



3535 Fishinger Blvd

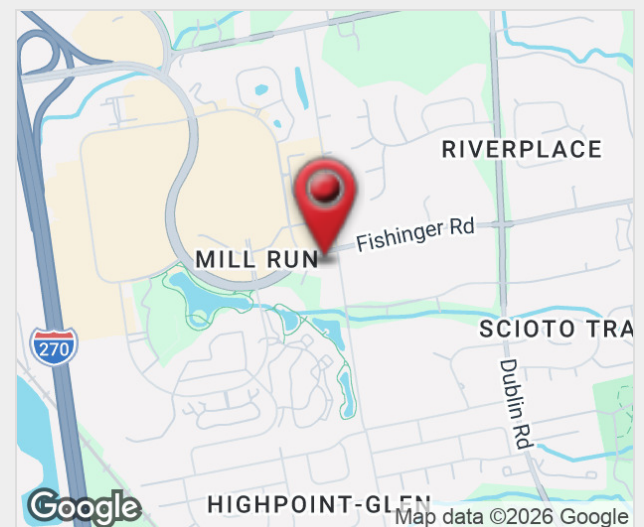
Hilliard, Ohio 43026

Property Features

- Two-Story, Class A Medical/Office Building
- Two Office Suites Available
- 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: \$10.50 SF/Yr (NNN)

www.3535Fishinger.com



For more information:

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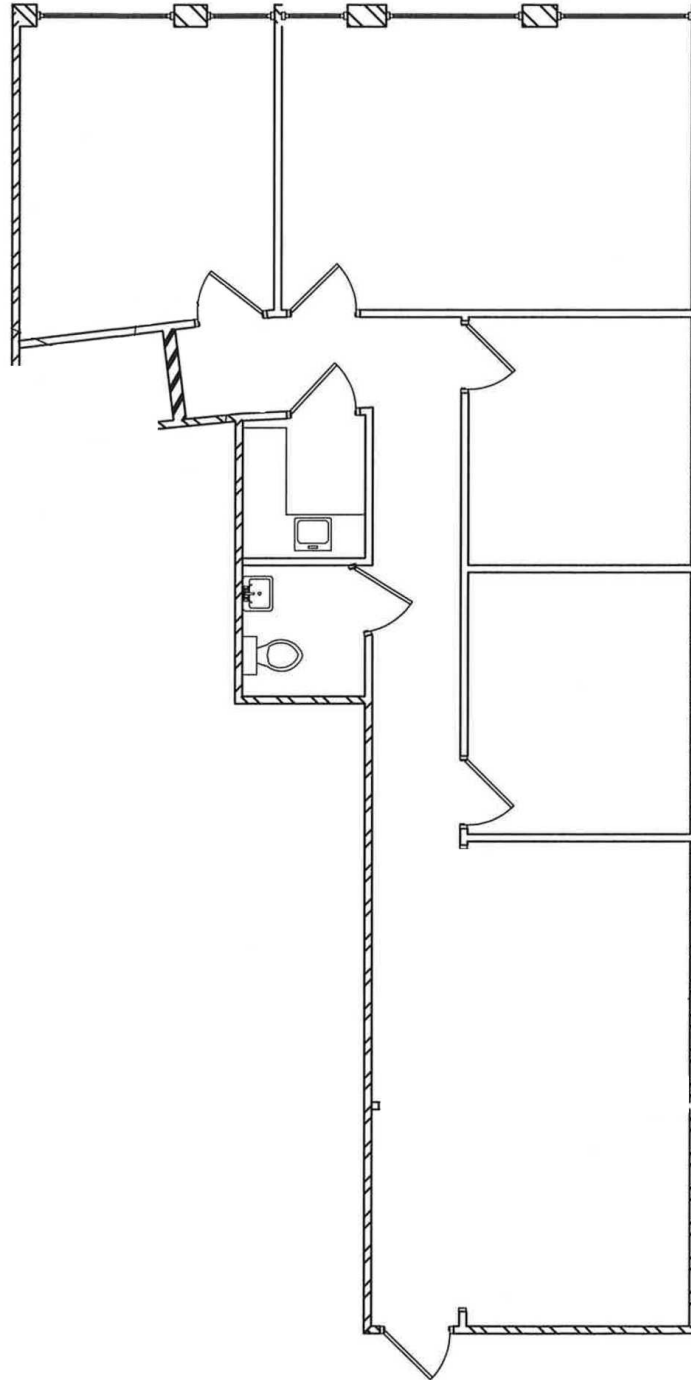
Lease Rate: \$10.50 SF/YR (NNN)

