



## 4995 Bradenton Ave

4995 Bradenton Ave, Dublin, Ohio 43017

### Property Features

- Medical & General Office Space
- First Floor Medical Space
- 5,263 SF Available
- Renovated Common Areas
- Monument Signage Available
- Convenient Access to I-270
- Numerous Amenities Nearby

**Lease Rate: \$8.00 SF/Yr (NNN)**

**[www.DublinOhioOffice.com](http://www.DublinOhioOffice.com)**



For more information:

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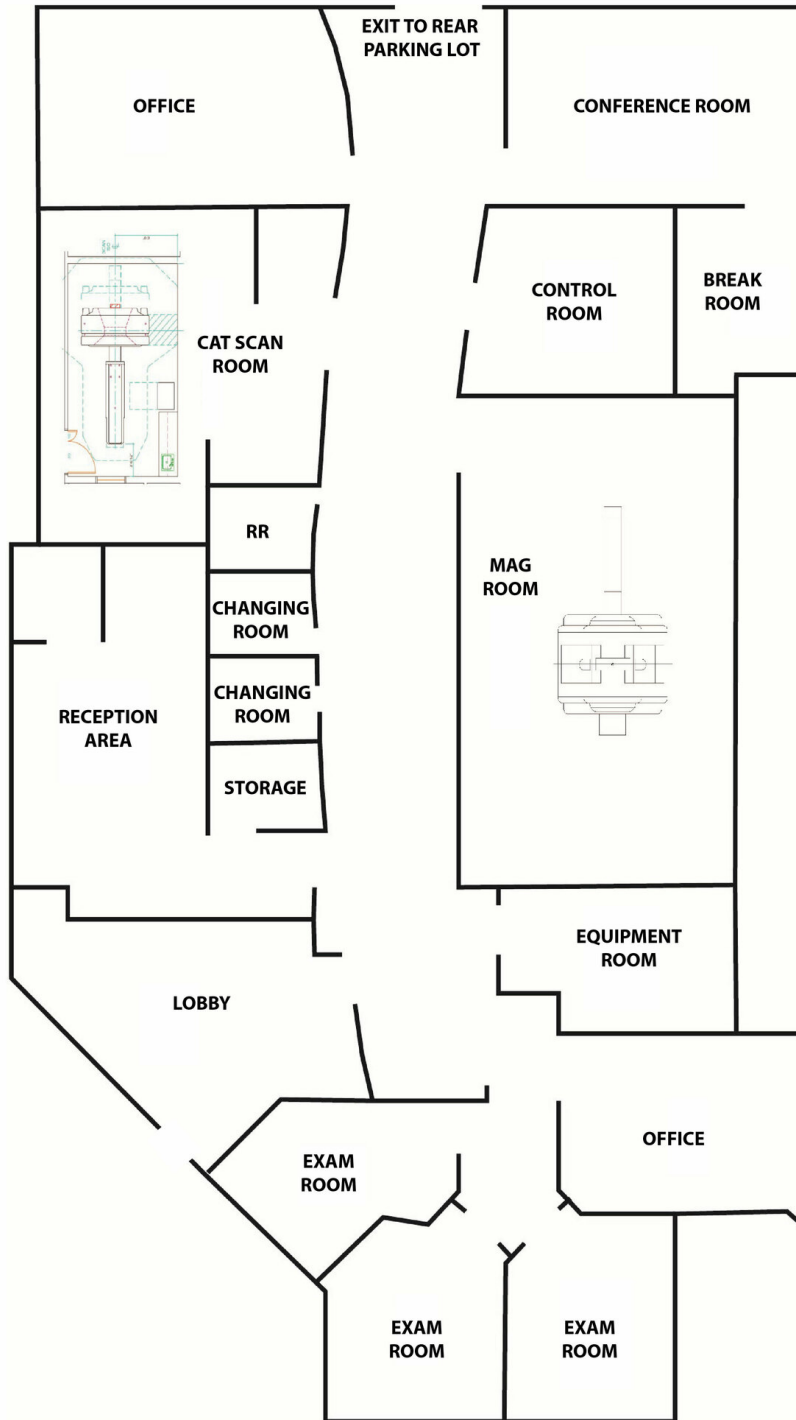


## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,263 SF	Lease Rate:	\$8.00 SF/yr

