

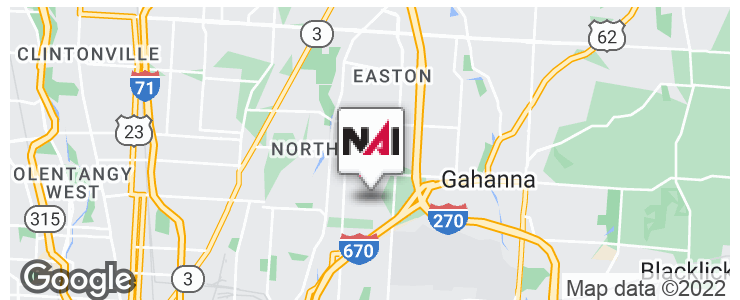


3433 Agler Rd

Columbus, Ohio 43219

Property Highlights

- Owner/Occupant Opportunity with Upside Potential
- 53,811 SF Two-Story Brick Medical Office Building
- 56% Leased to Eight Tenants
- 1,061 SF – 11,955 SF Medical & Office Suites Available
- Building & Monument Signage Opportunities
- 248 Parking Spaces (4.6:1,000 SF Ratio)
- Situated on 3.66 Acres | Built in 2001
- Minutes to John Glenn Columbus International & Easton Town Center
- Easy Access to I-670 & I-270



