

## **Highlights**

Address :	1925 Hilliard Rome Rd, Hilliard, OH 43026
Location:	Tanglewood Plaza is located in the City of Columbus near the intersection of Tanglewood Park Blvd and Hilliard Rome Rd.
Building Size:	385,000± SF
Built:	2004
Parking Spaces:	1,925± Spaces, Parking Ratio 5.00± Per 1,000 SF
Zoning:	CPD (Commercial Planned Development - All Commercial)
Co-Tenants:	Kohl's, Dick's Sporting Goods, Urban Active Fitness, HH Gregg, Sleep Outfitters and Just Smiles
Demographics:	Within 1 Mile The Population Is Over 11,000 With A Median Income Of \$62,392
Comments:	<ul style="list-style-type: none"><li>▪ Located in the Major Retail Corridor of Hilliard</li><li>▪ 1± Mile to I-70 and 3± Miles to I-270</li></ul>

## **SubLease Opportunity**

Available Space:	<ul style="list-style-type: none"><li>▪ 3,043± SF End Unit Available</li><li>▪ Sublease thru 02/28/2018</li><li>▪ Potential Drive Thru</li><li>▪ Patio Space Possible</li></ul>
SubLease Rate:	\$16.00/SF NNN
Operating Expenses:	\$4.71 PSF
Incentives:	3 Months Free Rent

