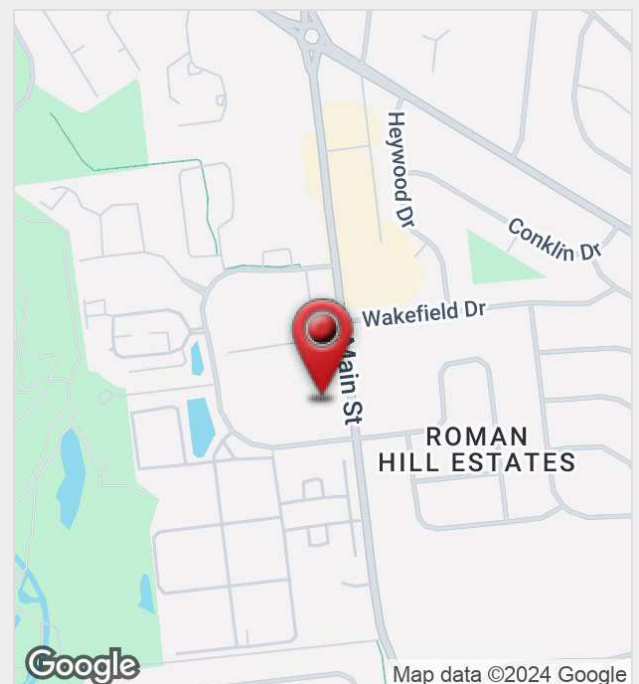
3499 Main St, Hilliard, Ohio 43026

Property Features

- 11,891 SF Freestanding Office Building
- Reception & Waiting Room
- (3) Conference Rooms
- (32) Private Offices Plus Shared Workspace
- Kitchenette
- Access to 44 Onsite Parking Spaces
- Monument Signage
- Lot Size: 1.3 acres
- Traffic Count: 23,000+ Vehicles Per Day
- Year Built: 2004
- Prime Location in Hilliard with Nearby Parks, Retail, and Restaurants.
- Close Proximity to I-270, I-70 and Downtown Columbus

Sale Price: \$2,499,000

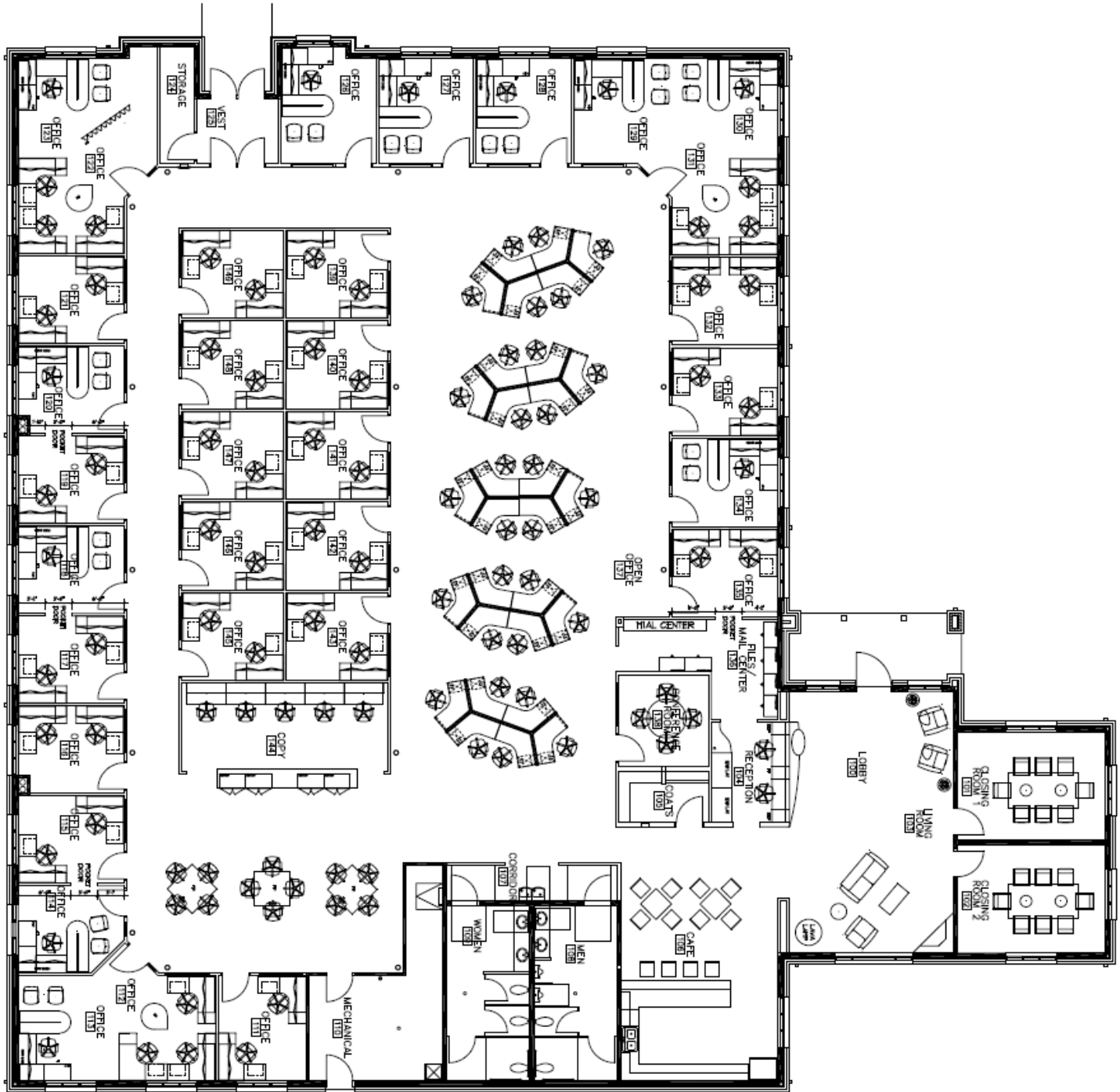
Lease Rate: \$17.00/SF (\$6.47/SF NNN)



