



1600 Cross Creeks Blvd

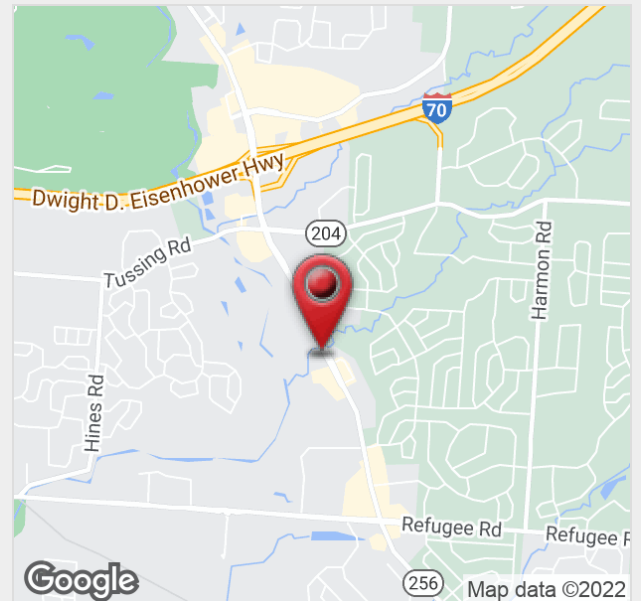
Pickerington, Ohio 43147

Property Features

- Investment or Owner/Occupant Opportunity
- Leased Through 12/31/2023
- 3,231 SF Free-Standing Medical Office Condo
- Current Use is Dental Office
- Monument Signage on Hill Rd N
- Recent Improvements include New Roof, HVAC, Hot Water Heater, Exterior Paint, and Landscaping
- Well Maintained Condo Community
- Ample On-Site Parking
- Numerous Amenities Nearby
- Close Proximity to OhioHealth Pickerington Medical Campus, Ohio State Primary Care, and Mount Carmel Medical Group
- Located Near I-70 and Hill Road N Interchange
- Showings only on Fridays

Sale Price: \$785,000

www.PickeringtonMedical.com



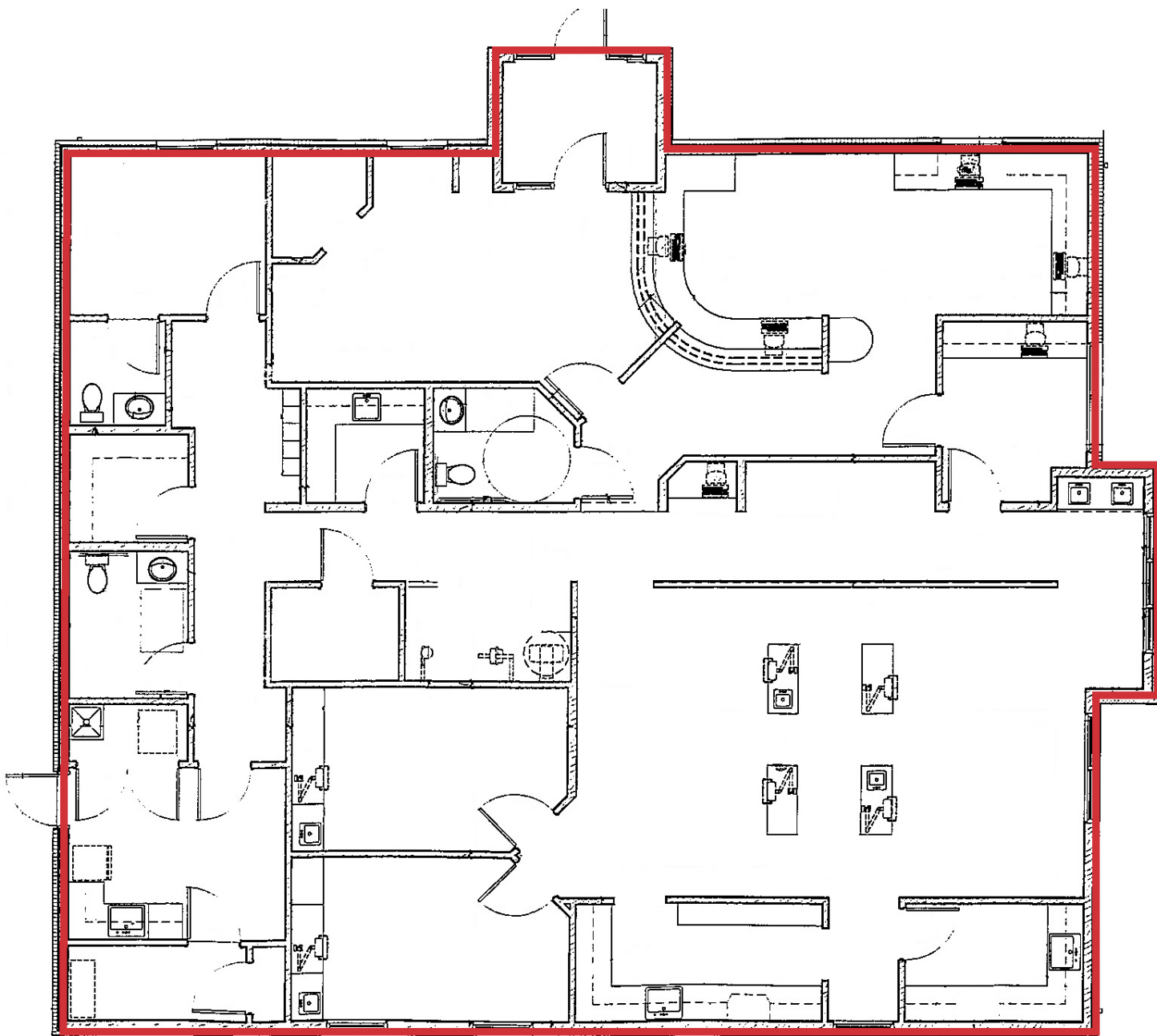
For more information:

