

Columbus, OH 43232



LEASE RATE	\$1,275.00 - 1,490.00 PER MONTH						
OFFERING SUMMARY							
Available SF:	1,450 - 1,800 SF						
Lease Rate:	\$1,275.00 - 1,490.00 per month (MG)						
Lot Size:	3.74 Acres						
Year Built:	1979						
Building Size:	37,742 SF						
Renovated:	1982						
Zoning:	C4 - Regional Scale Commercial District						
Parking	155 Spaces						

#### CBC-ASPIRE.COM

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## LOCATION OVERVIEW

This property is situated in the Eastland neighborhood just south of Eastland Mall. Prime retail location on South Hamilton Road. The center is surrounded by other retail with a heavy concentration of residential to the south and east. It is in close proximity to Noe-Bixby and Helsel Parks.

### PROPERTY HIGHLIGHTS

- · Retail space that could be configured for a variety of uses
- 1,800 SF formerly a salon with plumbing still in place
- 1,450 SF turn key open box
- Ample parking
- Great visibility
- 18,450 cars per day
- COTA bus stop located directly in front of center

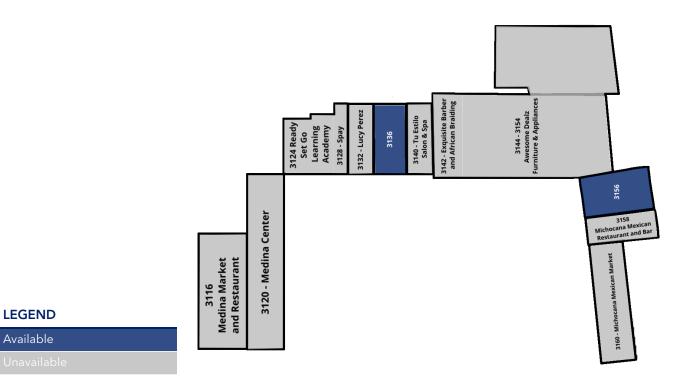
### **PROPERTY WEBSITE**

bit.ly/3116-3160sHamiltonRd



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### **AVAILABLE SPACES**

_	SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
	Suite 3156	Available	1,800 SF	Modified Gross	\$1,490 per month	1,800 SF suite available immediately. Space was formerly a salon with plumbing still in place. Space could easily be configured for an office or other type of retail use.
	Suite 3136	Available	1,450 SF	Modified Gross	\$1,275 per month	1,450 SF turn key open box. Easily configurable for a variety of retail or office uses. Great visibility off of S Hamilton Rd. Ample parking

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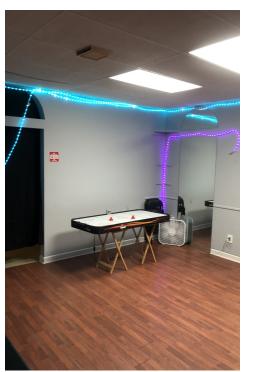


# 3156 S HAMILTON ROAD

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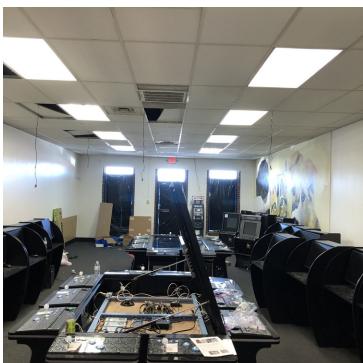
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# 3136 S HAMILTON ROAD

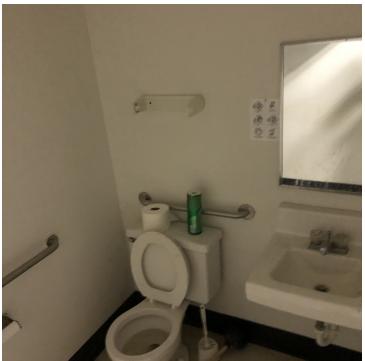
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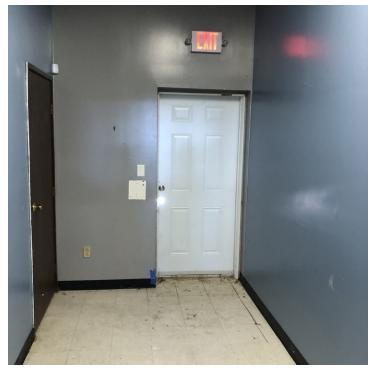




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LEAS





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COLDWELL BANKER **COMMERCIAL** ASPIRE REALTY SERVICES

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LEAS

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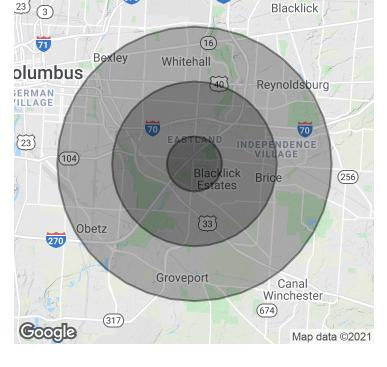
Service Agency

670

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,107	84,498	198,587
Average age	32.3	33.2	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,631	33,137	79,830
# of persons per HH	2.5	2.5	2.5
Average HH income	\$43,515	\$46,563	\$51,182
Average house value	\$122,293	\$114,227	\$135,627

\* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNTS
S Hamilton Rd, south of Winchester Pike and north of US-33	2-WAY	2020	23,753
Refugee Rd between Courtright Rd & Refugee Rd	2-WAY	2020	20,898



270

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EAST BROAD

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