

# OFFICE/RETAIL CONDO FOR SALE OR LEASE

**3700 Fishinger Boulevard  
Hilliard, Ohio 43026**



**42,500 +/- SF Retail/Office Condo Available**



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# Property Description

## MILL RUN COMMERCIAL CONDO FOR SALE OR LEASE!

42,500 +/- SF commercial condo in the Market at Mill Run shopping center off Fishinger Blvd available for sale or lease. Current tenant leases 100% of the condo on a lease until 2024. Tenant can vacate sooner. Condo is part of the Mill Run Owners Association for maintenance of the common areas as well as the WB Mill Run Condo Association for maintenance of the areas presently or formerly owned by WB Mill Run which includes units 3700-3780 Fishinger Blvd. Stable tenant situated within a high traffic retail area with positive demographics. Less than a mile off I-270. Includes a portion of the surface lot parking.

**Address:** 3700 Fishinger Blvd  
Hilliard OH 43026

**County:** Franklin

**PID:** 560-294246-00

**Location:** Within the Market at Mill Run Shopping Center

**Building Size:** 42,500 +/- SF

**Story:** 1 story

**Year Built:** 2014

**Sale Price:** \$4,200,000

**Sale Price/SF:** \$100

**Lease Rate:** \$9/SF NNN

**Taxes:** \$70,261.06

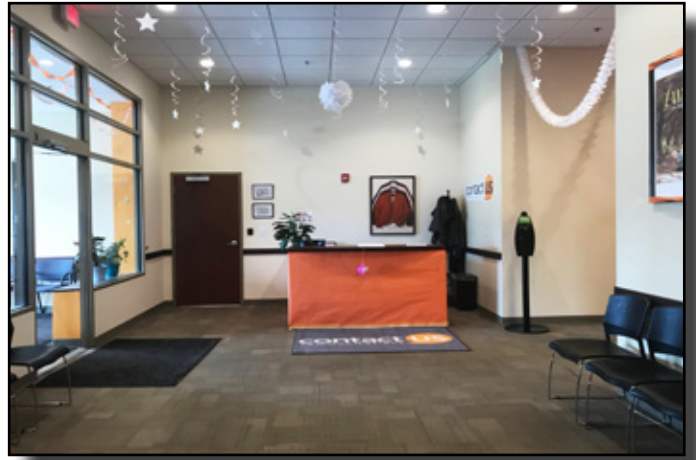
**Zoning:** CPD Commercial Planned Development District