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Property Photographs

NAI Ohio Equities



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ESTIMATED OPERATING EXPENSES

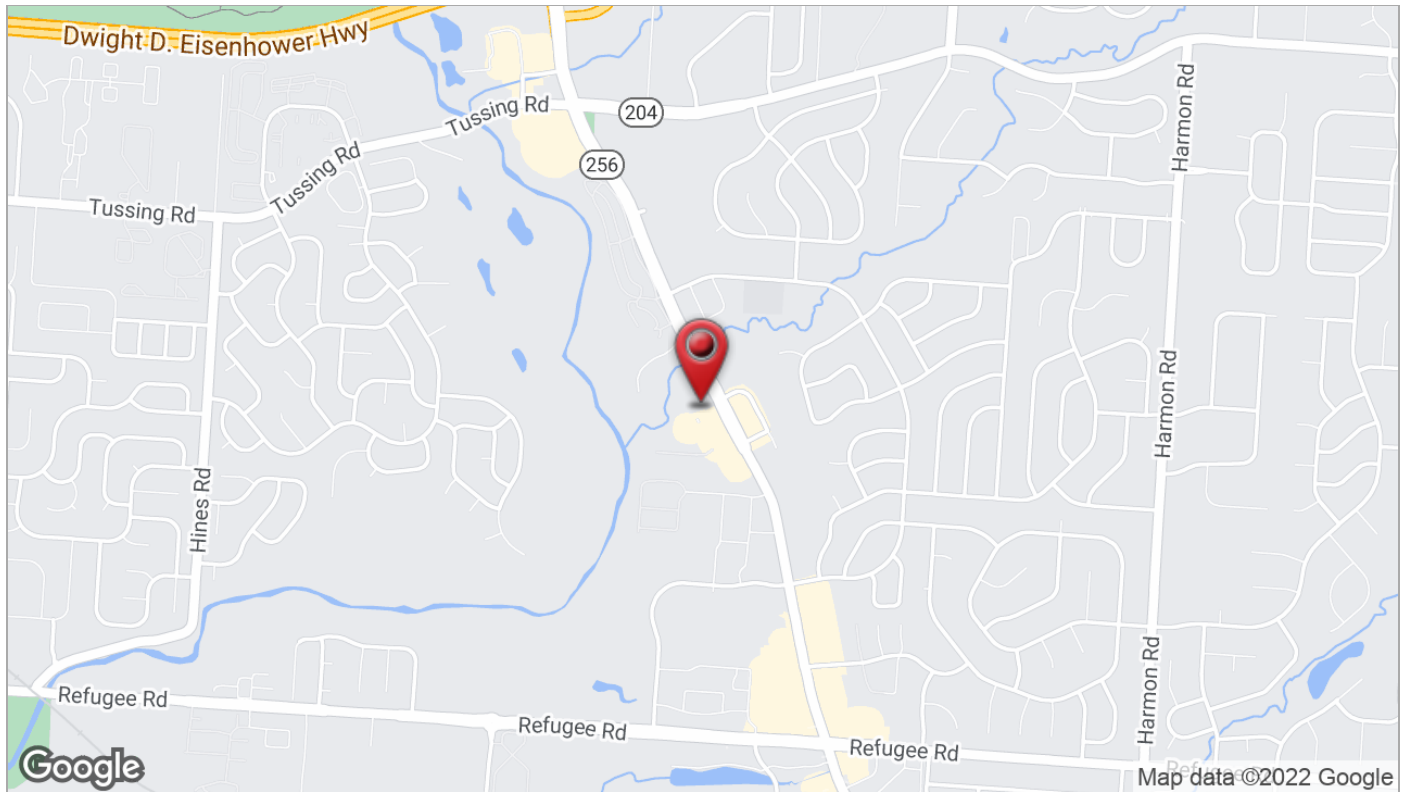
	YEARLY	PRICE PER SF
Taxes	\$8,700	\$2.69
Insurance	\$2,000	\$0.62
Landscaping/Lawn Care	\$3,250	\$1.00
Condo Dues	\$1,800	\$0.56
HVAC Maint.	\$400	\$0.12
Janitorial	\$6,000	\$1.86
Sprinkler Syst. Maint.	\$250	\$0.08
Pest Service	\$300	\$0.09
TOTAL	\$22,700/YEAR	\$7.02/SF
MONTHLY AVG.	\$1,892	

