



## 3535 Fishinger Blvd

Hilliard, Ohio 43026

### Property Features

- Two-Story, Class A Medical/Office Building
- Two First Floor Suites | 1,600 SF & 2,196 SF
- Directory & Monument Signage
- Leasing Incentives Available
- Upgraded HVAC with HEPA Filters & UV Light System
- Ample On-Site Parking (4.2:1,000 SF Ratio)
- Located within the Mill Run Area
- Numerous Shops & Restaurants Nearby
- Close Proximity to Hilliard & Upper Arlington
- Minutes to I-270, Rt 33 and I-70

**Lease Rate: \$10.00 SF/Yr (NNN)**

**[www.3535fishinger.com](http://www.3535fishinger.com)**



For more information:

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**Matt Gregory, SIOR, CCIM**

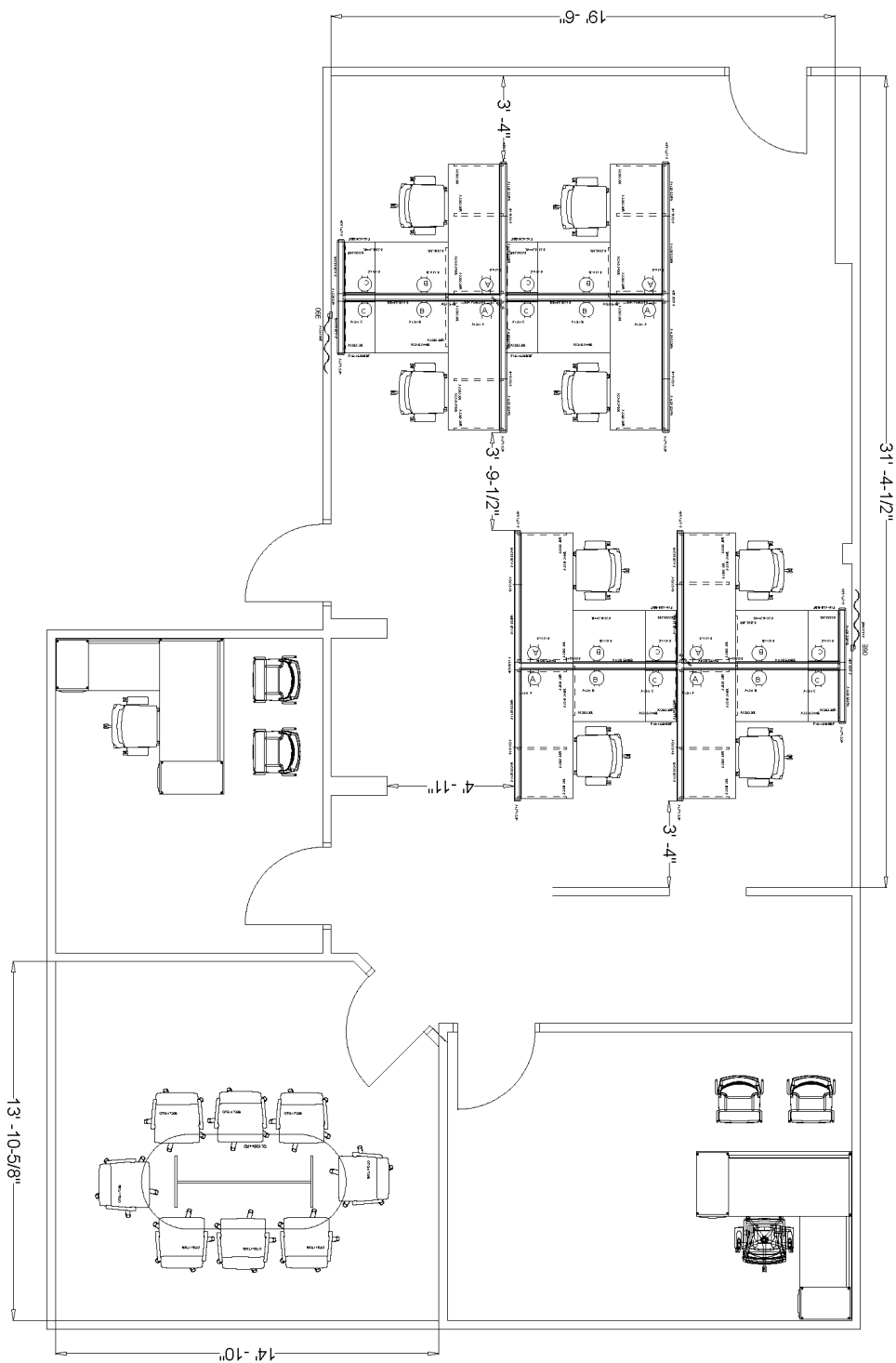
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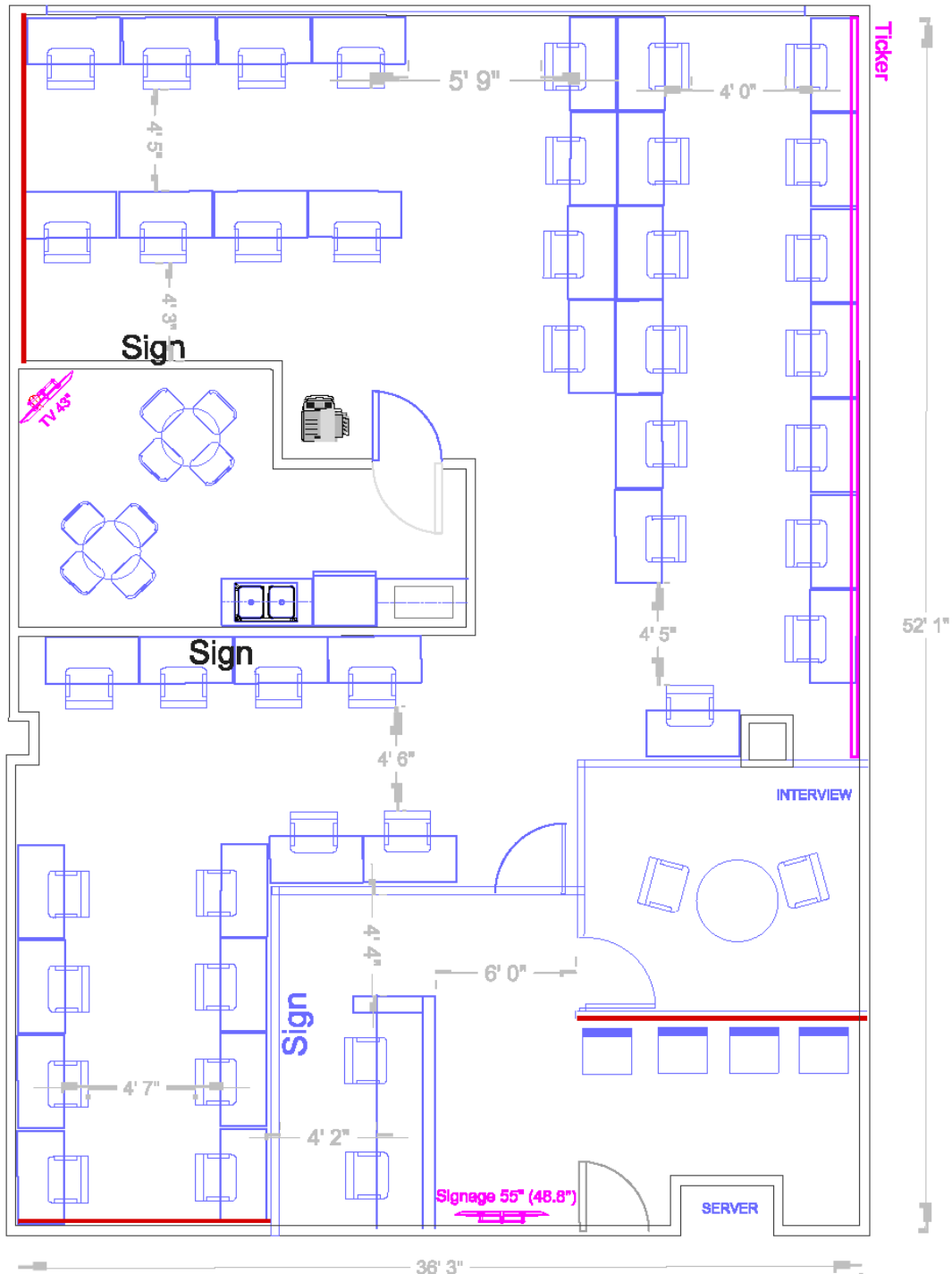
**Mitchell Moore**