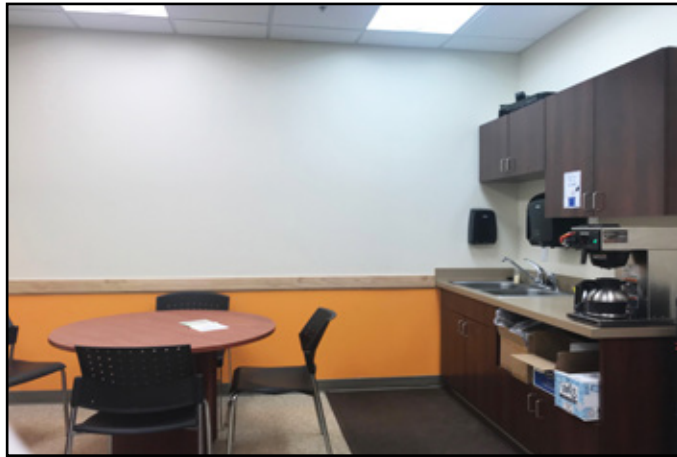
# Overall Floor Plan



# Photos



# Photos



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# Property Location



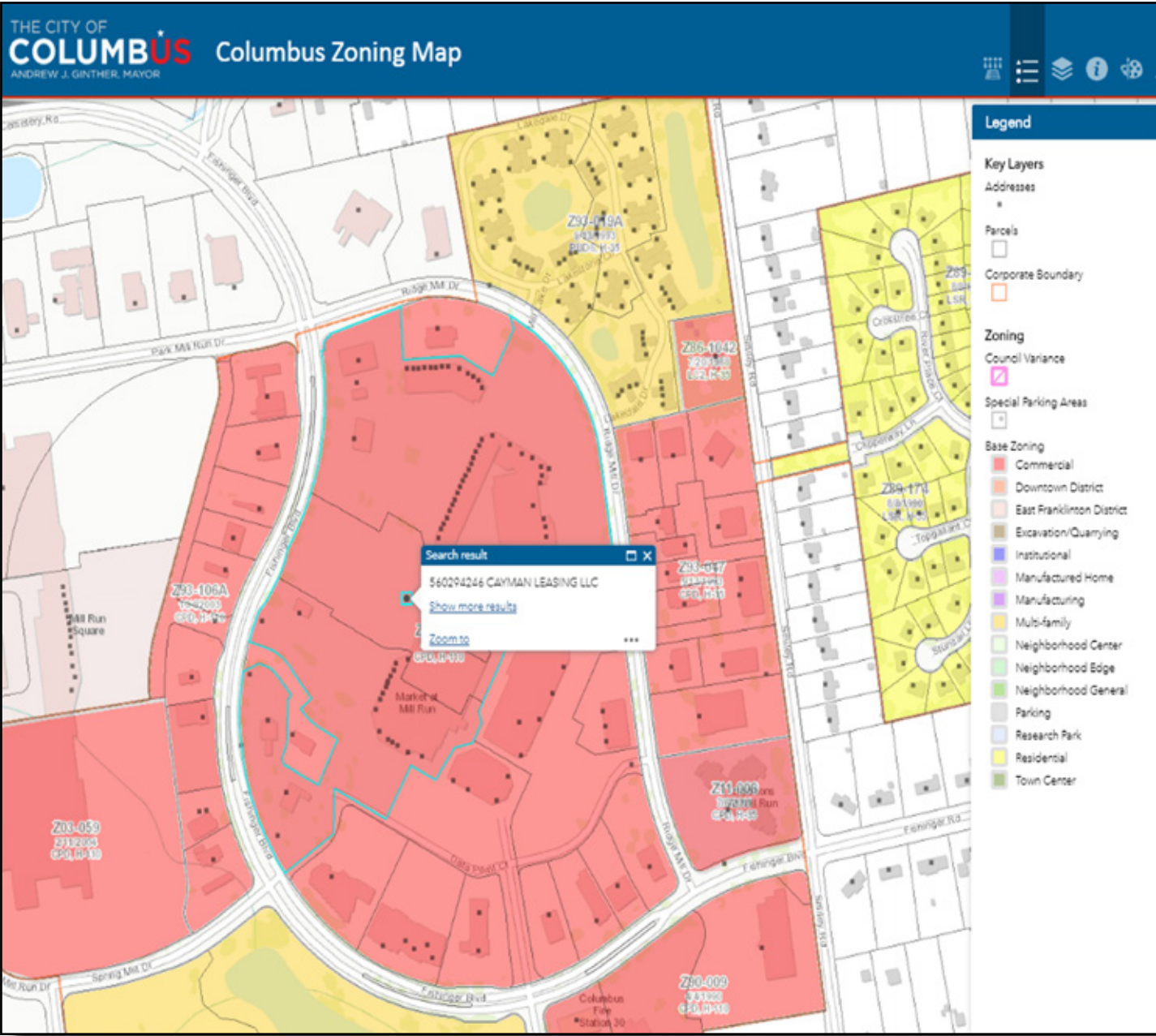
## Great Location!

- Less than 1 mile off I-270
- 10 minutes to Hilliard & Tuttle
- High traffic retail corridor