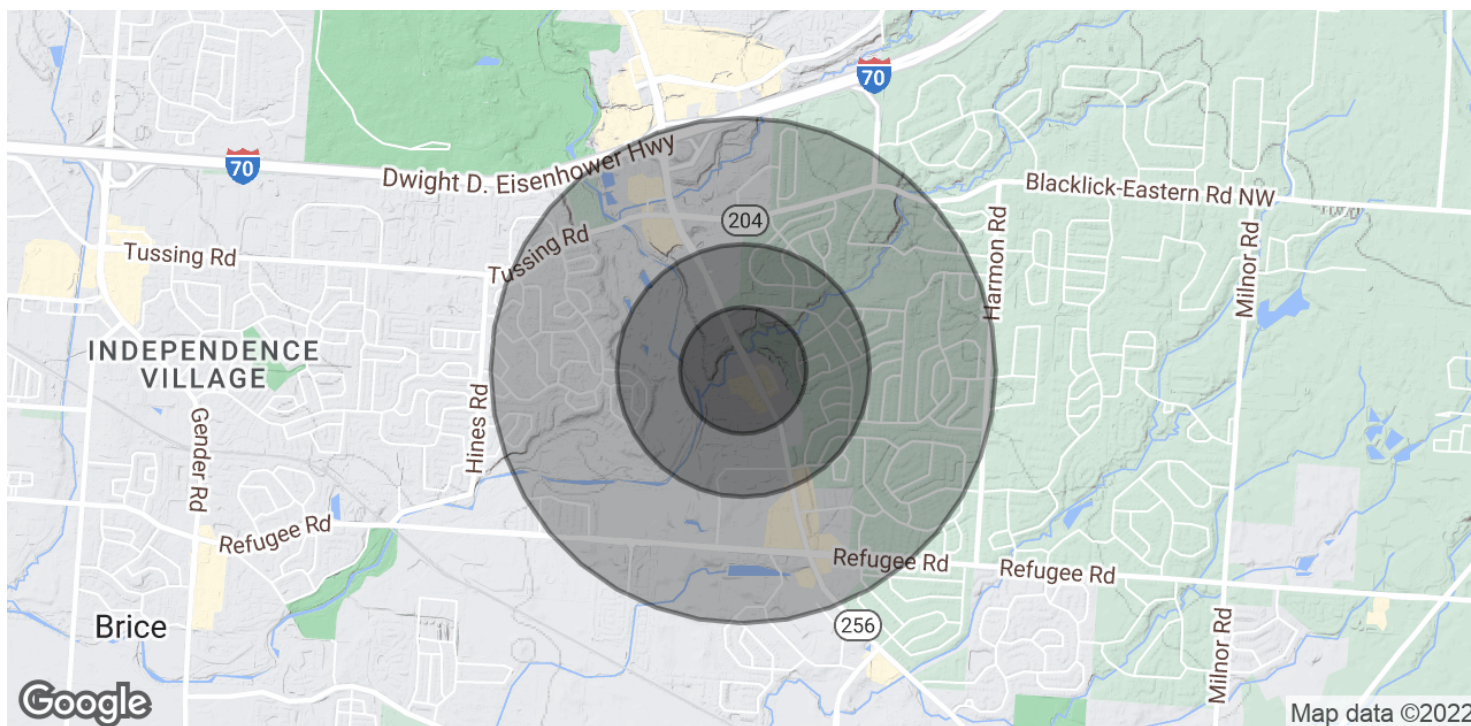
RECENT BUILDING IMPROVEMENTS

	YEAR	AMOUNT
New Roof	2018	\$15,660
HVAC (2 Units)	2019	\$17,300
Exterior Paint	2021	\$3,346
Landscaping	2021	\$1,400
Hot Water Heater	2022	
TOTAL		\$37,706

HISTORICAL UTILITIES

	YEARLY
Columbia Gas	\$840
South Central Power	\$4,200
Pickerington Water	\$1,593
TOTAL	\$6,633
MONTHLY AVG.	\$553





POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	675	2,387	9,861
Average Age	38.2	39.6	36.8
Average Age (Male)	37.4	37.8	34.7
Average Age (Female)	40.0	42.6	40.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	807	3,589
# of Persons per HH	3.0	3.0	2.7
Average HH Income	\$108,535	\$110,267	\$96,727
Average House Value	\$1,289,203	\$410,290	\$331,619

* Demographic data derived from 2020 ACS - US Census