

FOR LEASE



\$9.00/SF NNN

3720 Ridge Mill Drive Unit B, Hilliard, OH 43026

Office Space

- Office for lease, Unit B
- Located in popular Mill Run Retail area.
- Office space is +/- 2,000 SF, which includes a main reception area, large open area, 2 offices and 2 bathroom.
- Operating expenses estimated at \$5/SF.
- Conveniently located in the Mill Run Area of Hilliard.



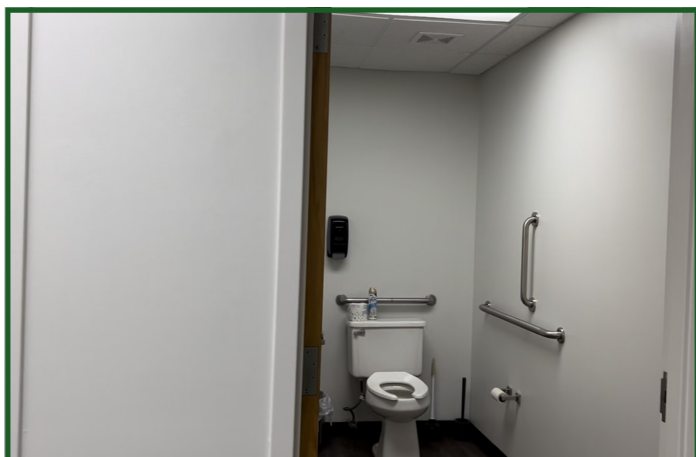
Click Here for Video

BEST CORPORATE REAL ESTATE
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COLUMBUS, OH 43220
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PHONE: 614-559-3350 EXT 110
EMAIL: VTIVIN@BESTCORPORATEREAL ESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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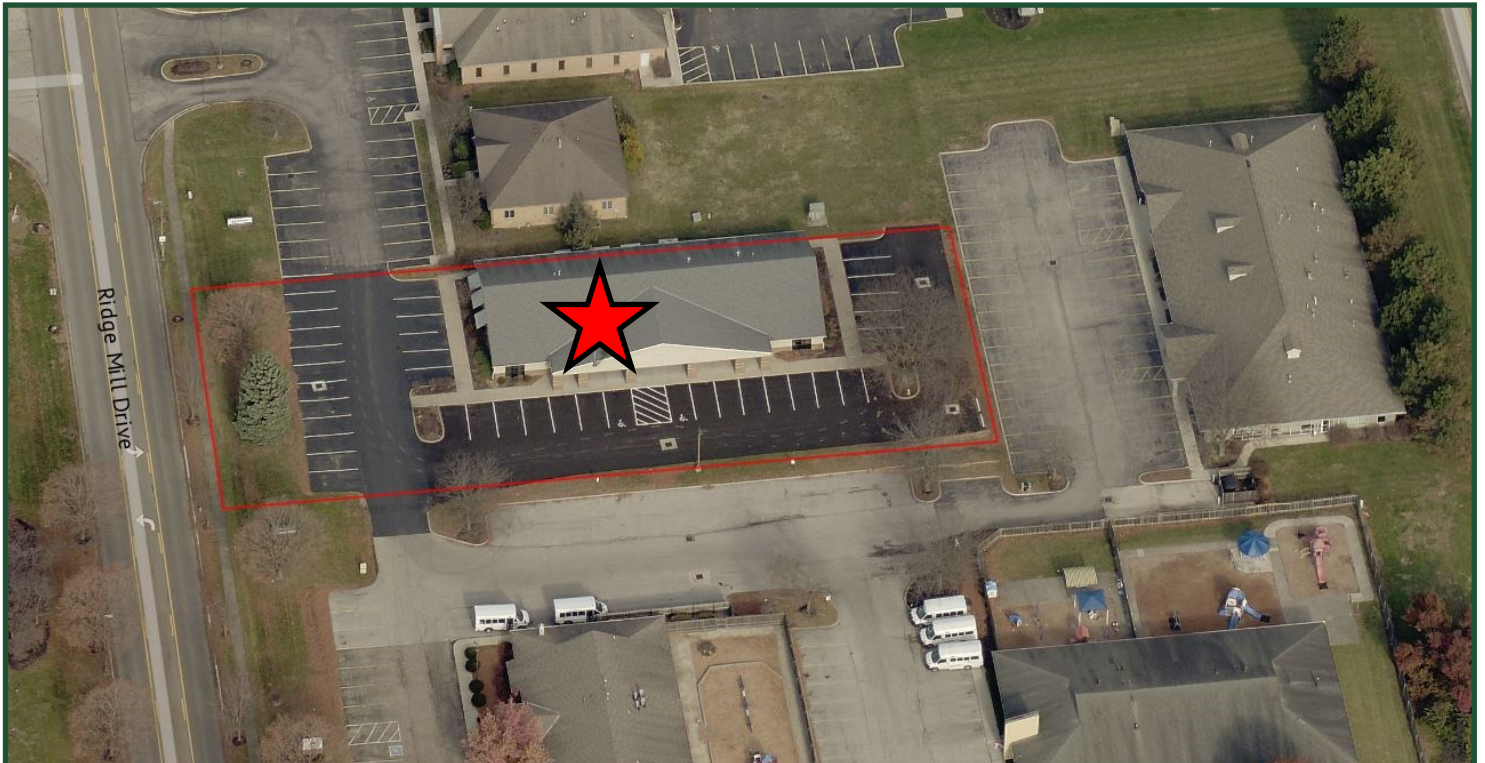
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Aerial Page