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**Lease Rate:** \$10.00 **Total Space** 1,600 - 2,196 SF  
**Lease Type:** NNN **Lease Term:** Negotiable

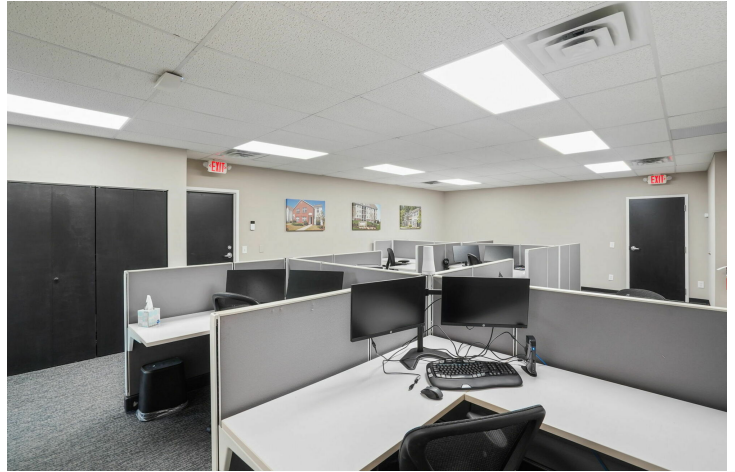
| Space     | Space Use | Lease Rate    | Lease Type | Size (Sf) | Availability |
|-----------|-----------|---------------|------------|-----------|--------------|
| Suite 105 | Office    | \$10.00 SF/Yr | NNN        | 1,600     | VACANT       |
| Suite 140 | Office    | \$10.00 SF/Yr | NNN        | 2,196     | 07/01/2024   |



