

FOR LEASE



\$19.90/SF MG

3596-3600 Main Street, Hilliard, OH 43026

Office Suites for Sale in Hilliard, Ohio

- Located off of busy Main Street in Hilliard
- Excellent visibility from road, and convenient parking available.
- Possible daycare or office use.
- +/- 2,184 Sq Ft of Office Space Available:

Suite 1: Occupied

Suite 2: 920 Sq Ft (\$19.90/SqFt MG)

Suite 3: 483 Sq Ft (\$19.90/SqFt MG)

Suite 4: 781 Sq Ft (\$19.90/SqFt MG)



Click Here for Video

BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description:	Office
Price:	\$19.90/Sq Ft Modified Gross
Parcel:	050-000540
Occupancy:	Not Occupied

LAND

Land Acreage:	.185
Current Zoning:	C
Designated Use:	Commercial

STRUCTURAL

Building Square Footage:	3,652 Sq Ft
Unit Square Footage:	3,652 Sq Ft
Floors Above Ground:	1
Year Built:	1961

ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	Designated Parking Lot
HVAC:	Traditional
Water System:	Public
Sewer System:	Public

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Circle K)	<1 (<.1)
Closest Grocery Store (Kroger)	5 (1.7)
Closest Restaurant (Jimmy Johns)	<1 (.2)
Closest Pharmacy (Walgreens)	1 (.4)
Closest Hospital (Dublin Methodist)	13 (6.8)
Closest POI (Old Hilliard)	2 (.6)

Regional Locations

The Ohio State University	21 (7.7)
Downtown Columbus	22 (12.9)
Easton Town Center	34 (23.7)
Polaris Mall	25 (18.4)
Lower.com Field (Columbus Crew)	19 (11.2)
Nationwide Arena (Blue Jackets)	20 (11.4)
North High Street (Location)	21 (11.8)
Columbus Zoo and Aquarium	23 (14)
Zoombezi Bay Waterpark	23 (14)
Franklin Park Conservatory	28 (15.6)
COSI	21 (12.3)

[GOOGLE MAPS \(Link\)](#)

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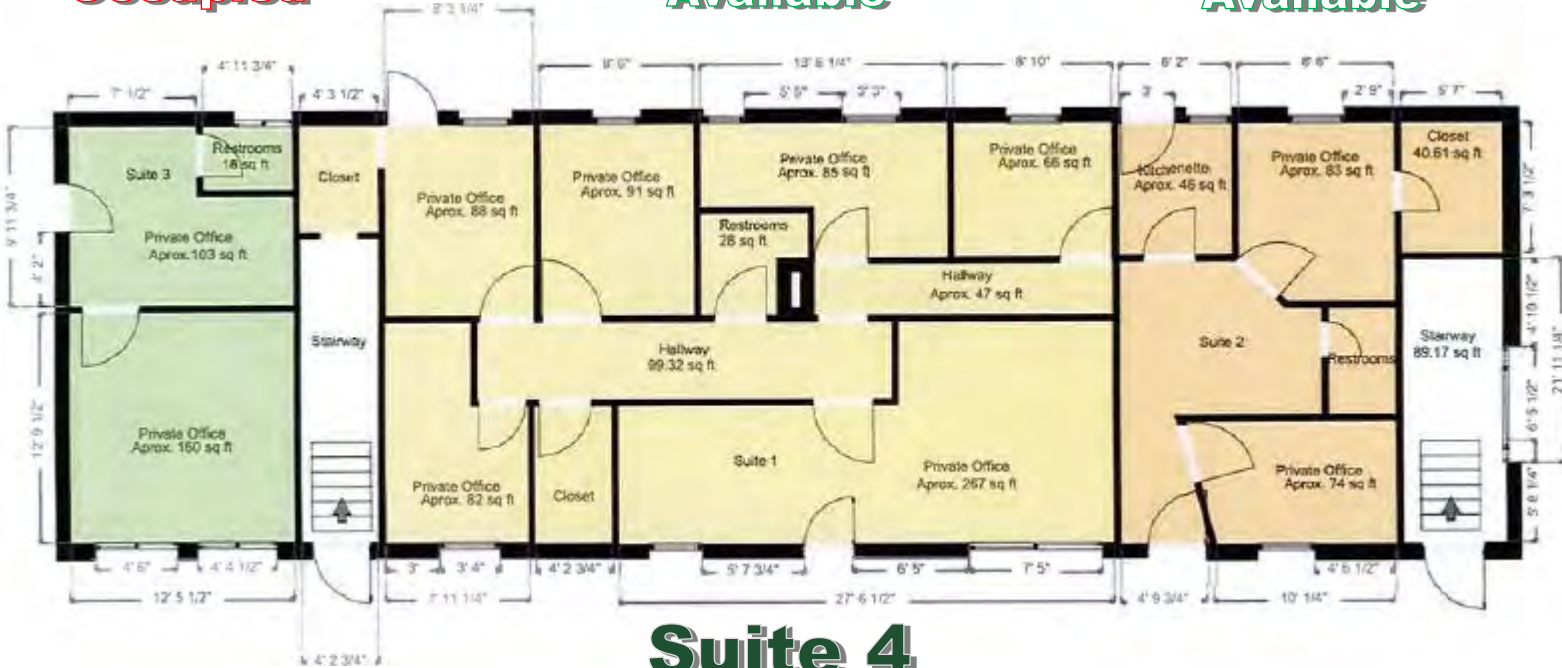
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Floor Plan