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# Zoning



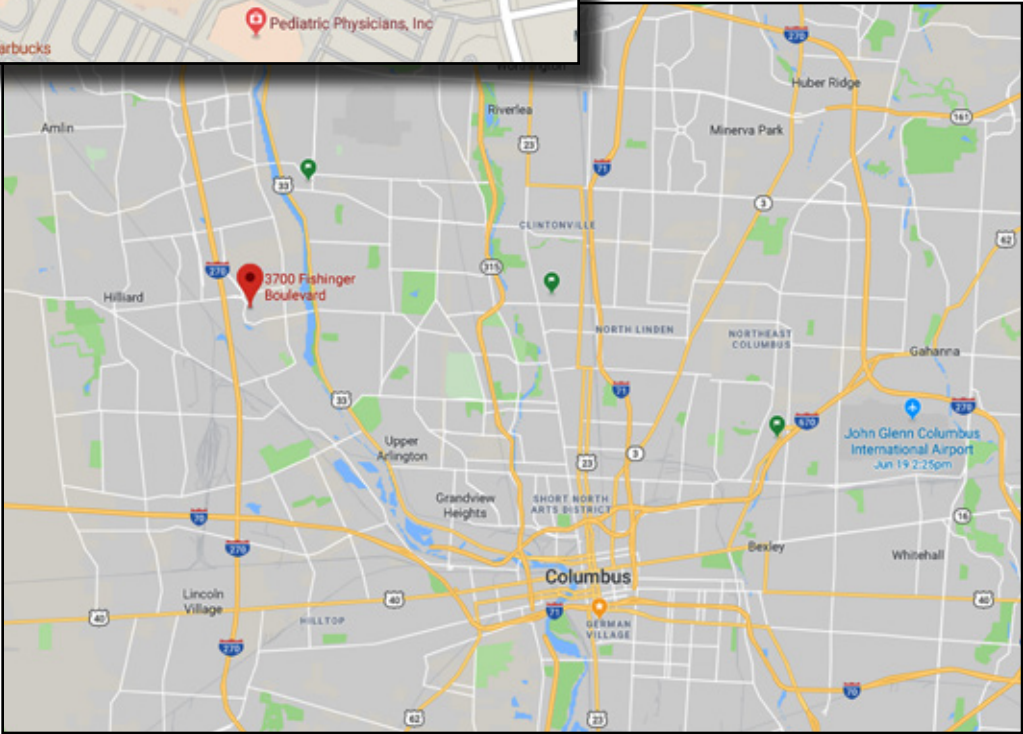
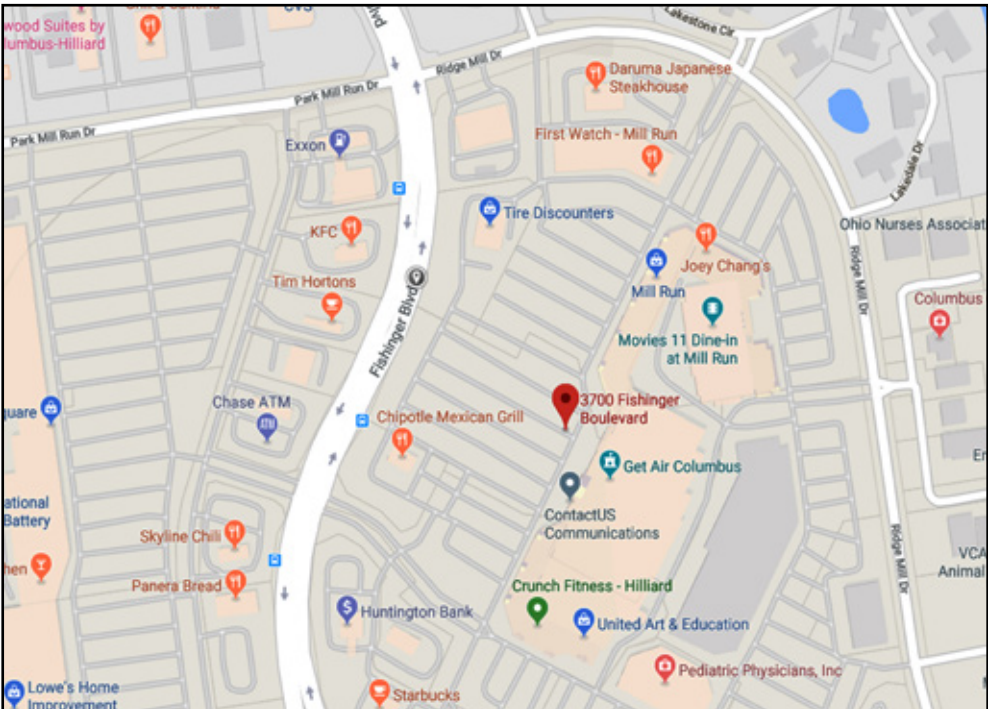
[Click here to see zoning text](#)