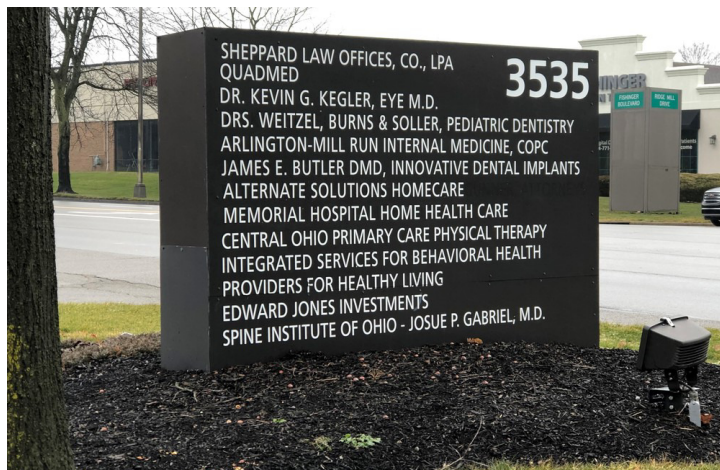
Total Space 1,335 - 2,140 SF

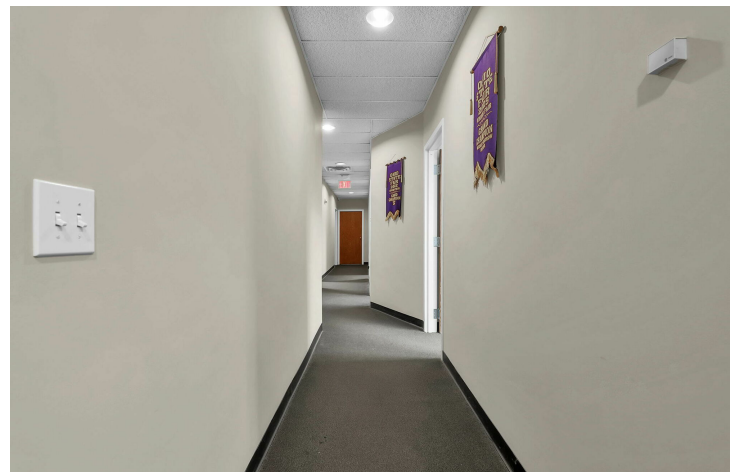
Lease Type: NNN

Lease Term:

