



7811 Flint Road

Columbus, Ohio 43235

Property Features

- Located in Desirable Worthington Sub-Market
- 8,200 SF Free-Standing Medical/Office Building
- 4,018 SF Available
- Divisible to 1,543 SF or 2,475 SF
- Second Floor Suites with Elevator Access
- High Visibility Location at the Corner of Flint Rd & N High St
- Signage Opportunities Available
- Parking Ratio of 4.0:1,000 SF
- Easy Access to I-270, I-71 & SR-315
- Numerous Amenities Nearby

Lease Rate: \$18.50 SF/Yr (Gross)

Www.7811Flint.Com



For more information:

Philip Bird, SIOR

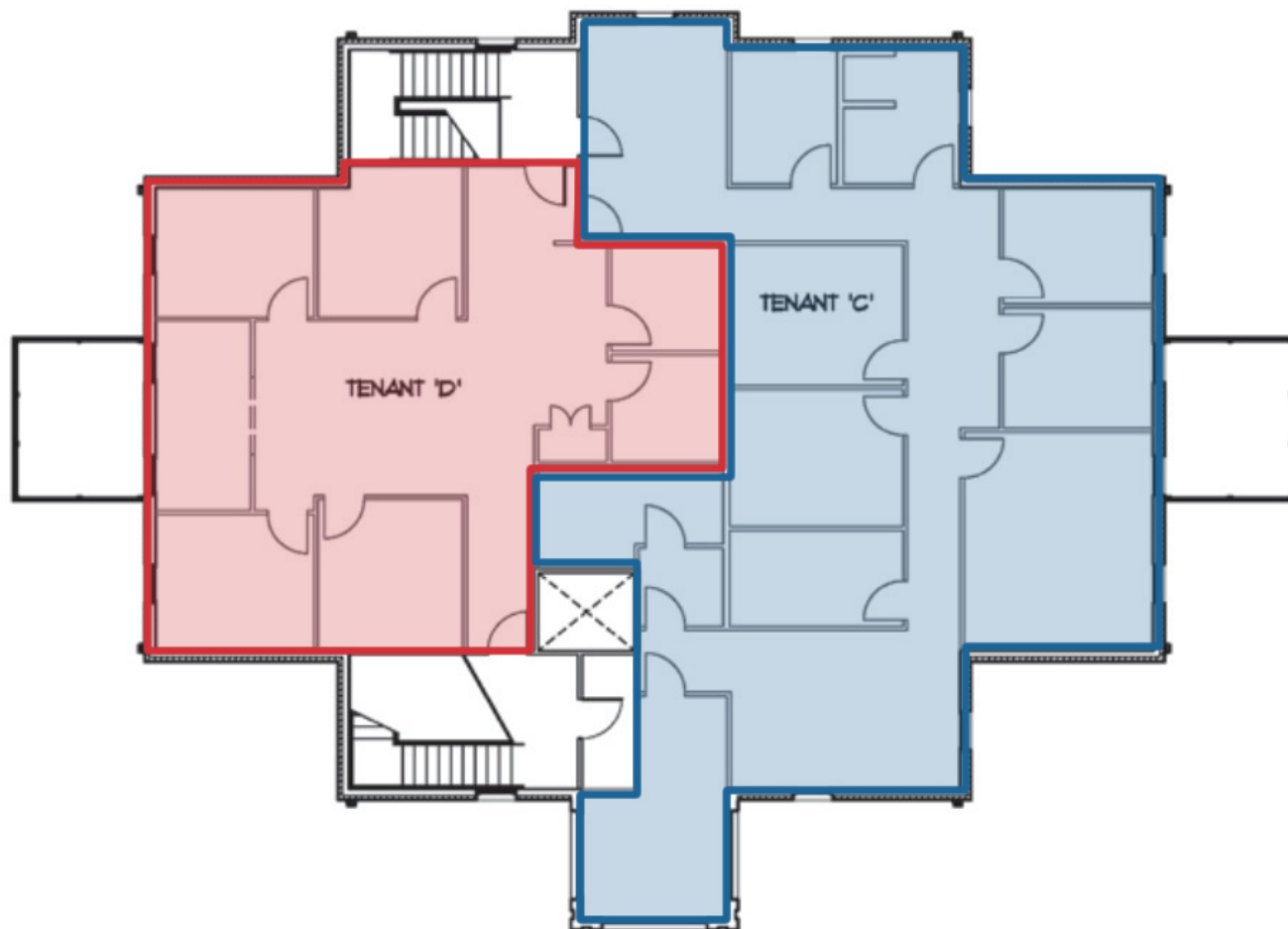
614 629 5296 • pbird@ohioequities.com

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

Andy Dutcher, SIOR

614 629 5266 • adutcher@ohioequities.com

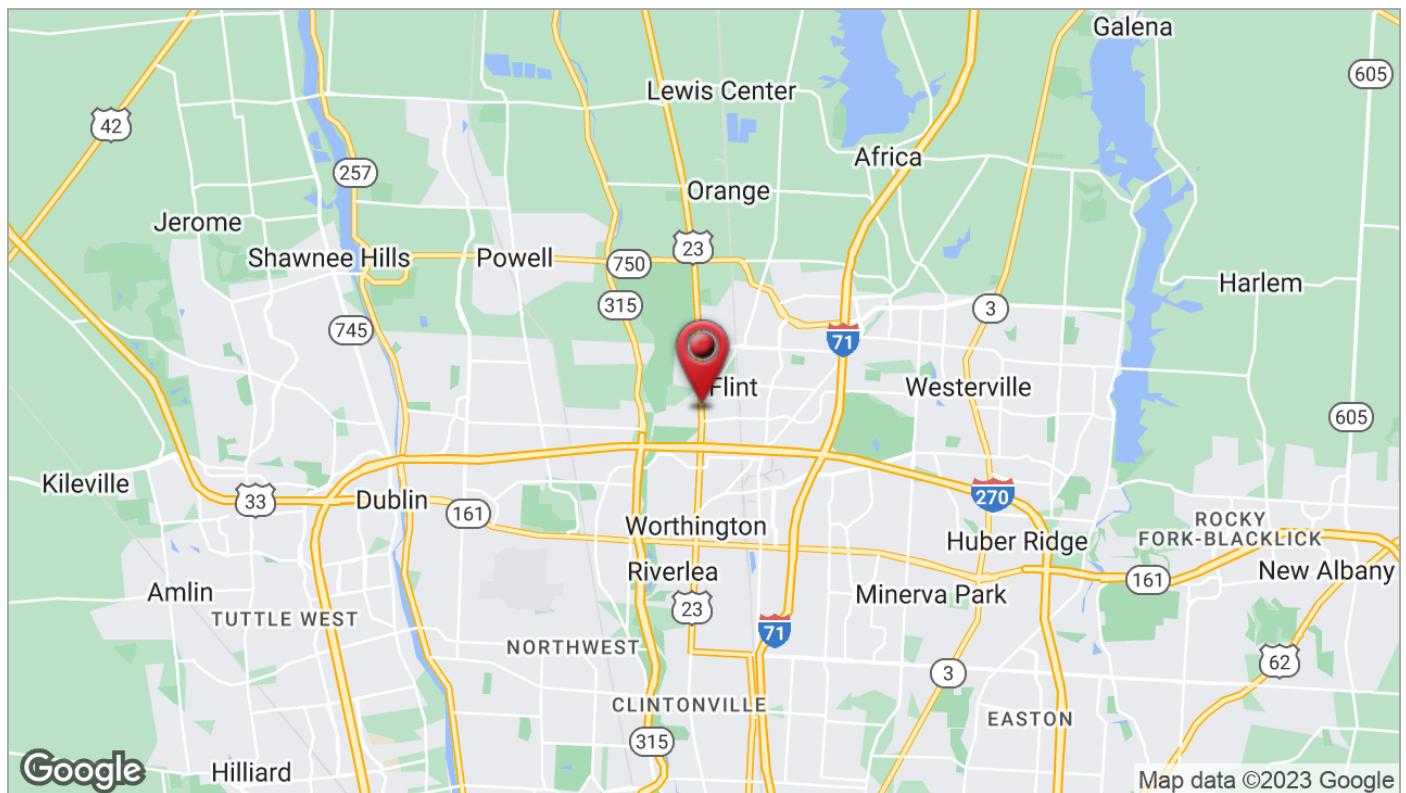
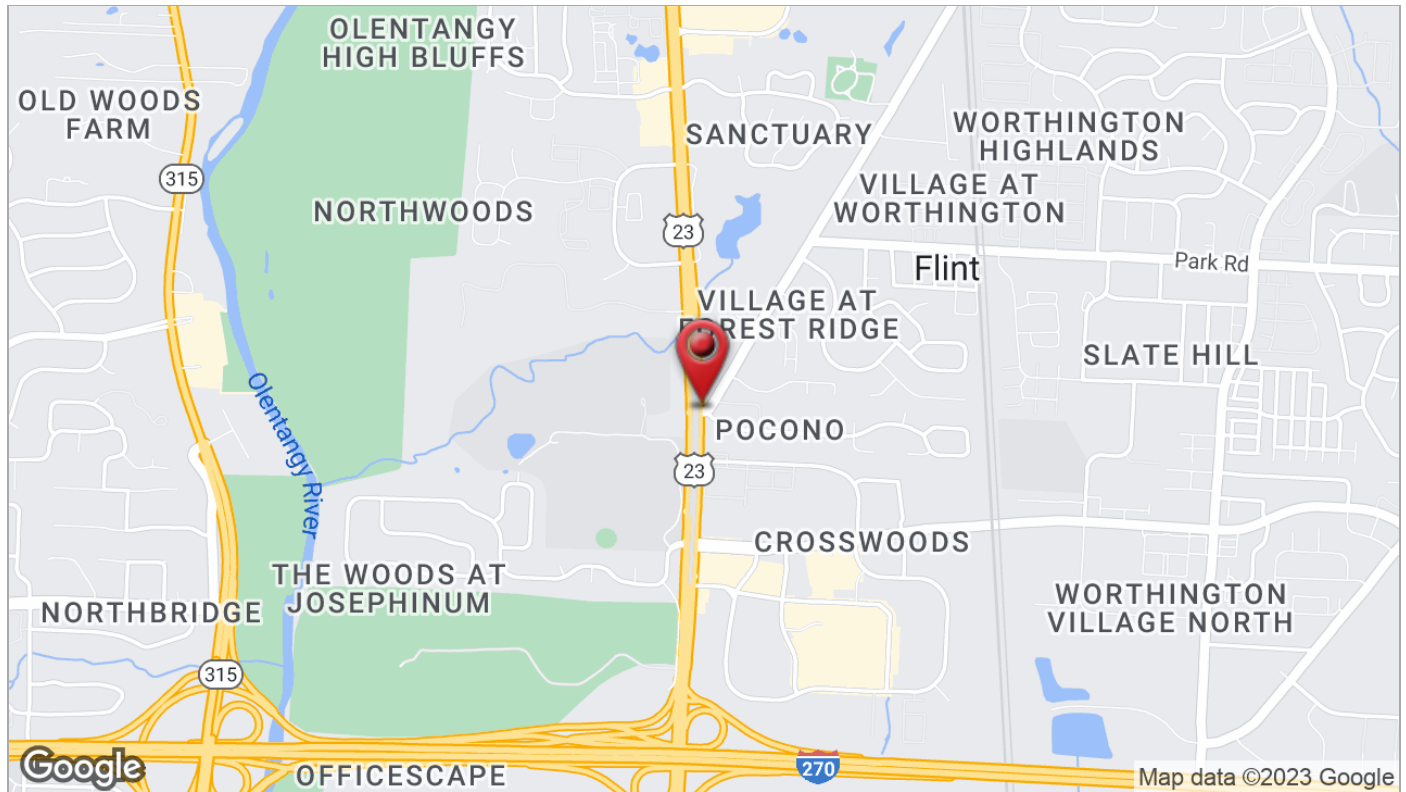