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# Street Maps



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# Aerial & Plat Maps




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# Demographics

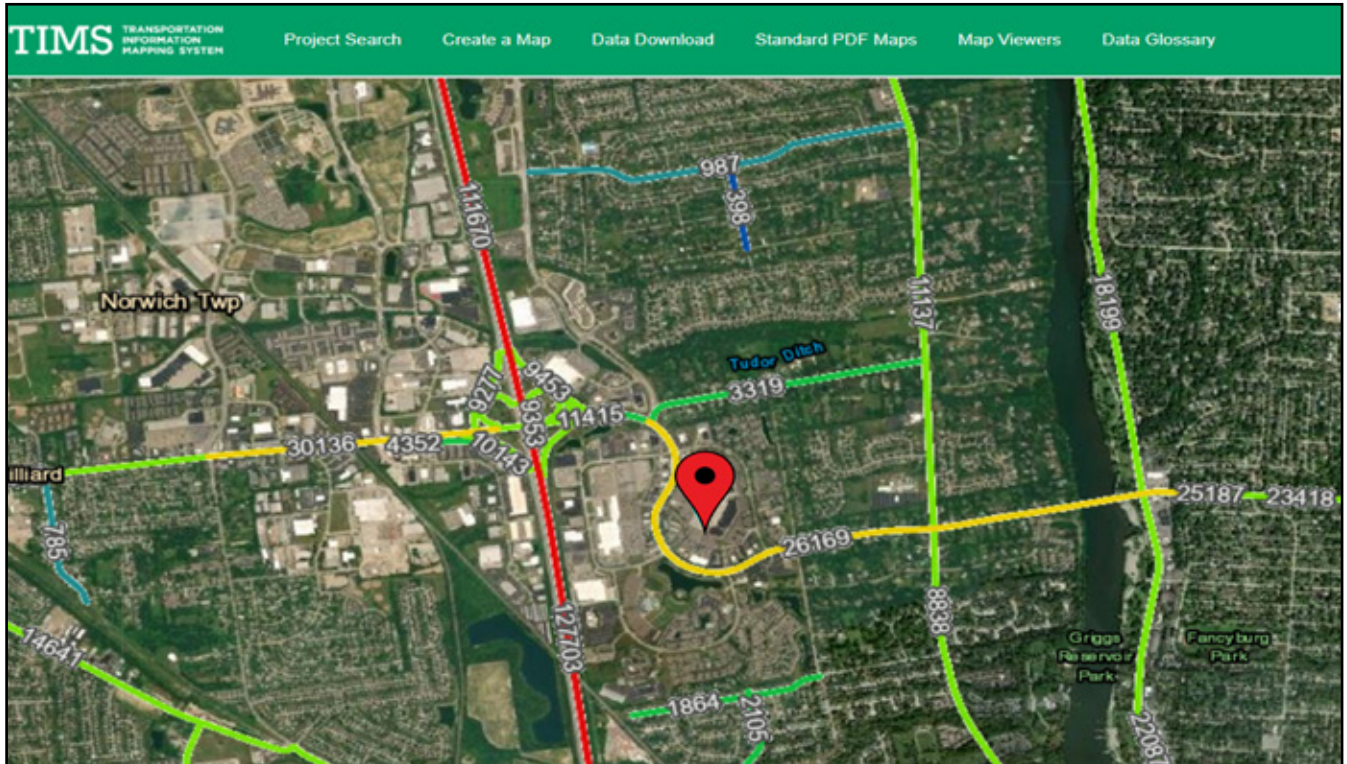
## Demographic Summary Report

The Market At Mill Run							
3700-3708 Fishinger Blvd, Hilliard, OH 43026							
							
Radius	1 Mile		3 Mile		5 Mile		
<b>Population</b>							
2026 Projection	7,346		90,108		239,205		
2021 Estimate	6,993		86,602		229,556		
2010 Census	5,775		76,545		200,810		
Growth 2021 - 2026	5.05%		4.05%		4.20%		
Growth 2010 - 2021	21.09%		13.14%		14.32%		
<b>2021 Population by Hispanic Origin</b>	201		3,891		12,354		
<b>2021 Population</b>	6,993		86,602		229,556		
White	6,277	89.76%	72,788	84.05%	183,802	80.07%	
Black	115	1.64%	3,459	3.99%	11,742	5.12%	
Am. Indian & Alaskan	17	0.24%	170	0.20%	445	0.19%	
Asian	435	6.22%	7,956	9.19%	27,190	11.84%	
Hawaiian & Pacific Island	3	0.04%	25	0.03%	98	0.04%	
Other	148	2.12%	2,204	2.54%	6,280	2.74%	
U.S. Armed Forces	39		94		214		
<b>Households</b>							
2026 Projection	3,144		37,494		103,978		
2021 Estimate	2,994		36,023		99,846		
2010 Census	2,485		31,784		87,823		
Growth 2021 - 2026	5.01%		4.08%		4.14%		
Growth 2010 - 2021	20.48%		13.34%		13.69%		
Owner Occupied	2,433	81.26%	23,828	66.15%	57,417	57.51%	
Renter Occupied	561	18.74%	12,195	33.85%	42,429	42.49%	
<b>2021 Households by HH Income</b>	2,995		36,023		99,846		
Income: <\$25,000	316	10.55%	2,824	7.84%	10,691	10.71%	
Income: \$25,000 - \$50,000	403	13.46%	5,217	14.48%	16,047	16.07%	
Income: \$50,000 - \$75,000	304	10.15%	6,118	16.98%	17,641	17.67%	
Income: \$75,000 - \$100,000	539	18.00%	5,206	14.45%	14,101	14.12%	
Income: \$100,000 - \$125,000	372	12.42%	4,947	13.73%	12,181	12.20%	
Income: \$125,000 - \$150,000	286	9.55%	3,020	8.38%	7,826	7.84%	
Income: \$150,000 - \$200,000	347	11.59%	4,313	11.97%	10,644	10.66%	
Income: \$200,000+	428	14.29%	4,378	12.15%	10,715	10.73%	
<b>2021 Avg Household Income</b>	\$120,441		\$115,606		\$107,418		
<b>2021 Med Household Income</b>	\$97,007		\$93,500		\$84,829		



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# Traffic Map



## Traffic Count Report



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# Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement , approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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