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Floor Plan



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Trade Aerial



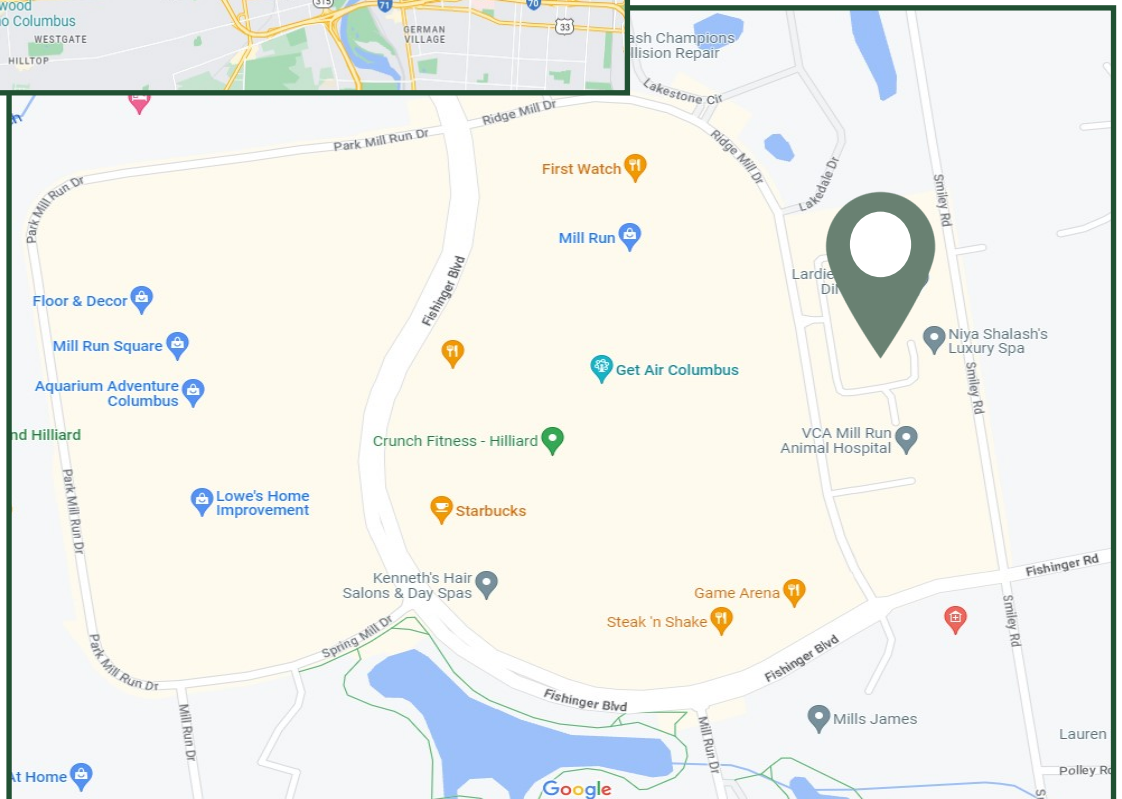
