

3720 Ridge Mill Drive  
Hilliard, OH 43026

For Sale



## MEDICAL OFFICE PROPERTY INVESTMENT OR PERFECT FOR OWNER/USER

Sales Price: \$695,000

Cap Rate: 8.3%

6,000 SF on 0.707 acres

- 1 story professional medical office property with multiple building entrances allowing flexible floor plans
- 100% leased but could be owner/user opportunity
- Convenient location in Mill Run area off of highly trafficked Fishinger Road between I-270 and SR 33
- 40 parking spaces
- Built in 1994; new 6 ton RTU 2016; new roof 2009
- Abundant services, retail and restaurants in the area



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## DEMOGRAPHICS

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 5,043    | 24,859   | 78,144   |
| Total Population  | 4,508    | 44,436   | 158,360  |
| Average HH Income | \$92,124 | \$93,574 | \$85,469 |

