



# Professional Property Advisors LLC.

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## FOR SALE OR LEASE 3440 HERITAGE CLUB DR., HILLIARD, OH



Constructed in 2004, the Heritage Club retail center consists of a single, one-story, multi-tenant retail building on an approximate 2.880 acre lot. The property includes four separate suites within the entire building that are all connected to the central men's and women's locker rooms. The gym suite includes a large open area for workout machines, a separate cardio room and three tanning rooms. The former Jazzercise suite is an open area that Metro Fitness has expressed preliminary interest in adding to their proposed new lease agreement. The hair salon, Jazzercise, and Hilliard Cheer Academy have an open layout.

Current tenants include:



GLA: 16,600 SF (70%) Metro Fitness offers members a variety of unique benefits including state-of-the-art equipment, nutritional supplements, personal training services, tanning facilities, and Pro Shops. Metro Fitness offers free Personal Training Orientations at all six locations. This provides members and guests the opportunity to talk with Certified Personal Trainers and become familiar with the gym

and its equipment.



GLA: 3,000 SF (12%) Hilliard Cheer Academy offers recreational cheer classes and competitive dance teams for youths in Kindergarten through High School. Hilliard Cheer Academy offers programs that will benefit youths as they will build self-esteem and develop skills necessary to advance to the middle school and high school cheerleading programs.

Heritage Club Drive is a 24,000 square foot retail building located on Heritage Club Drive in Hilliard, a thriving suburb of Columbus. Heritage Club is located a half mile from the intersection of Main Street and Cemetery Road and only two miles east of the I-270 interchange. The property is directly in front of the prestigious Heritage Country Club.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer acknowledges that they are relying on their own investigations.