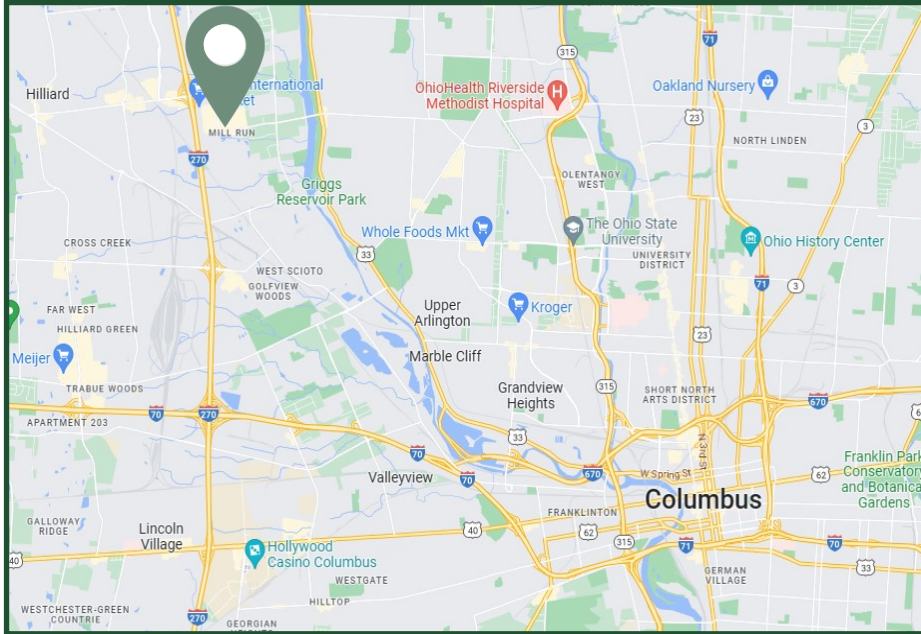
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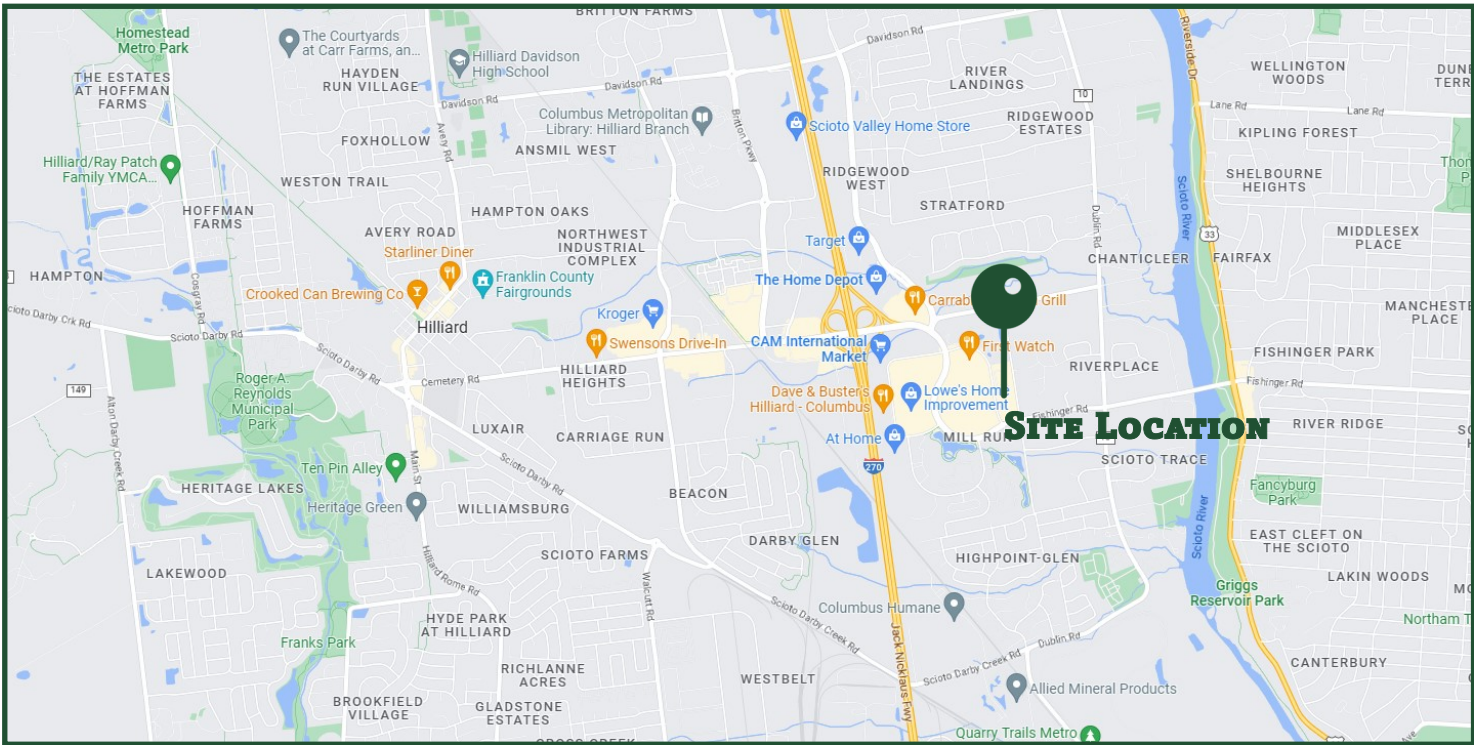
Map