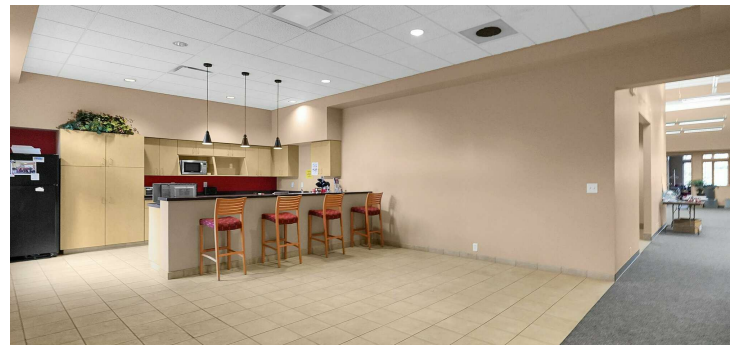
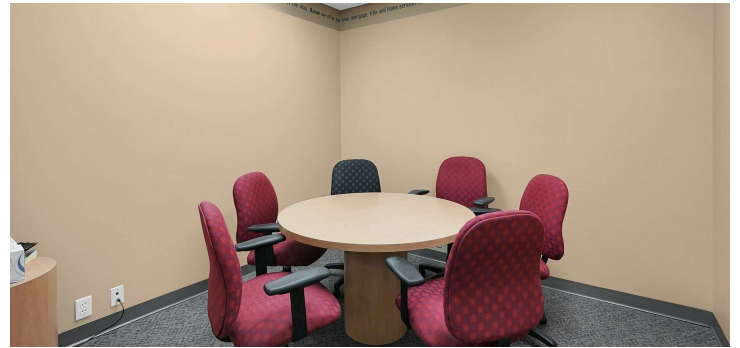
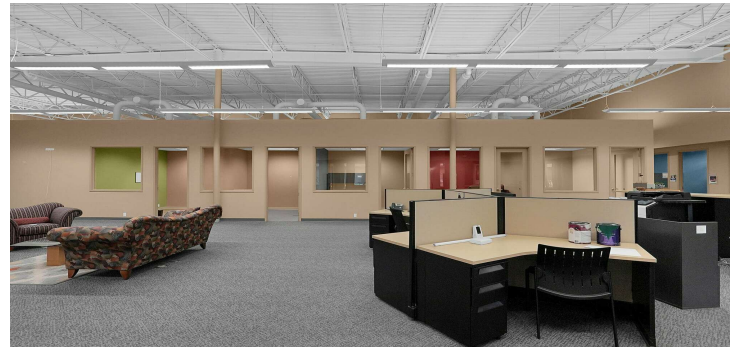
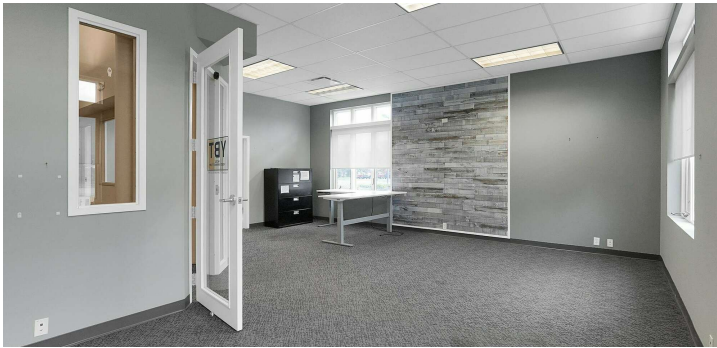
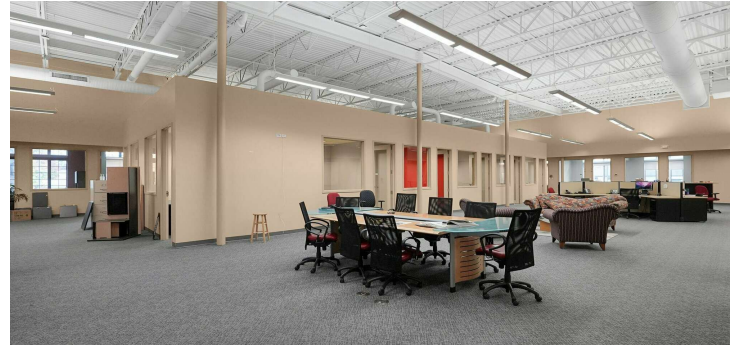
For more information:

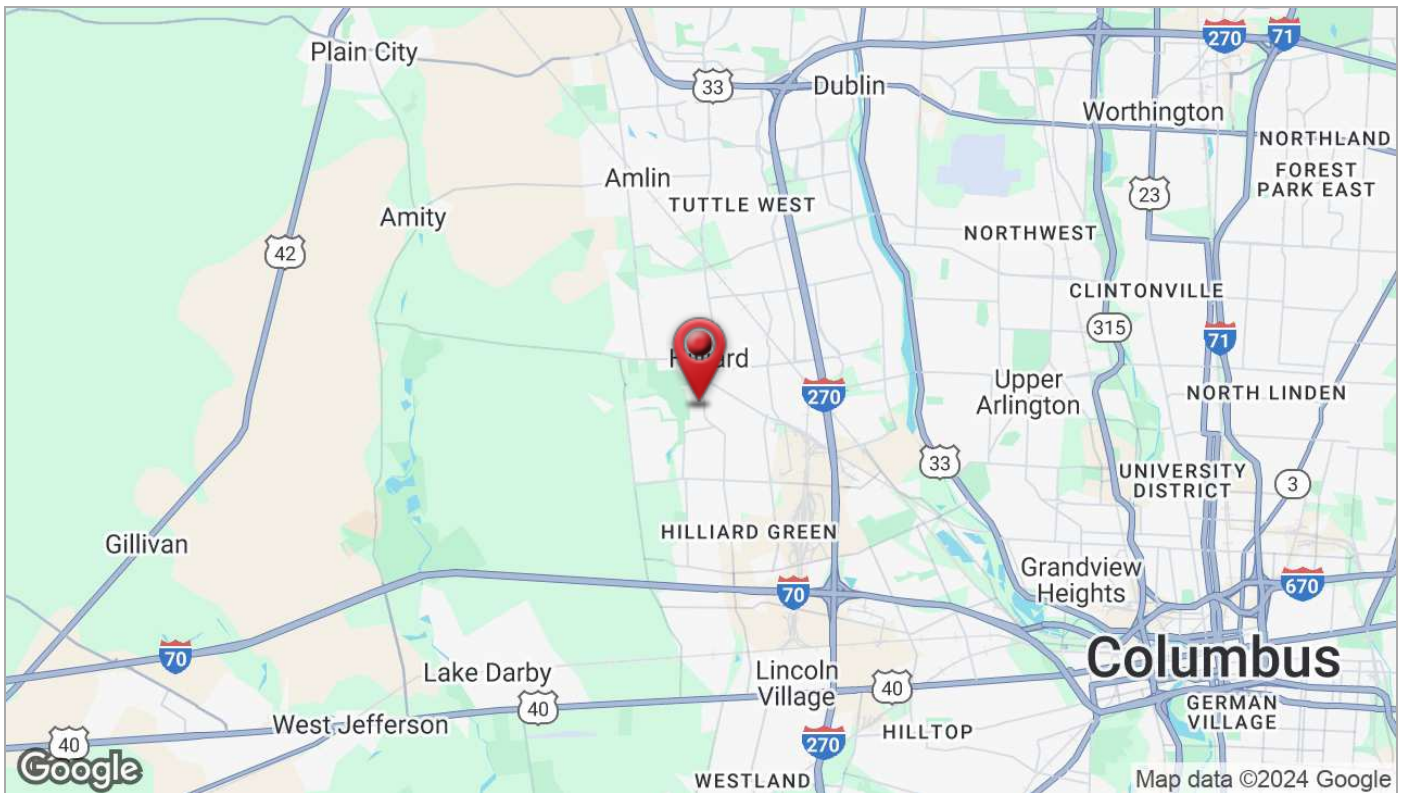