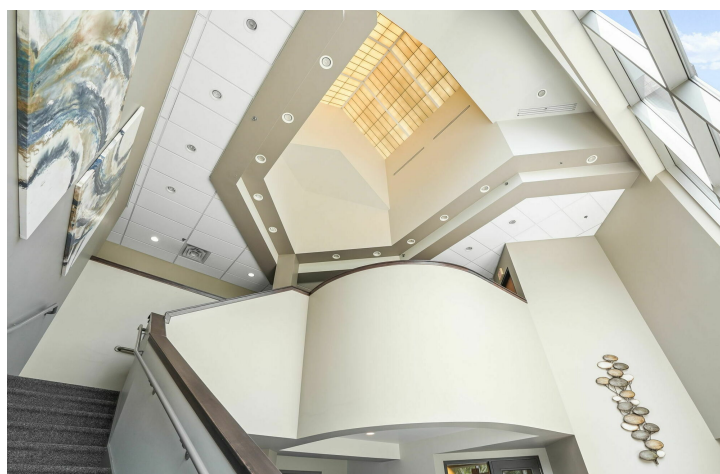
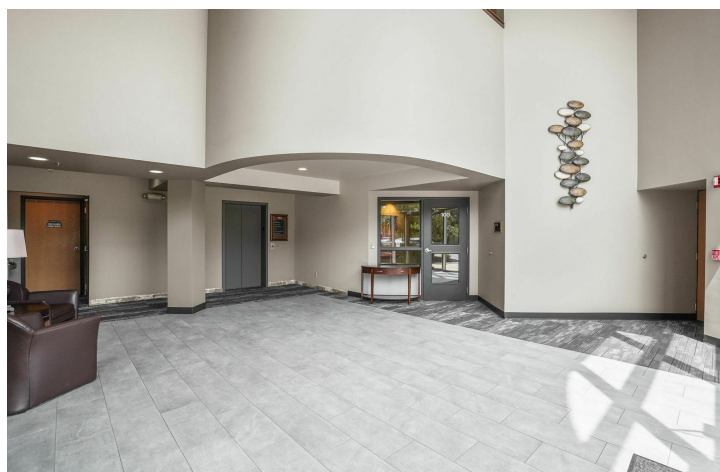
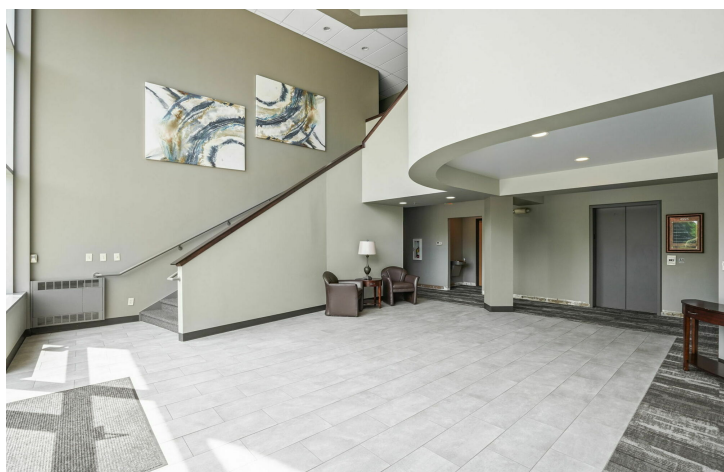
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	5,263 SF	NNN	\$8.00 SF/yr	Prominent first floor medical office space that offers an ideal floor plan. Located off of the main lobby entry.

