

FOR SALE



\$295,000

60 Hill Road South, Pickerington, OH 43147

- Turn-of-the-century 2-story plus finished basement wooden classic office.
- 100% restored turn-of-the-century 2-story building zoned for office use.
- Excellent visibility located in the historic community area of Pickerington.
- 1,638 SF including finished basement office spaces.
- Building and street-front post signage available.
- Close proximity to shops, services, and restaurants.
- Currently leased.



Click Here for Video

BEST CORPORATE REAL ESTATE
MICHAEL BERRY
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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1st Floor Private Office



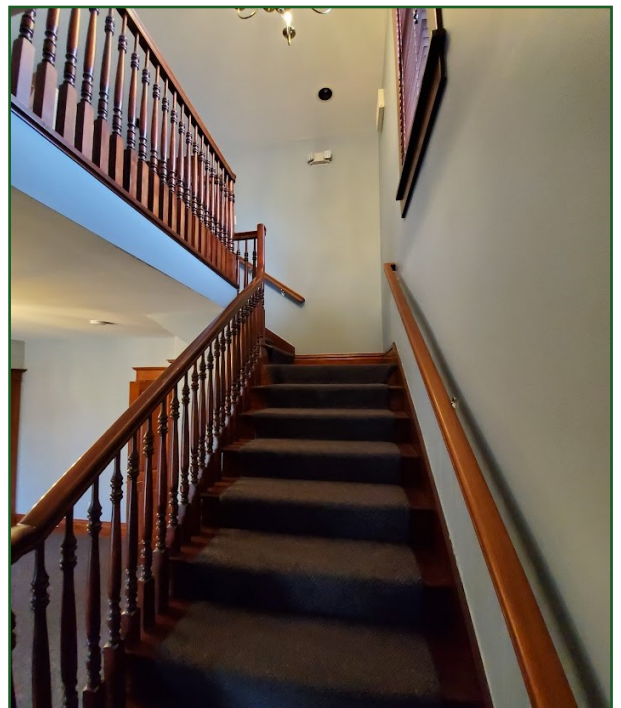
1st Floor Kitchenette



1st Floor Restroom



1st Floor Stairwell



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2st Floor Private Office



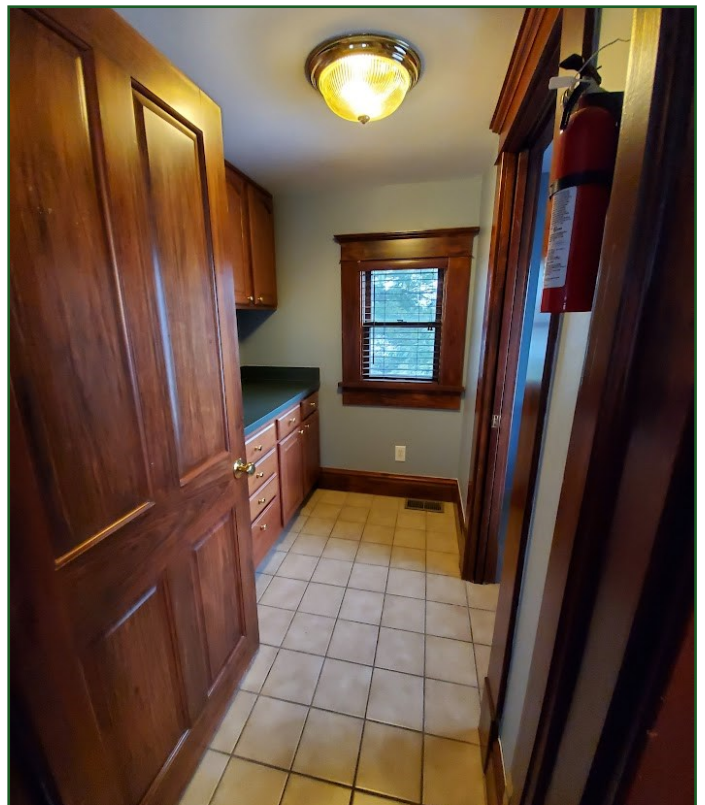
2nd Floor Conference Room



2nd Floor Restroom



1st Floor Media Room



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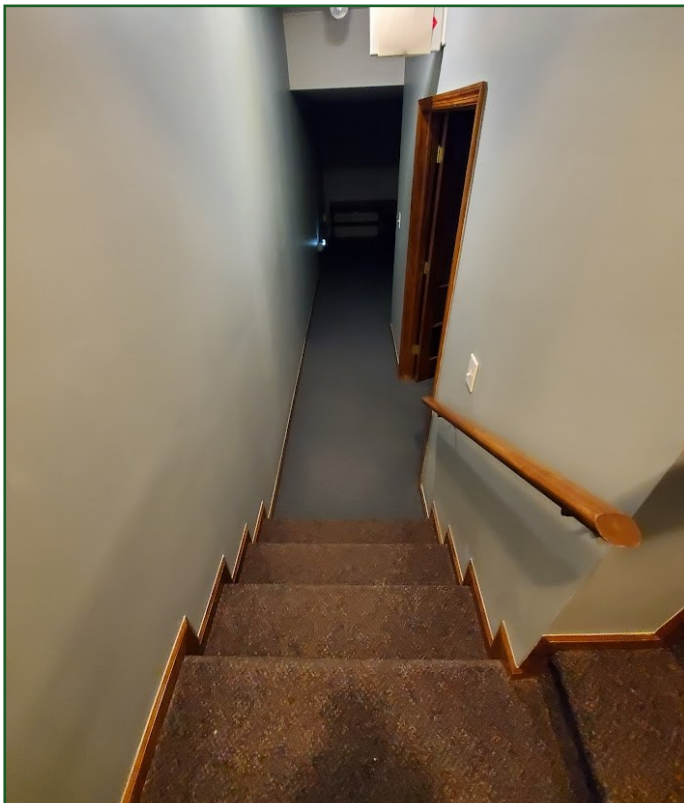
Basement Private Office



