

For Sale or Lease 11,891 SF Office Building



3499 Main St

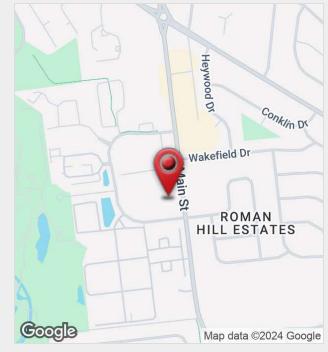
3499 Main St, Hilliard, Ohio 43026

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

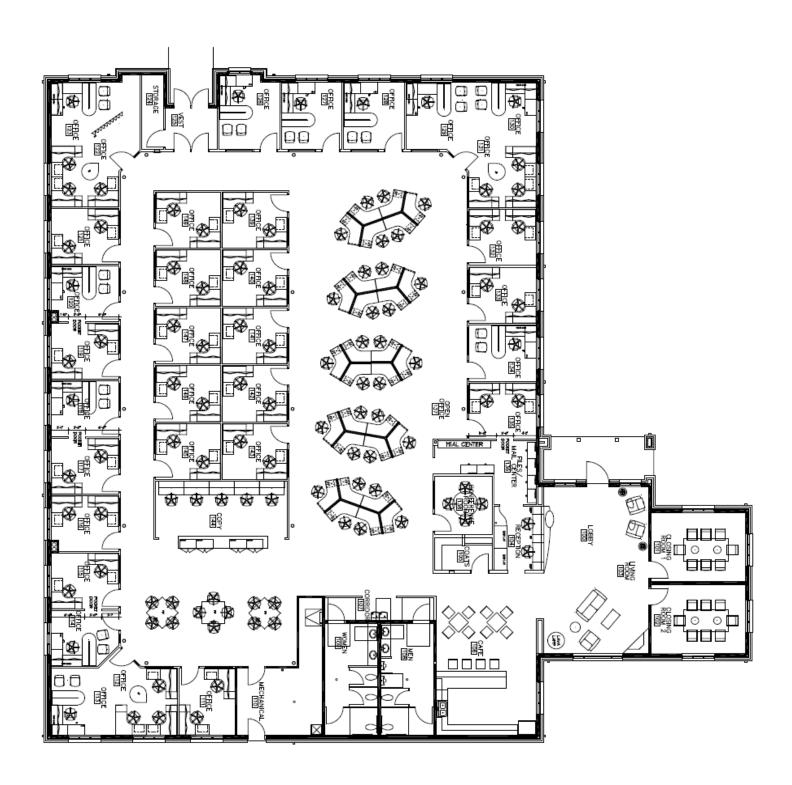
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For Sale or Lease 3499 Main St Floor Plan







For Sale or Lease 3499 Main St Exterior Photographs

















For Sale or Lease 3499 Main St Interior Photographs













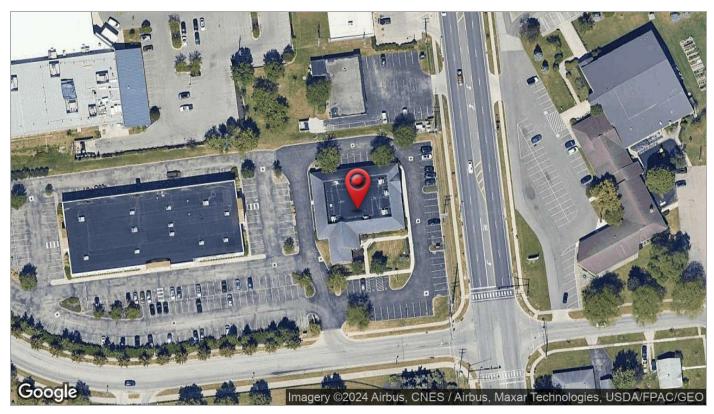








For Sale or Lease 3499 Main St Location Maps

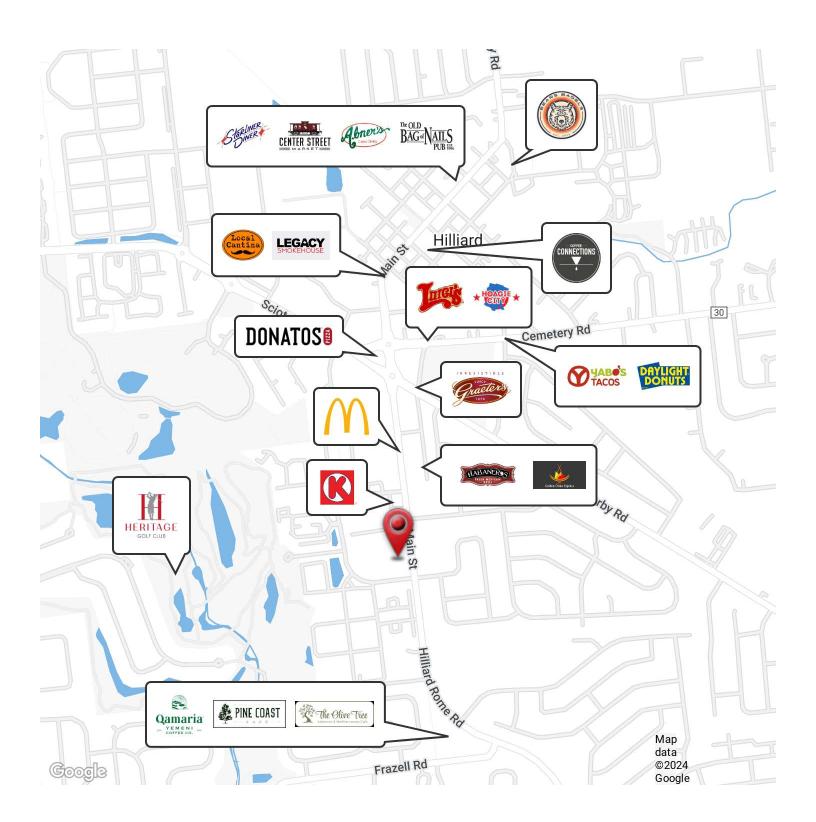








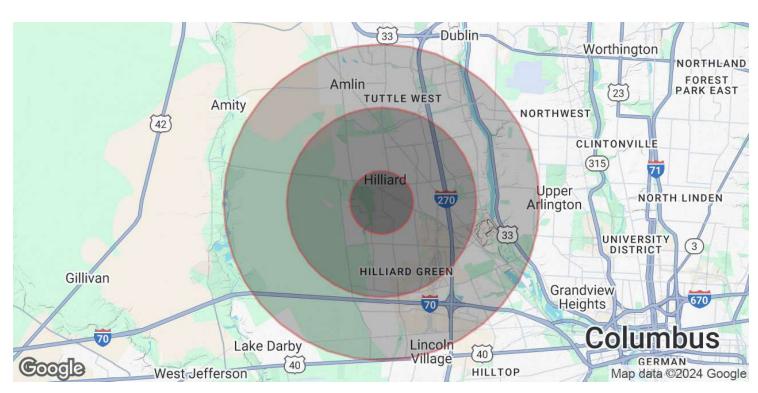
For Sale or Lease 3499 Main St Retailer Map







For Sale or Lease 3499 Main St Demographics



POPULATION	1 MILE	3 MILES	5 MILES
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	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 5,318	3 MILES 29,332	5 MILES 66,465
Total Households	5,318	29,332	66,465
Total Households # of Persons per HH	5,318 2.6	29,332 2.5	66,465 2.5

Demographics data derived from AlphaMap

