

3033 - 3055 KETTERING BLVD MORAINE, OH 45439

Moraine, OH 45439



CoStar  
**POWER BROKER**  
2017 Top Firm Award

4% Commission  
to co-op broker

PRICE REDUCED!

MICHAEL NOLAN

614.674.6942

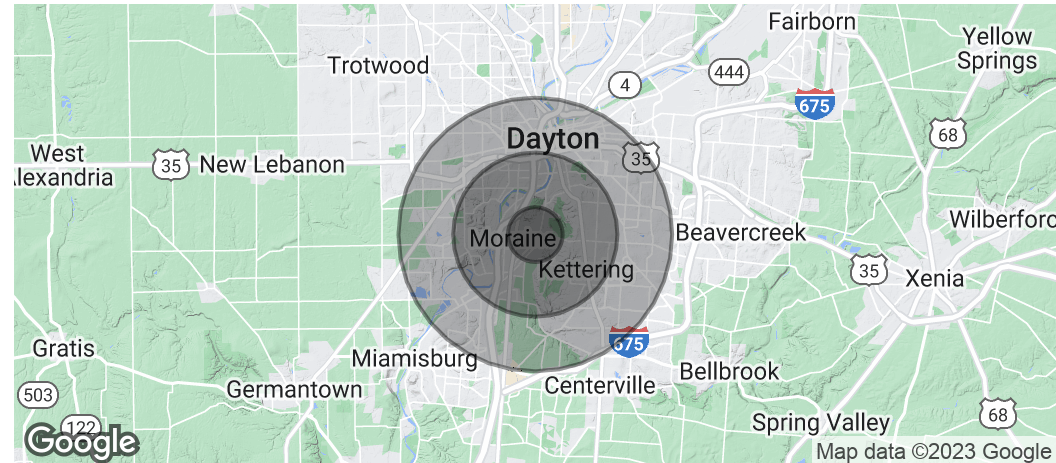
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**CHAINLINKS**  
RETAIL ADVISORS

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## OFFERING SUMMARY

Available SF: 2,048-5,072 SF  
Can be subdivided

Lease Rate: PRICE REDUCED!  
\$29.00 to \$32.00 PSF

Building Size: 22,140

Market: Northwest

## PROPERTY HIGHLIGHTS

- One of the highest daytime populations in Columbus | 4.2 million sf of office space in 36 buildings, 1,900 hotel rooms and 5,000 Class A&B apartment units
- Located directly across the street from the Mall at Tuttle Crossing which averages approximately 5,000 visitors/day
- Center is accessible to the communities of Dublin, Hilliard, Columbus, Upper Arlington and Grove City
- Average daily traffic counts: 28,990 VPD at Tuttle Crossing

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 3,691     | 32,430    | 81,786    |
| Total Population  | 7,717     | 77,059    | 197,719   |
| Average HH Income | \$122,834 | \$111,683 | \$117,650 |

## NEARBY RETAILERS



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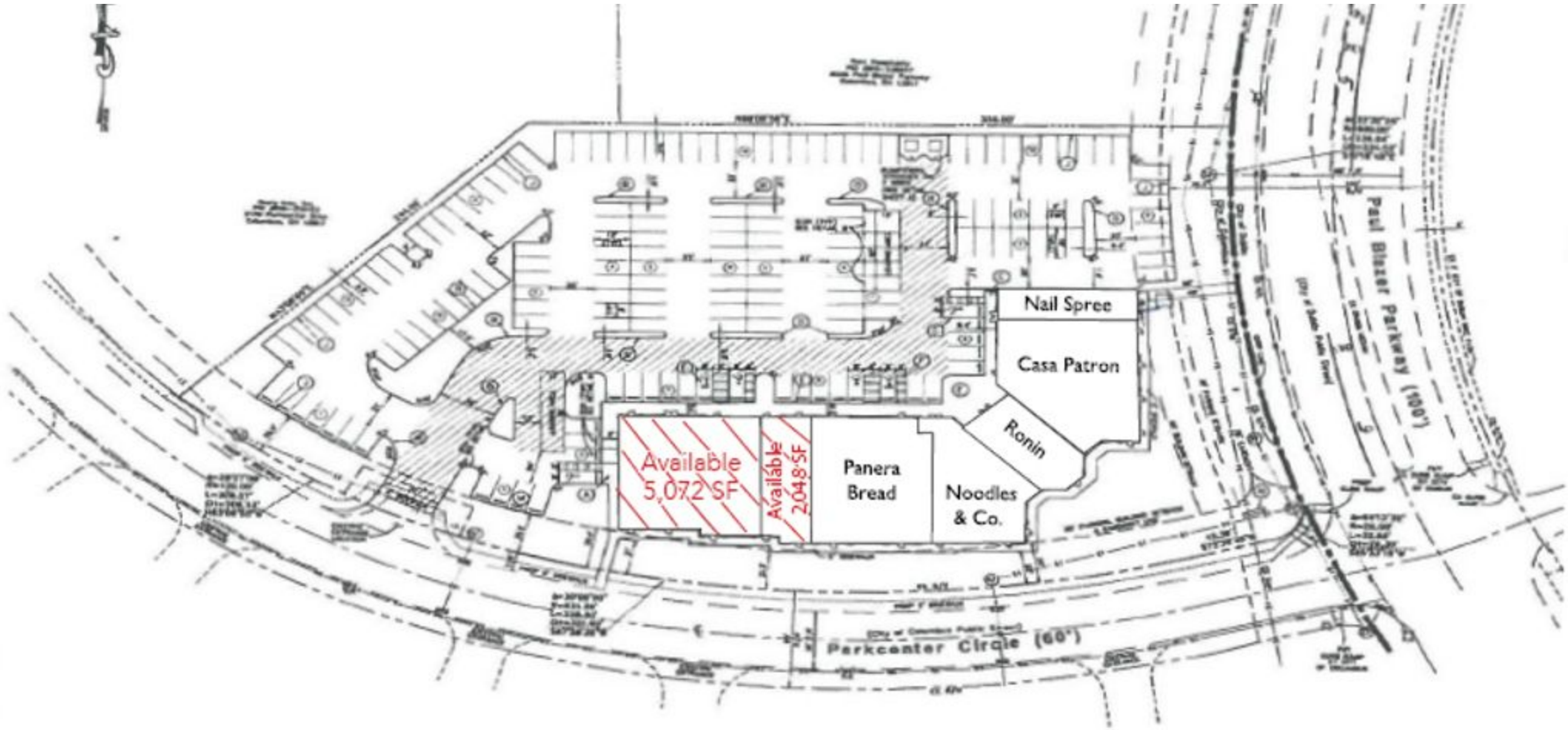
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