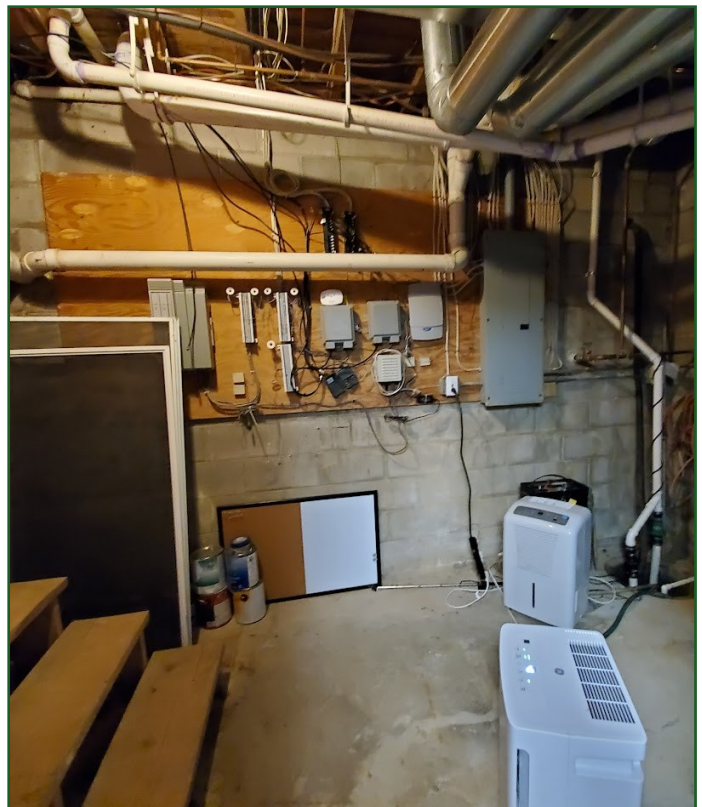
Basement Open Working Area



Basement Stairwell



Basement Mechanical Room



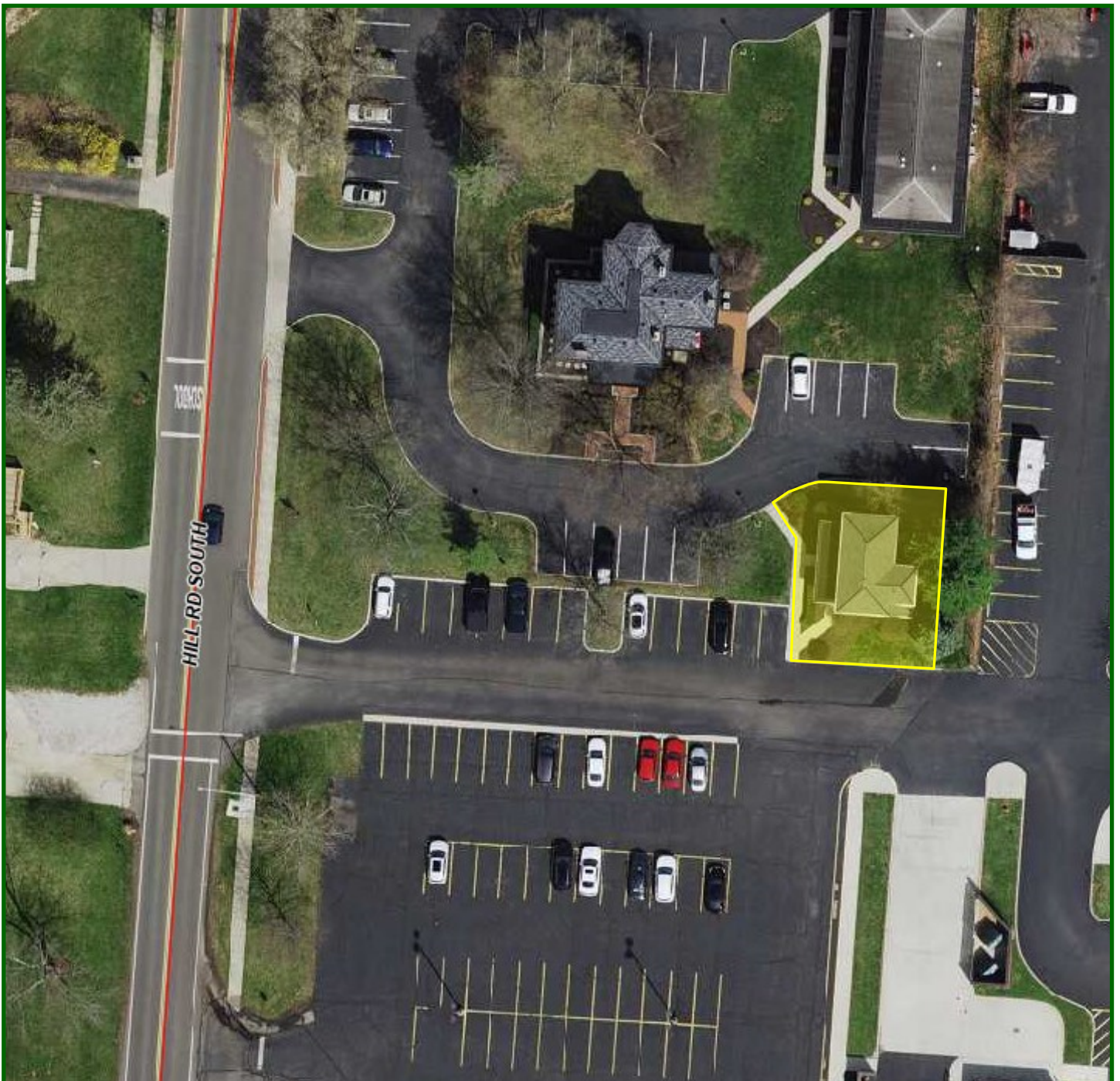
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Aerial