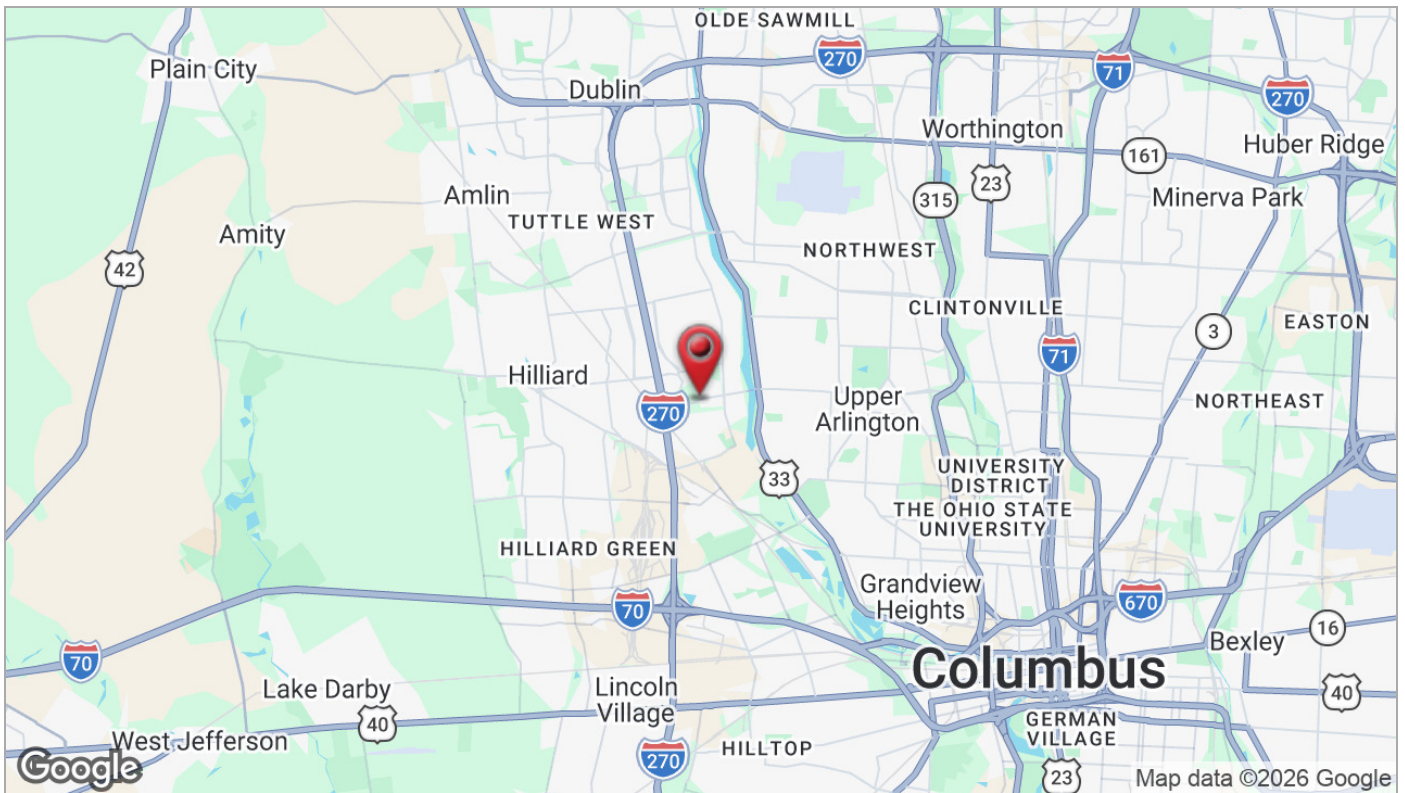
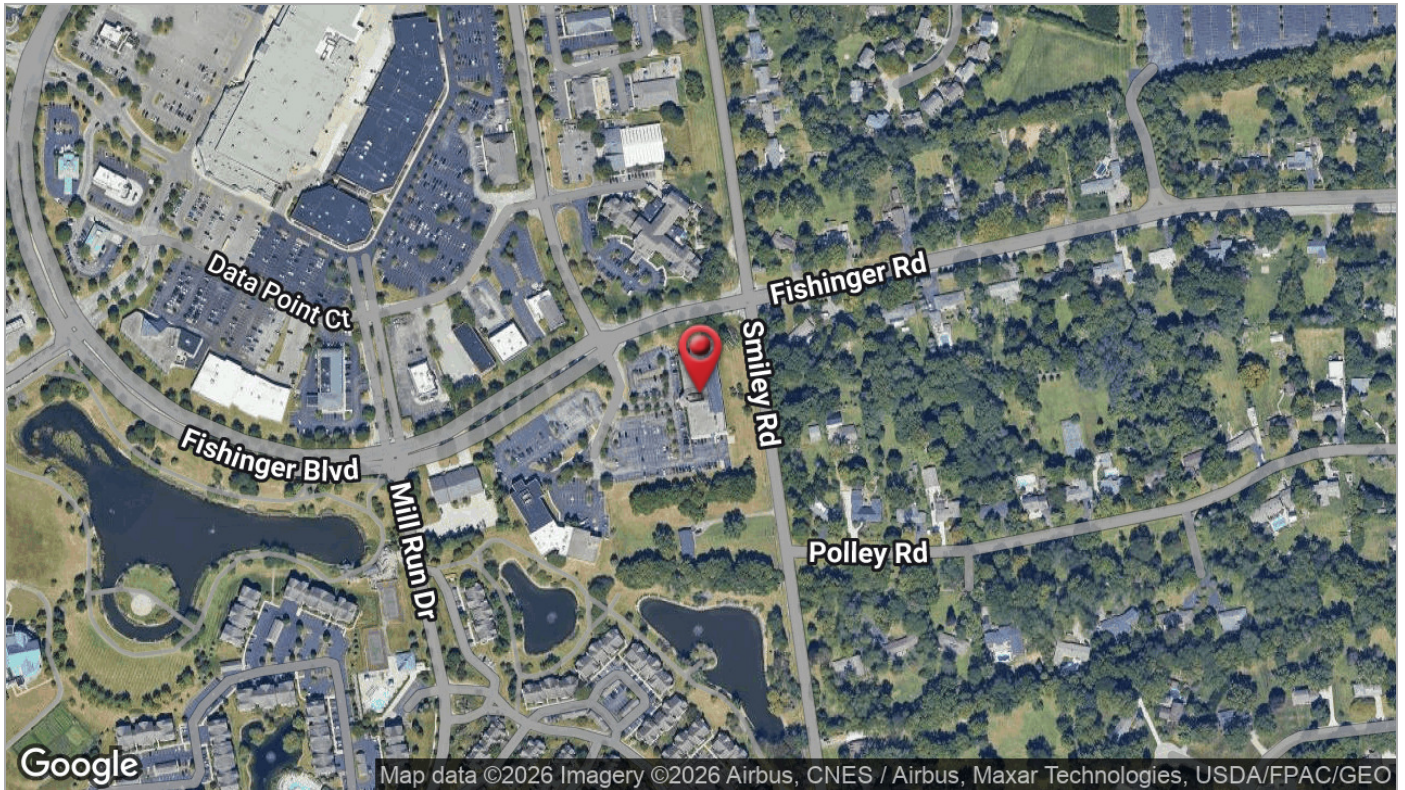
SPACE	FLOOR	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 190	First	Office	\$10.50 SF/Yr	NNN	2,140	90 DAYS
Suite 230	Second	Office	\$10.50 SF/Yr	NNN	1,335	06/01/2026