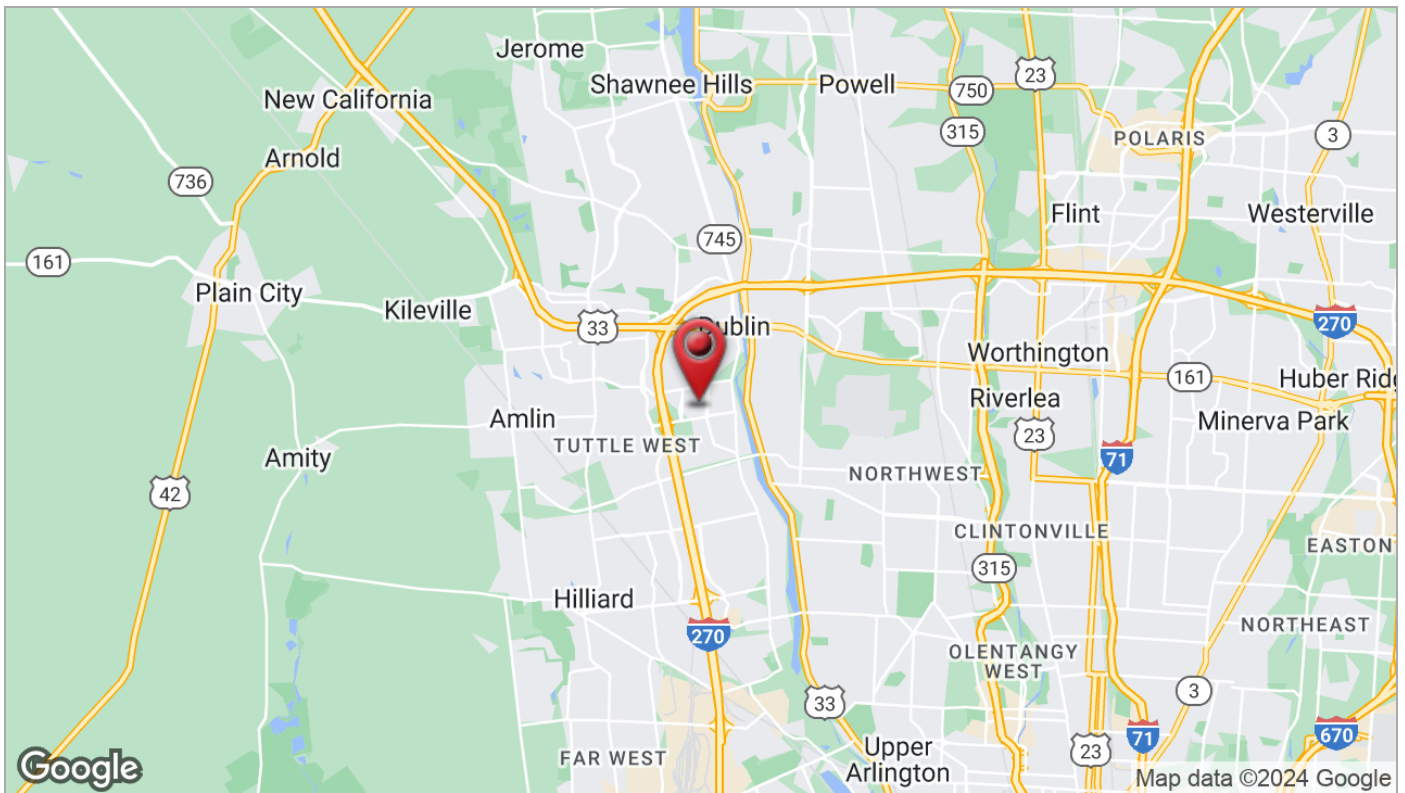
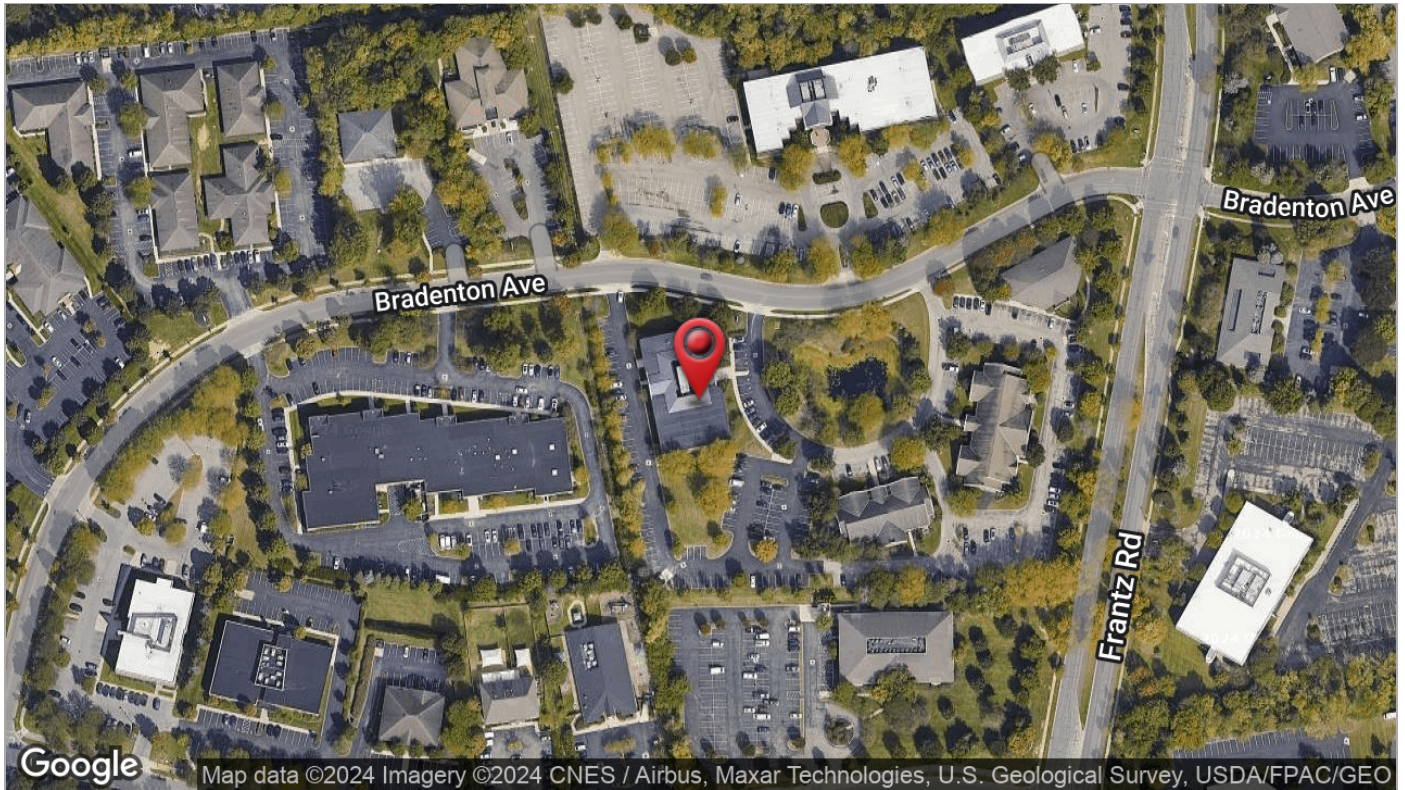