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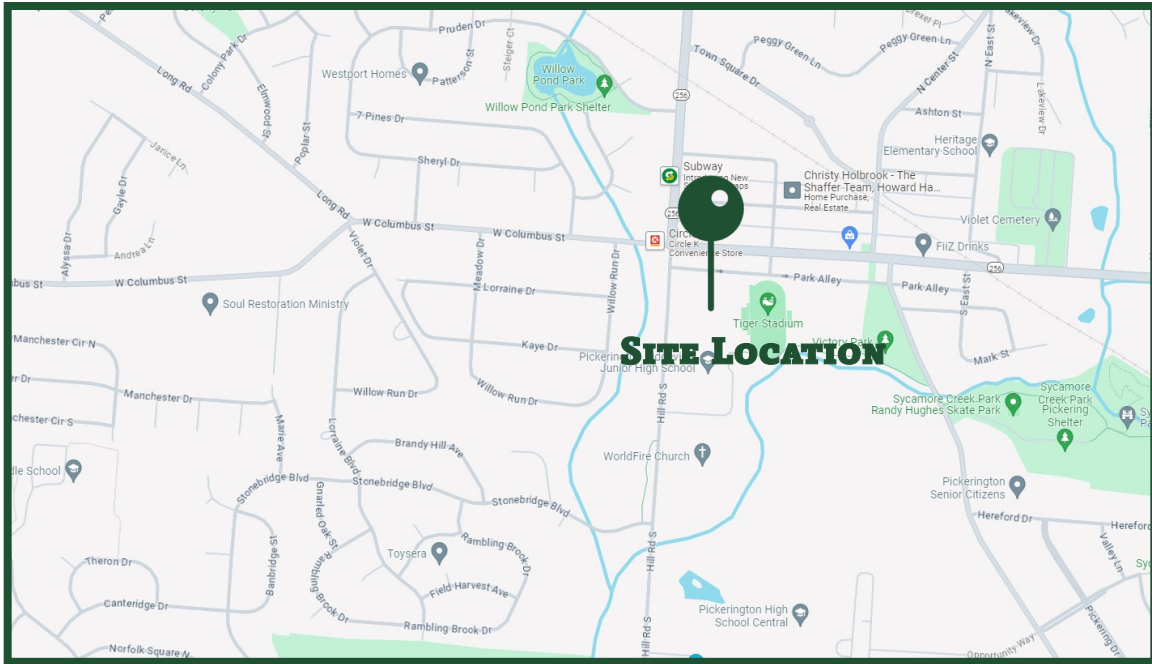
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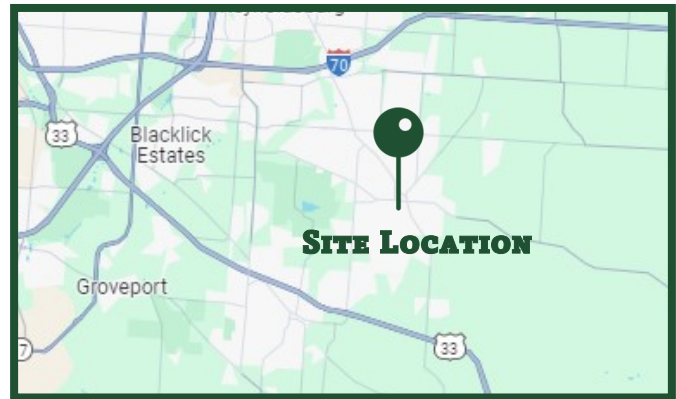


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
HILL ROAD SOUTH- PKALY	7,106
W COLUMBUS ST - CROSS ST	6,260
W COLUMBUS ST- WILLOW RUN DR	5,152



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	5,303	25,027	69,288
Households (2020) 	6,285	15,954	34,281
Avg Household Income (2020) 	\$79,327	\$87,795	\$81,865

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.