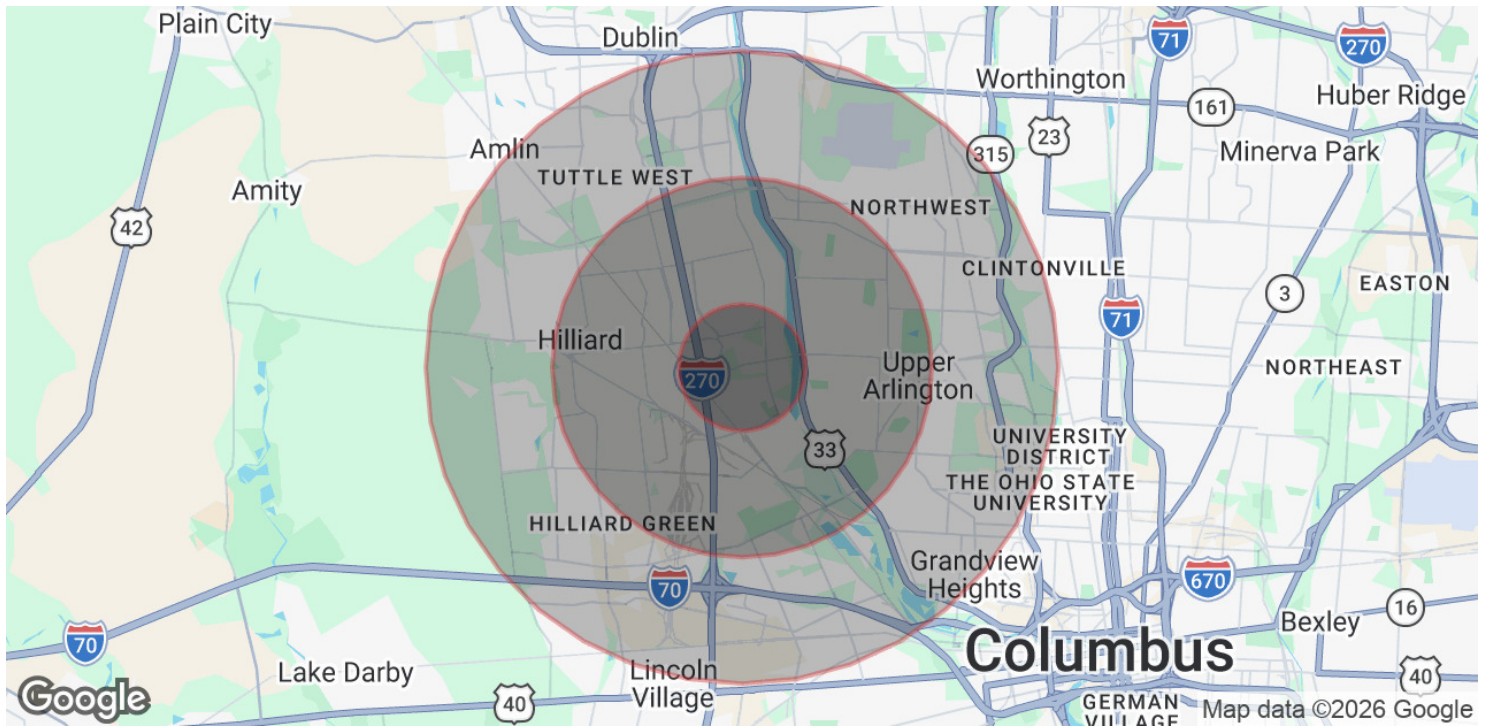












	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	7,451	72,133	209,401
Average Age	43.0	37.1	35.5
Average Age (Male)	42.0	36.4	34.7
Average Age (Female)	43.5	37.6	36.4
HOUSEHOLDS & INCOME			
Total Households	2,994	28,691	86,973
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$96,980	\$93,522	\$83,478
Average House Value	\$249,259	\$271,298	\$249,538

2020 American Community Survey (ACS)