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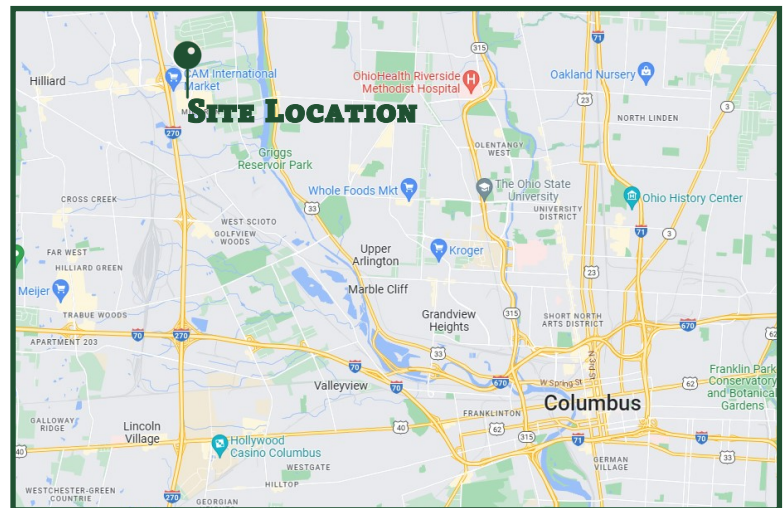


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TRAFFIC COUNT

Street	Avg Daily Volume
FISHINGER BLVD- PARK MILL RUN DR	19,258
SMILEY RD W- FISHINGER RD	16,577
RIDGE MILL DR SW- FISHINGER BLVD	17,503



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	6,785	87,758	235,414
Households (2022) 	2,934	36,742	102,767
Avg Household Income (2022) 	\$124,778	\$117,234	\$107,960

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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