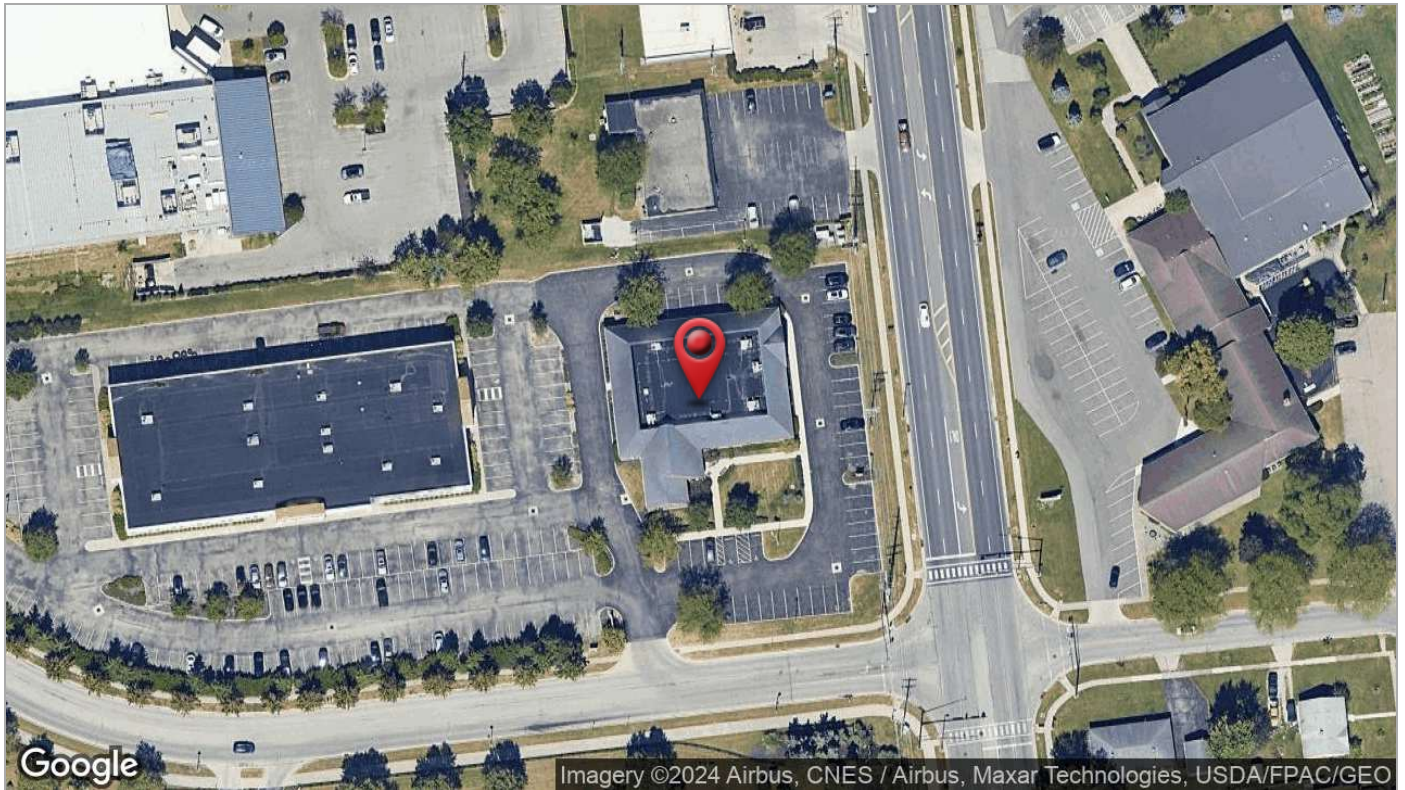
Chad Boggs