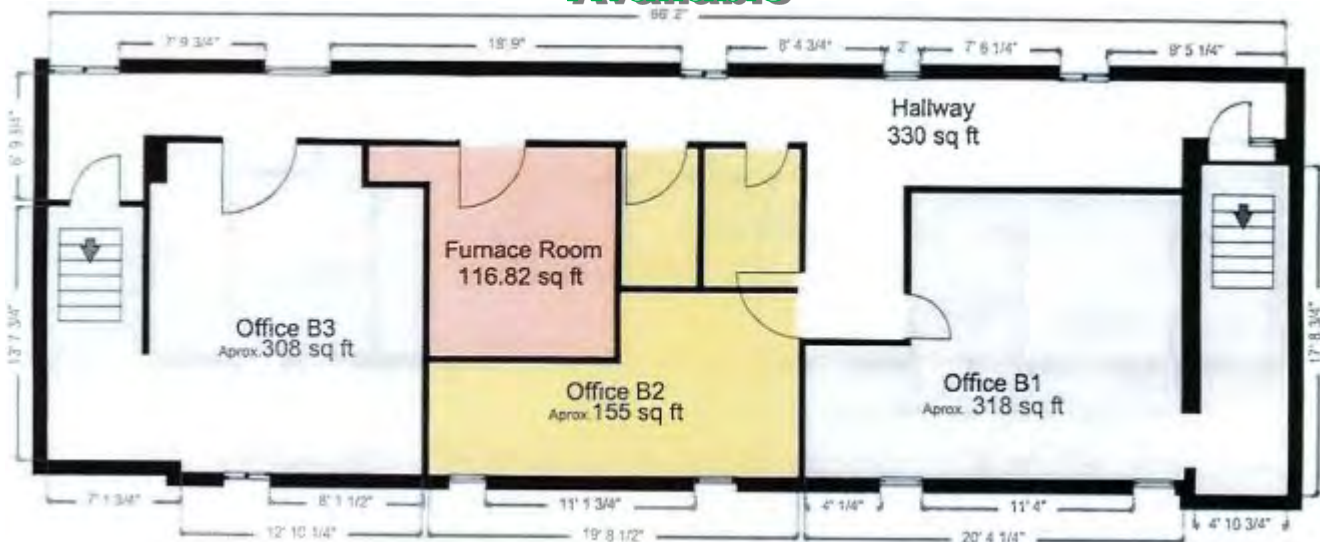
Suite 1
Occupied

Suite 2
Available

Suite 3
Available



Suite 4
Available

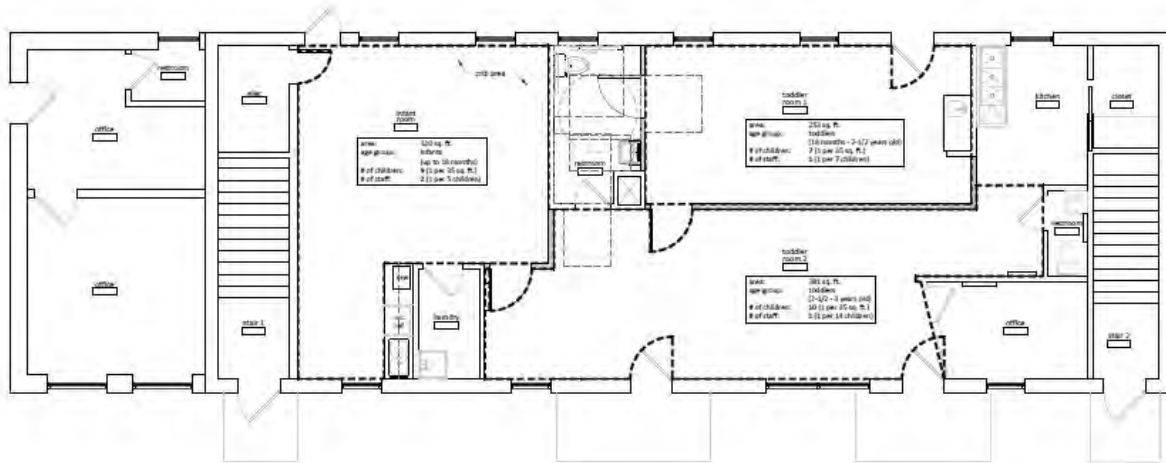