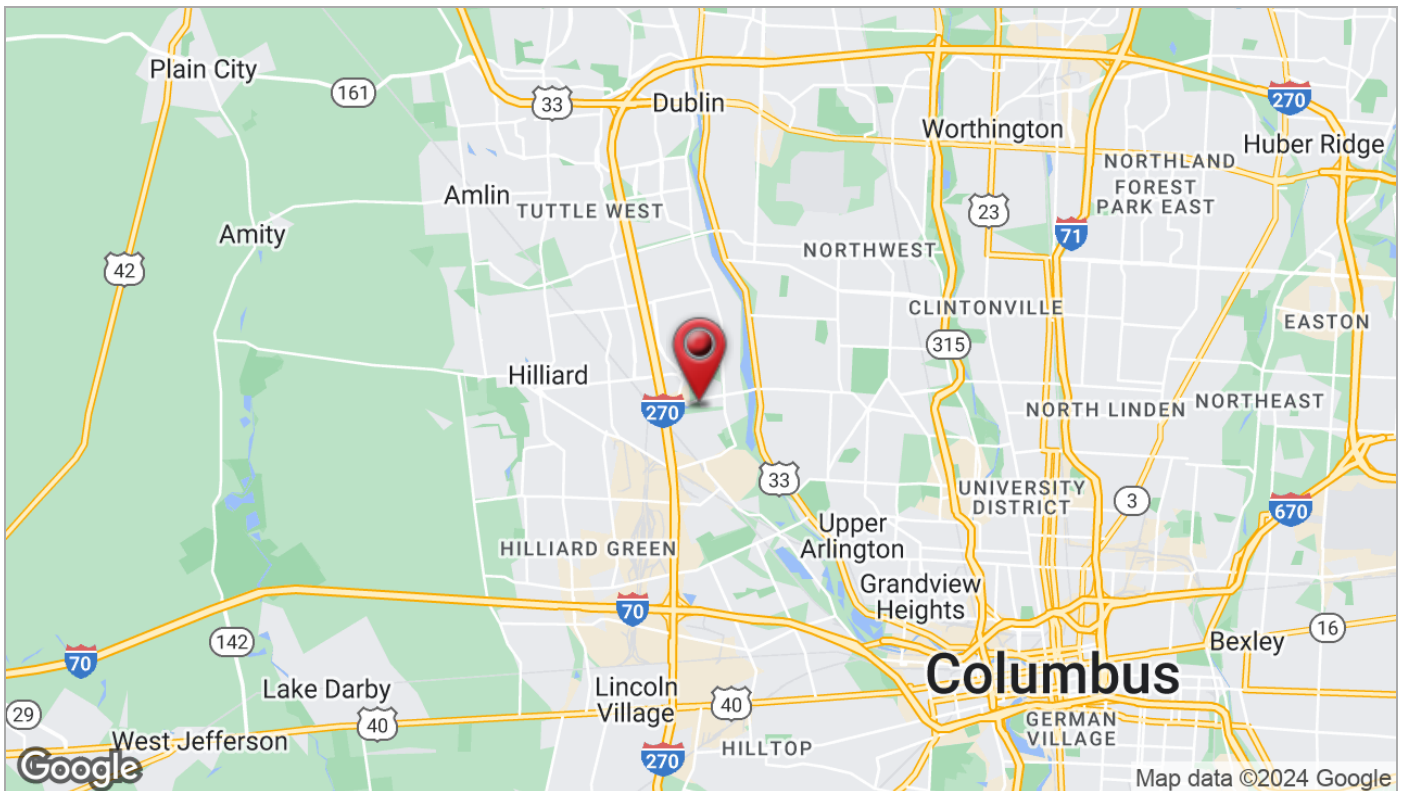
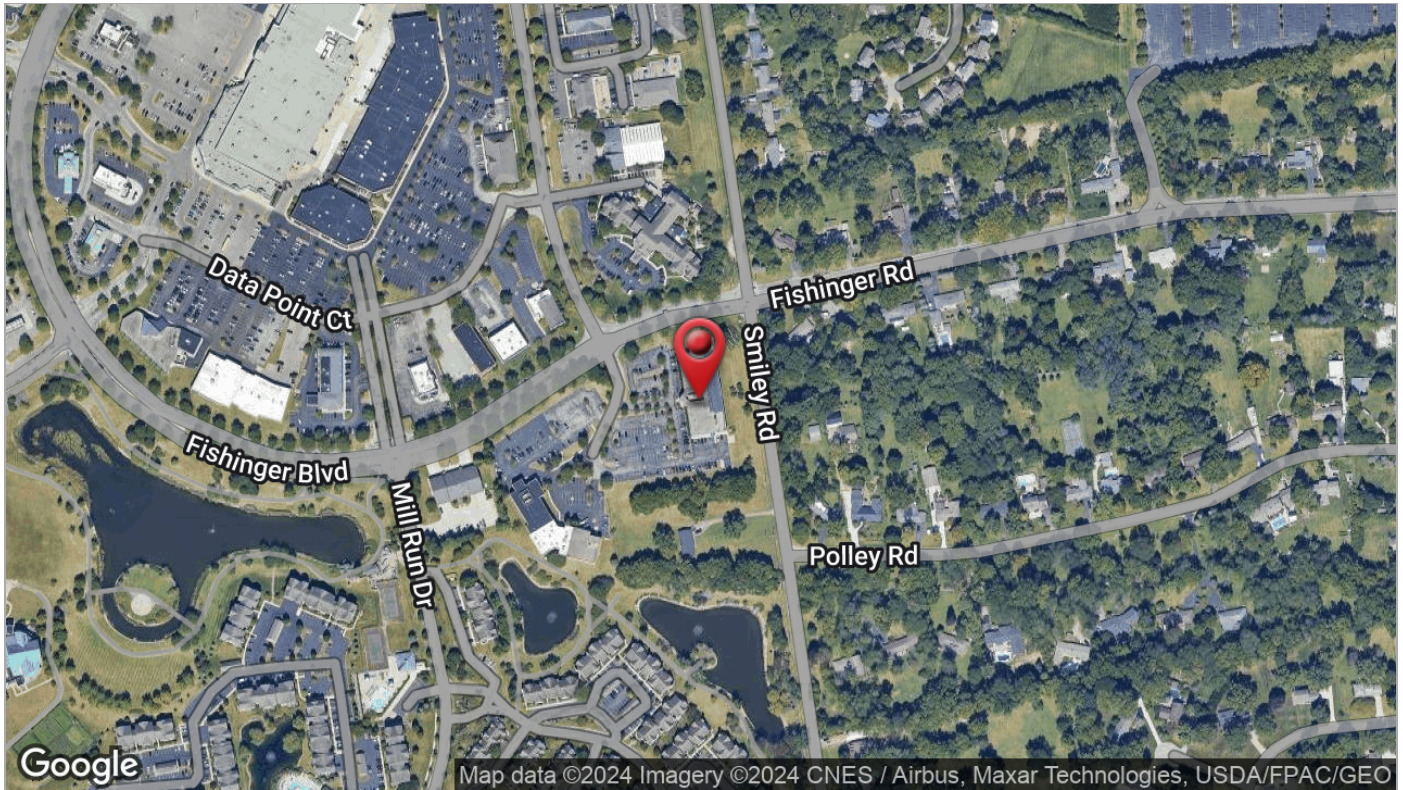


