

RETAIL FOR LEASE

4227 AVERY RD.

4227 Avery Rd, Hilliard, OH 43026



OFFERING SUMMARY

AVAILABLE SF:	1,400 SF
LEASE RATE:	\$1,900 per month (Gross)
LOT SIZE:	0.37 Acres
YEAR BUILT:	1971
BUILDING SIZE:	1,400 SF
MARKET:	Hilliard
SUBMARKET:	Avery Road Subdivision

PROPERTY OVERVIEW

Office / Retail -Great location in line next to busy Circle K gas station in Hilliard. Less than 1/2 mile to 7 Hilliard schools. 1400+/_ sq ft with great visibility. 16 parking spaces. Great for after school tutoring, music lessons, Dr's office etc. Do not disturb current tenant. Will be vacant after Dec 1. 2018.

PROPERTY HIGHLIGHTS

- Great location near downtown Hilliard.
- Next to busy Circle K gas station.
- 1.2 mile to 7 Hilliard Schools
- 16 parking spaces

KW COMMERCIAL
1 Easton Oval,
Suite 100
Columbus, OH 43219

MARTHA HUNLEY
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OH #450518

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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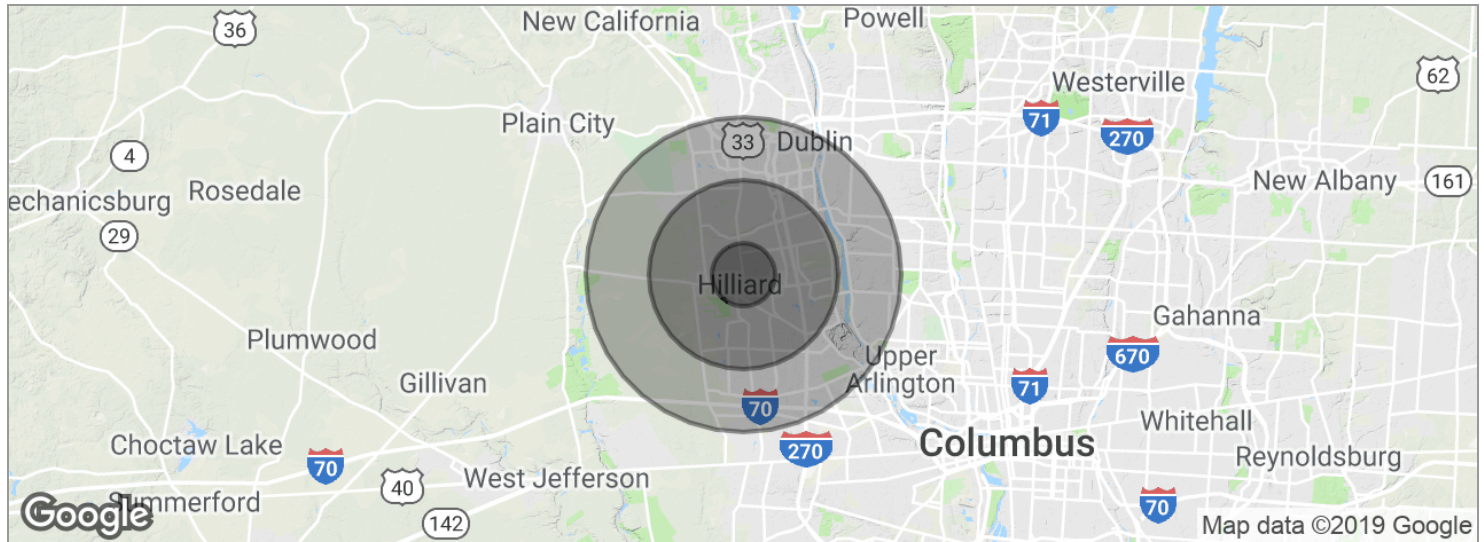
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,128	60,925	143,326
Median age	35.0	34.3	34.1
Median age (male)	32.6	32.9	33.4
Median age (Female)	36.6	35.4	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,139	22,332	56,673
# of persons per HH	2.9	2.7	2.5
Average HH income	\$86,481	\$86,652	\$84,615
Average house value	\$221,760	\$204,954	\$224,338

* Demographic data derived from 2010 US Census

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