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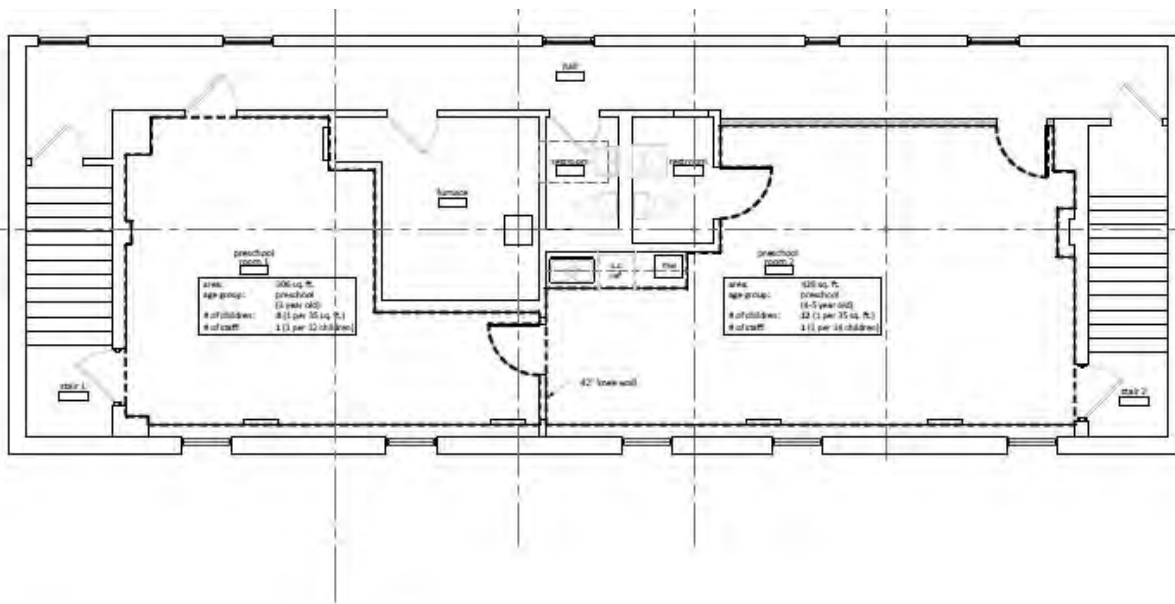
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Potential Proposed Layout for Daycare