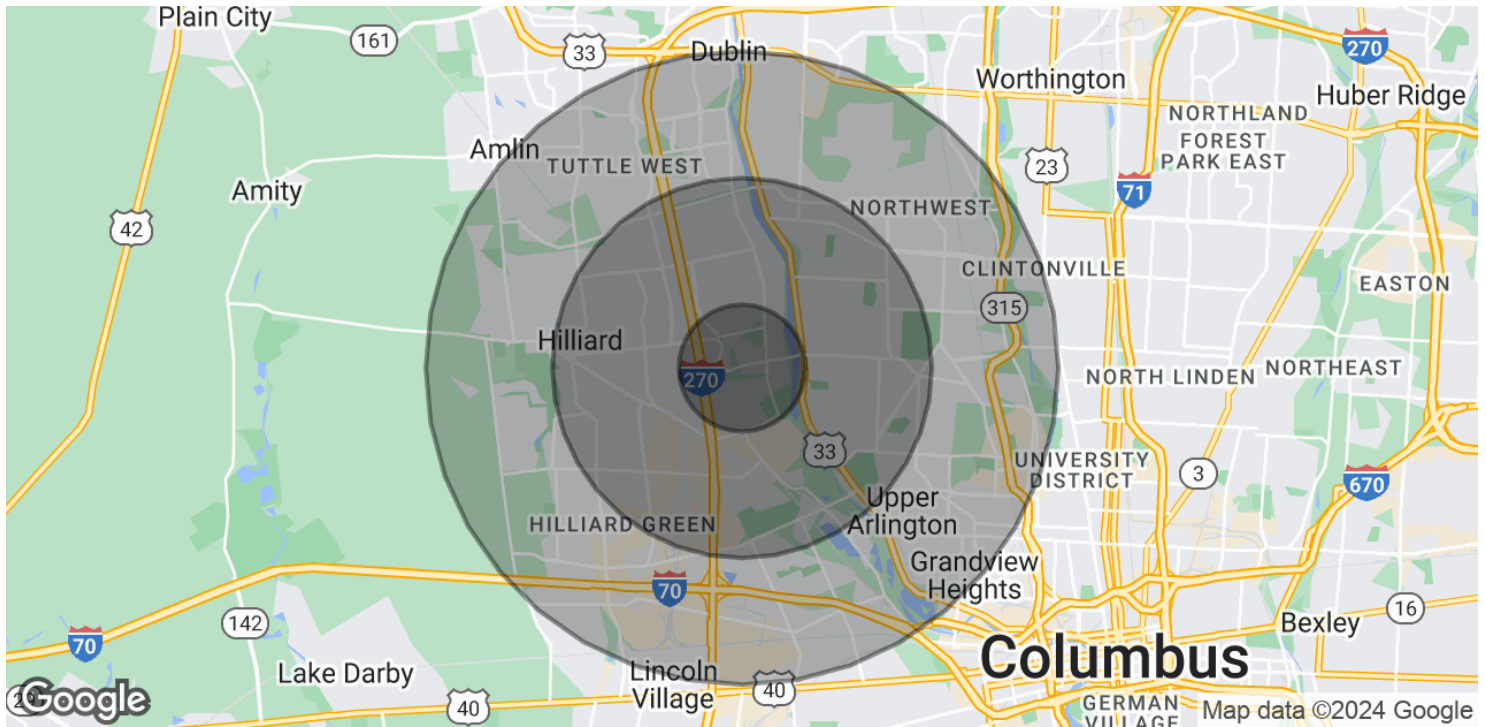
Furniture is for illustration purposes only.











### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,451  | 72,133  | 209,401 |
| Average Age          | 43.0   | 37.1    | 35.5    |
| Average Age (Male)   | 42.0   | 36.4    | 34.7    |
| Average Age (Female) | 43.5   | 37.6    | 36.4    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,994     | 28,691    | 86,973    |
| # of Persons per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$96,980  | \$93,522  | \$83,478  |
| Average House Value | \$249,259 | \$271,298 | \$249,538 |

2020 American Community Survey (ACS)