

High-Visibility Retail Space in the Heart of Hilliard

5240 Franklin St, Hilliard, OH 43026



EXPERIENCE MATTERS

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1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

PROPERTY OVERVIEW

5240 Franklin St, Hilliard, OH 43026

Located at the front of a vibrant 200+ unit multifamily community, this 3,170 SF retail space offers outstanding visibility along Cemetery Road in the heart of Hilliard, OH. Built in 2017 and in excellent condition, it sits within a dynamic mixed-use area surrounded by Hilliard City Schools, established neighborhoods, and a strong mix of retail and consumer services—making it ideal for businesses targeting a growing, active community.

Formerly a fitness center, the space is currently built out for wellness or similar uses, featuring three bathrooms (two with showers), a large open floor area, private offices, and a versatile multipurpose room with a divider. Abundant natural light pours in through large windows, creating an inviting interior.

With shared parking and prime frontage in a high-traffic corridor, the suite offers flexibility for medical, office, wellness, or service-based businesses seeking a turnkey space in a strategic location.

KEY FEATURES

- ±3,170 SF of high-quality, flexible retail space built in 2017
- Excellent visibility and access on Cemetery Rd., a key commercial corridor
- Fully built out as a fitness center with 3 restrooms (including showers)
- Large open floor plan with private offices and a versatile training/conference room

Seeking Fitness / Gym User to Lease Space

LEASE RATE:	\$21.00 /SF (NNN)
CAM RATE:	\$6.00 / SF
AVAILABLE SF:	3,170 SF
PARKING:	Shared surface lot
TRAFFIC COUNT:	15K VPD



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MARKET OVERVIEW

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Demographic Snapshot & Consumer Spending

w/in 5 miles of site

Population	164,188	Apparel	\$119,474,141
Households	67,954	Entertainment	\$33,187,866
Avg HHI	\$111,877	Personal items	\$165,769,069
Businesses	8,088	Food away from home	\$269,739,665
Employees	83,517	Total consumer spending	\$2,328,775,794

NOTABLE EMPLOYERS / COMPANIES NEARBY

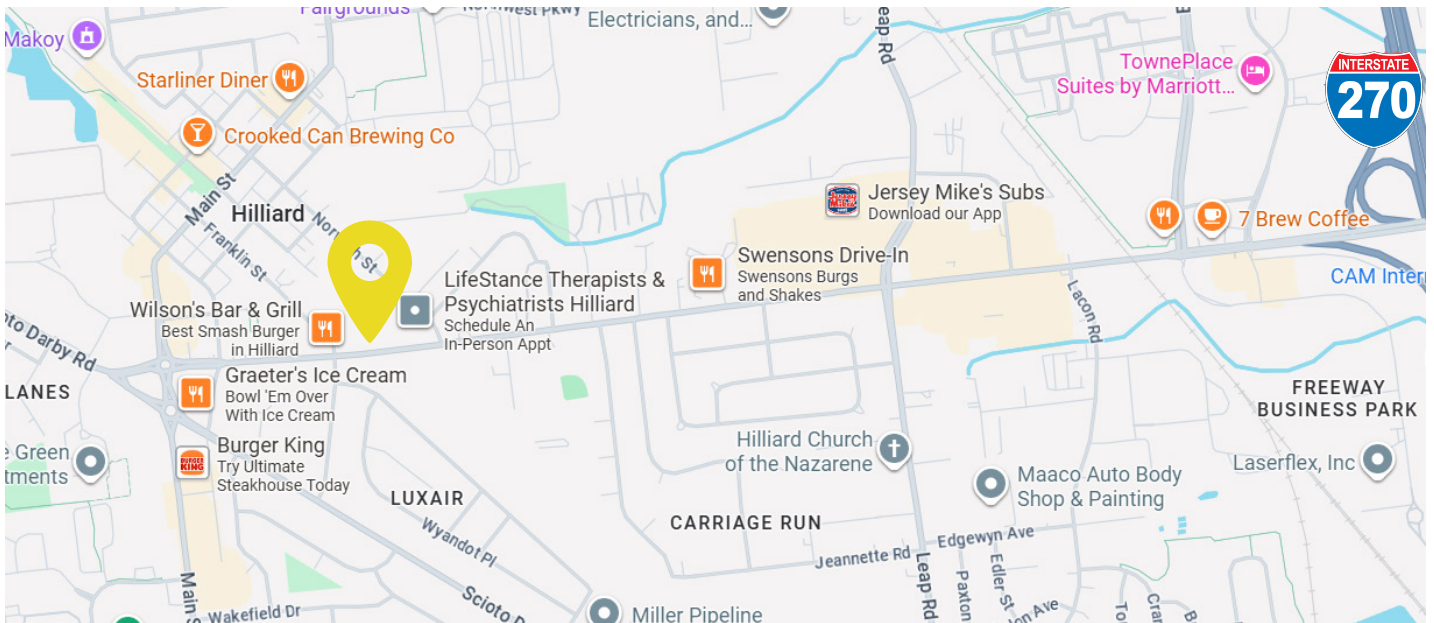


TRAFFIC COUNTS



Cemetery Rd at Luxair Dr W 16,985

Cemetery Rd at Franklin St E 14,634



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Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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Offering Memorandum

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