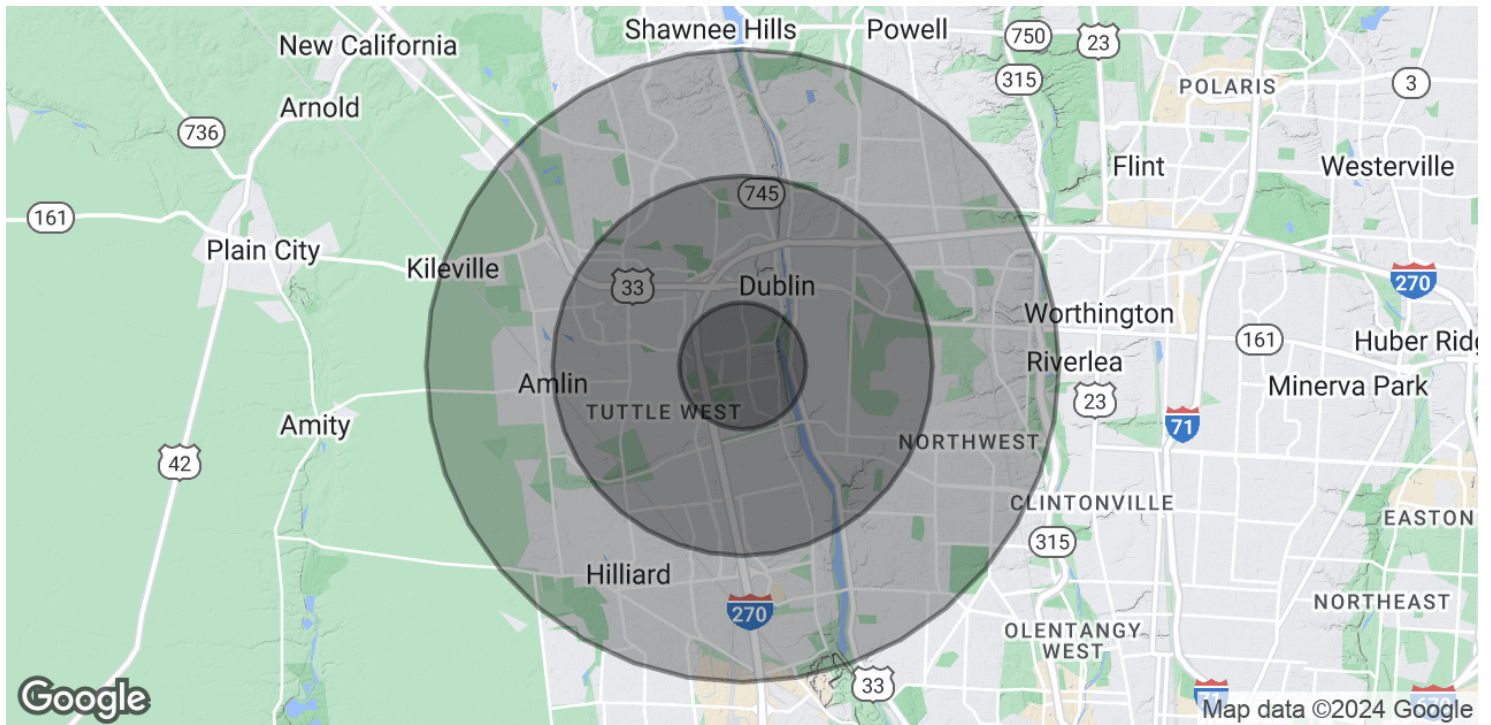
Building Key Plan

FIRST FLOOR N.T.S.









### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,612	64,722	184,351
Average Age	35.9	34.5	35.8
Average Age (Male)	36.1	33.9	34.8
Average Age (Female)	35.5	35.2	36.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,620	27,463	74,507
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$93,070	\$88,561	\$94,070
Average House Value	\$266,043	\$253,184	\$275,542

\* Demographic data derived from 2020 ACS - US Census