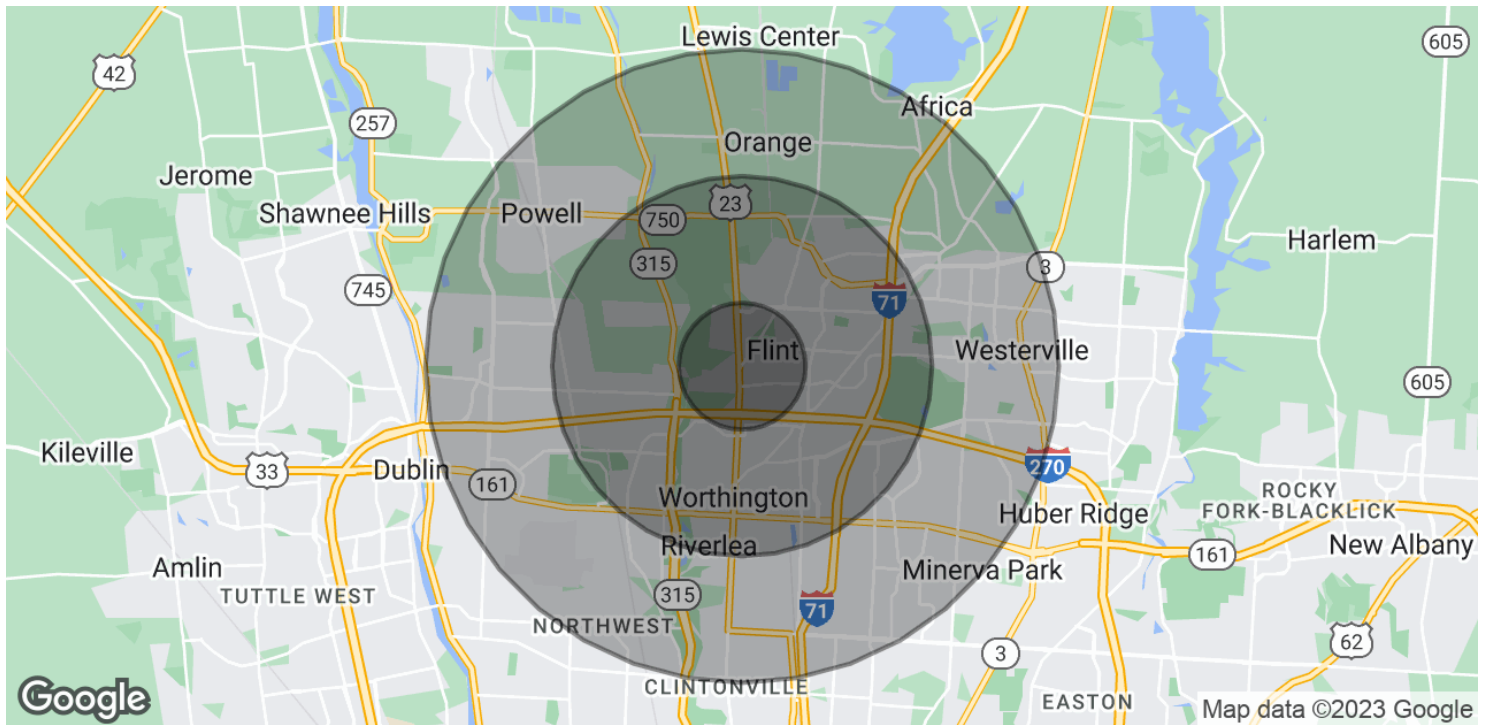
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite C	Medical/Office	\$18.50 SF/YR	Gross	2,475 SF	01/01/2023
Suite D	Medical/Office	\$18.50 SF/YR	Gross	1,543 SF	01/01/2023
Suite C & D	Medical/Office	\$18.50 SF/YR	Gross	4,018 SF	01/01/2023











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,018	90,549	249,279
Average Age	31.5	35.8	37.0
Average Age (Male)	29.0	34.9	36.3
Average Age (Female)	34.9	36.9	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,096	37,103	103,506
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$85,010	\$102,916	\$95,230
Average House Value	\$232,483	\$229,419	\$219,230

* Demographic data derived from 2020 ACS - US Census