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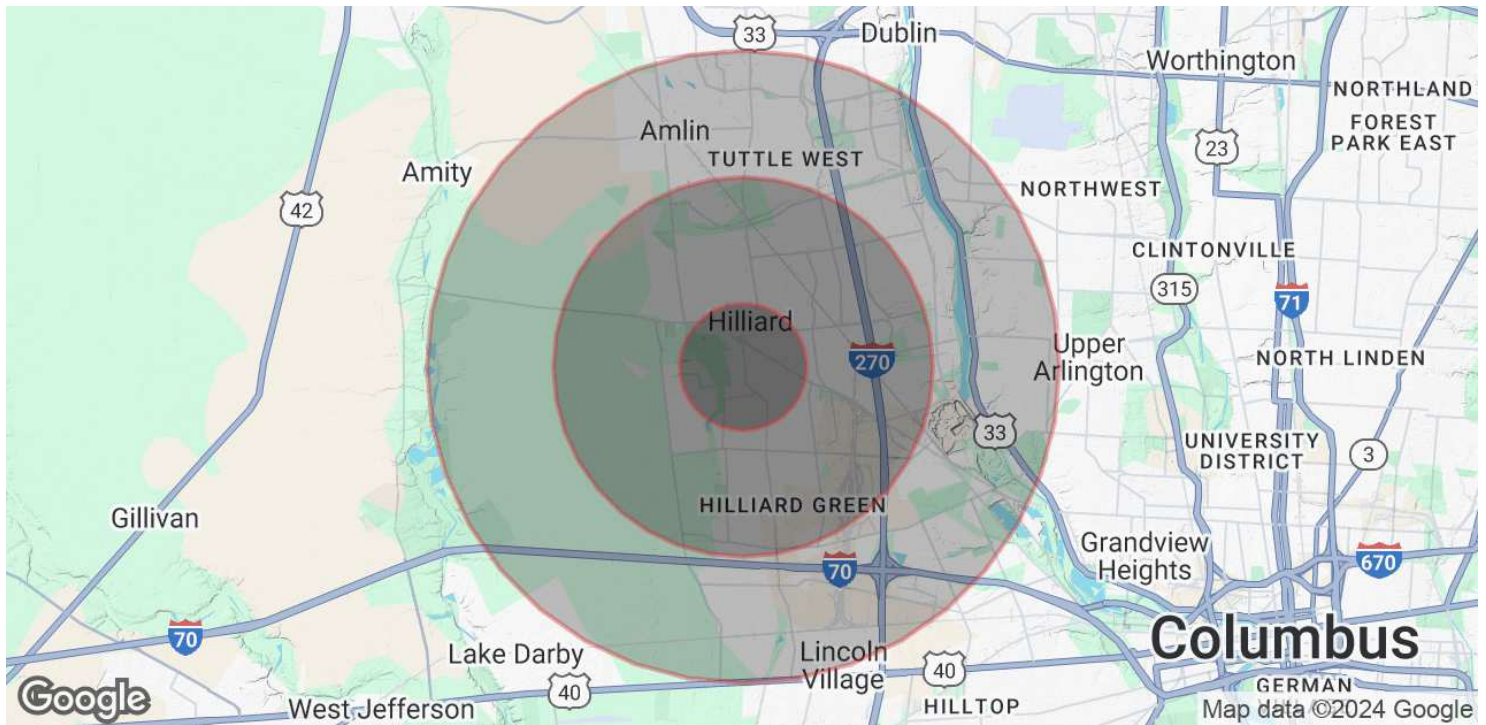












	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	13,659	74,288	162,904
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	38	39
HOUSEHOLDS & INCOME			
Total Households	5,318	29,332	66,465
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$121,199	\$123,264	\$124,877
Average House Value	\$313,286	\$334,559	\$378,382

Demographics data derived from AlphaMap