infants: 9
toddlers: 18
staff: 4

ARCHITECTURAL FLOOR PLAN - FIRST FLOOR



preschoolers: 20
staff: 2

ARCHITECTURAL FLOOR PLAN - BASEMENT

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Parcel View

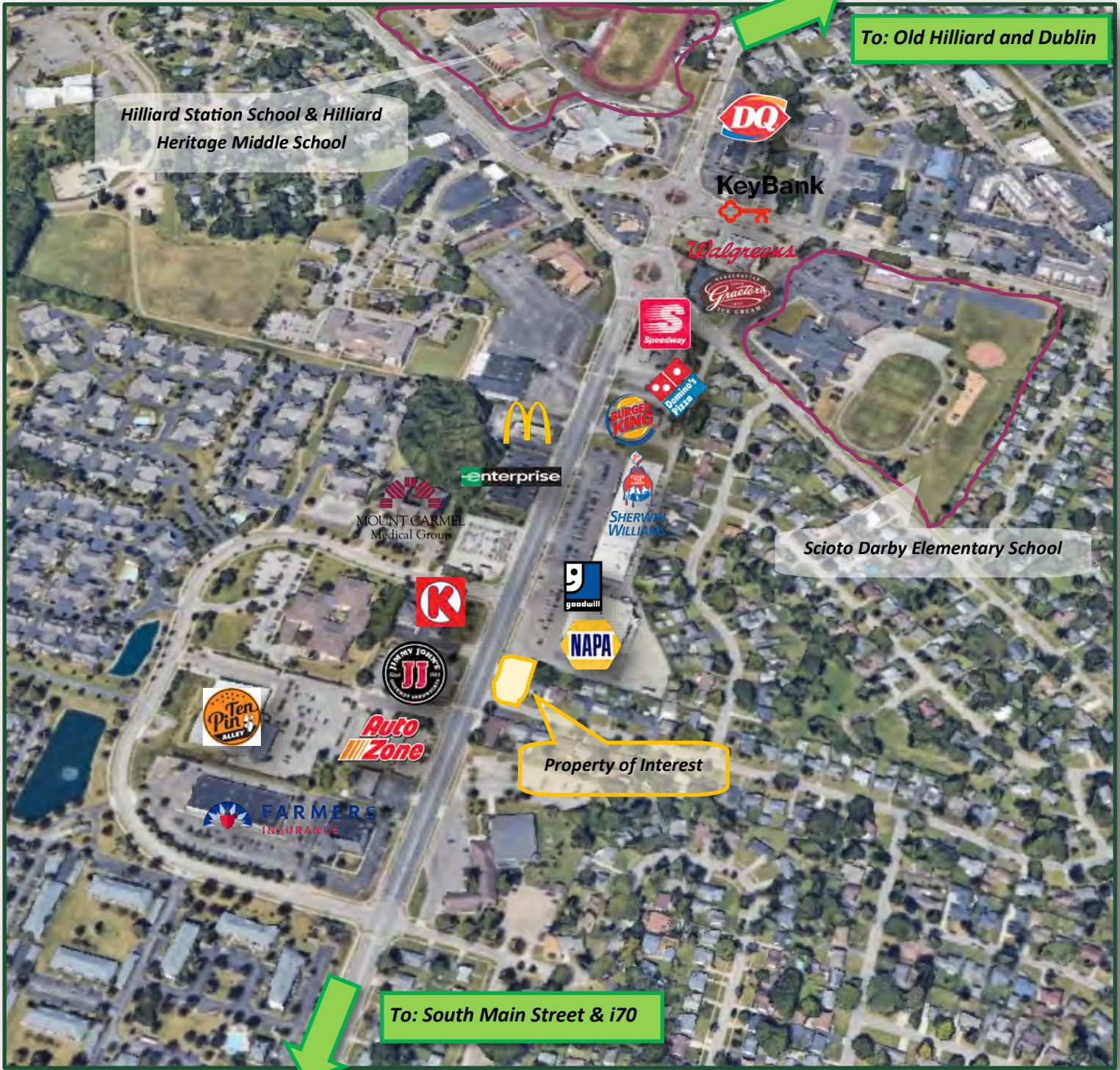


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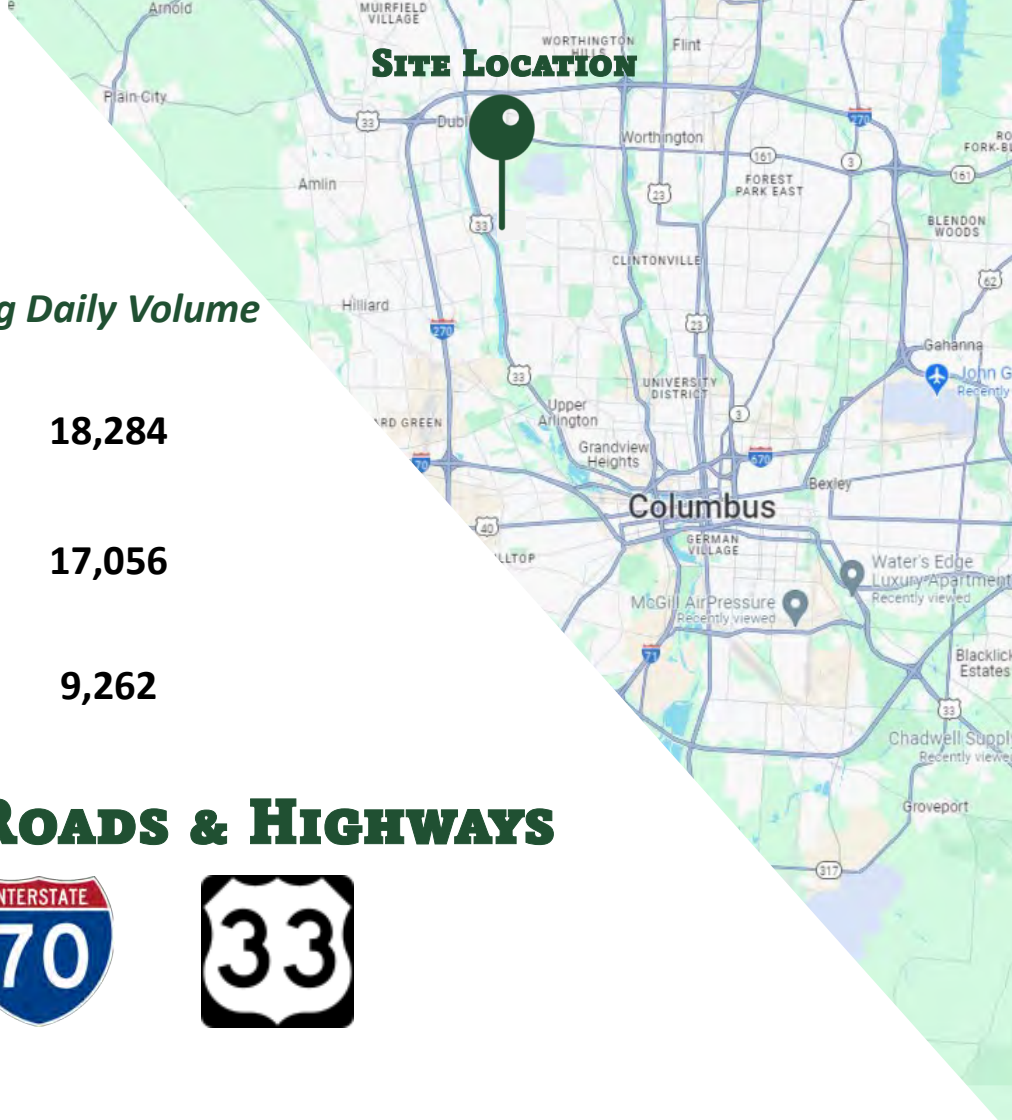
Nearby Amenities



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SITE LOCATION



TRAFFIC COUNT

Street	Avg Daily Volume
Main Street (Southbound)	18,284
Main Street (Northbound)	17,056
Heritage Club Drive	9,262

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,925	50,992	99,317
Households (2020)		8,543	26,787	49,582
Avg Household Income (2020)		\$86,319	\$84,044	\$88,962

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Regional Overview

Hilliard is a suburb of Columbus in Franklin County and is one of the ‘best places’ to live in Ohio. Living in Hilliard offers residents a sparse suburban feel and most residents own their homes. In Hilliard there is no shortage of activities; from their multiple sports complexed, to coffee drinking tours in Old Hilliard. The Hilliard City School District is highly accredited, and popular amongst Franklin County residents. The City offers many small and quaint shopping options, all the way to big corporate names such as Target, Walmart, Dick Sporting Goods, and many others. The City of Hilliard offers many new and upcoming businesses as well, allowing for development opportunities, along with the area’s expansion.



37,114

Population(2020)



13,887

Households (2020)



\$116,287

Median Household Income
(2020)

Popular Local Amenities

- Roger A. Reynolds Municipal Park
- 41 Miles of outdoor trails for walking, biking, and hiking
- Old Hilliard events and dining
- Bo Jackson Elite Sports Facility
- Early Television Museum
- HOSA Soccer Complex
- Historical Village at Weaver Park
- Ten Pin Alley

Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.hilliardohio.gov, www.wikipedia.com, and census.gov

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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