For More Information

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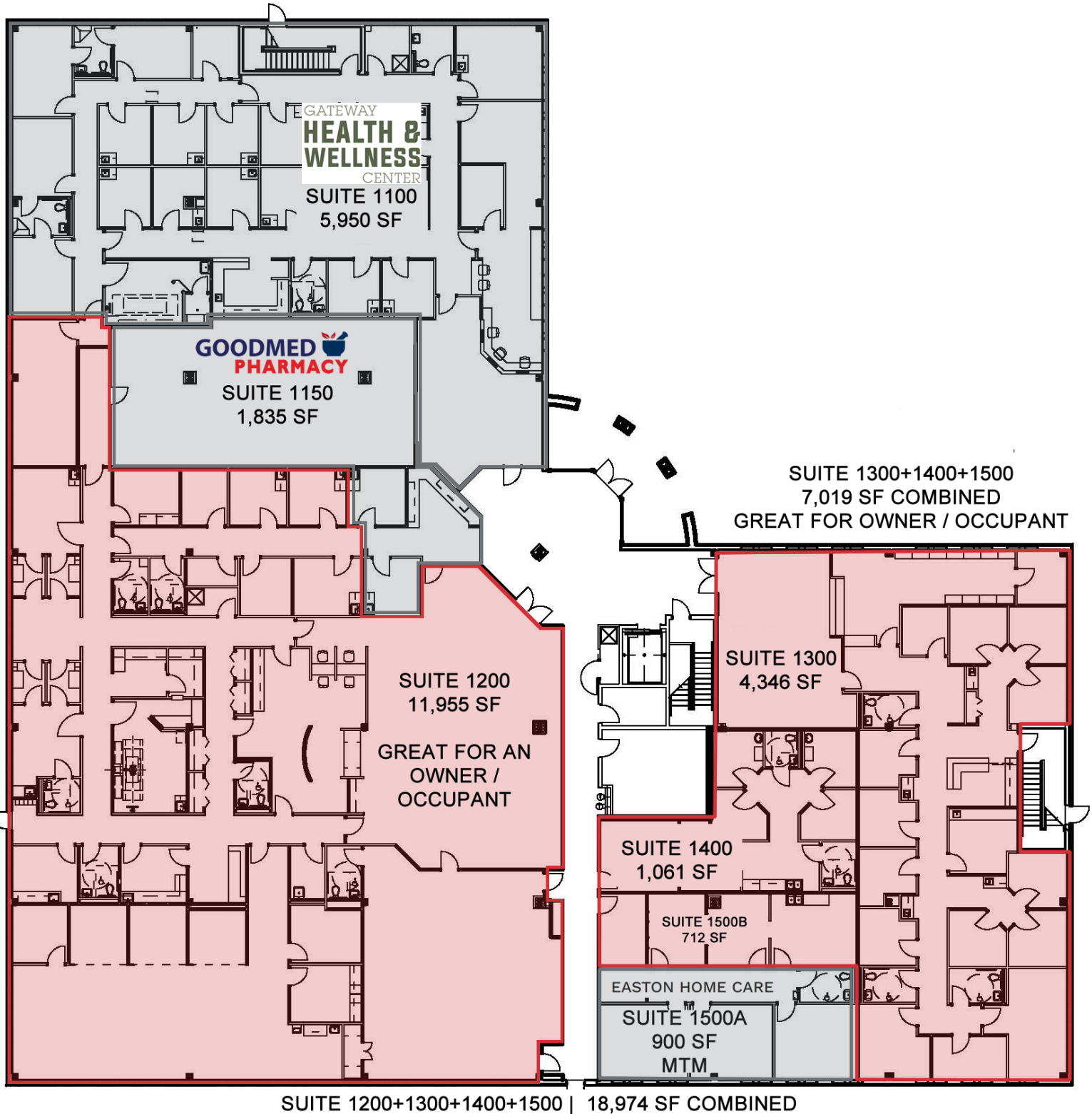
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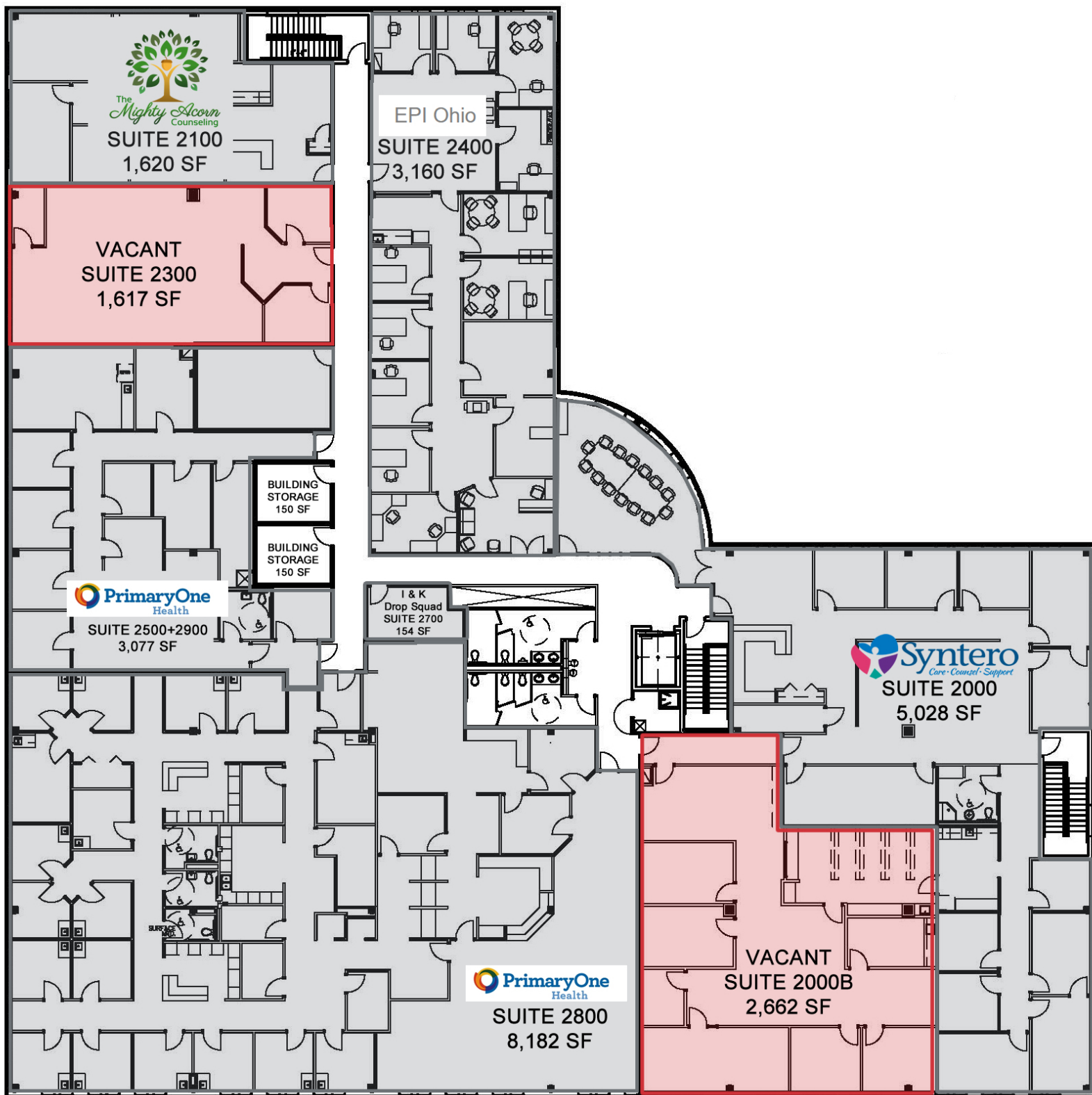
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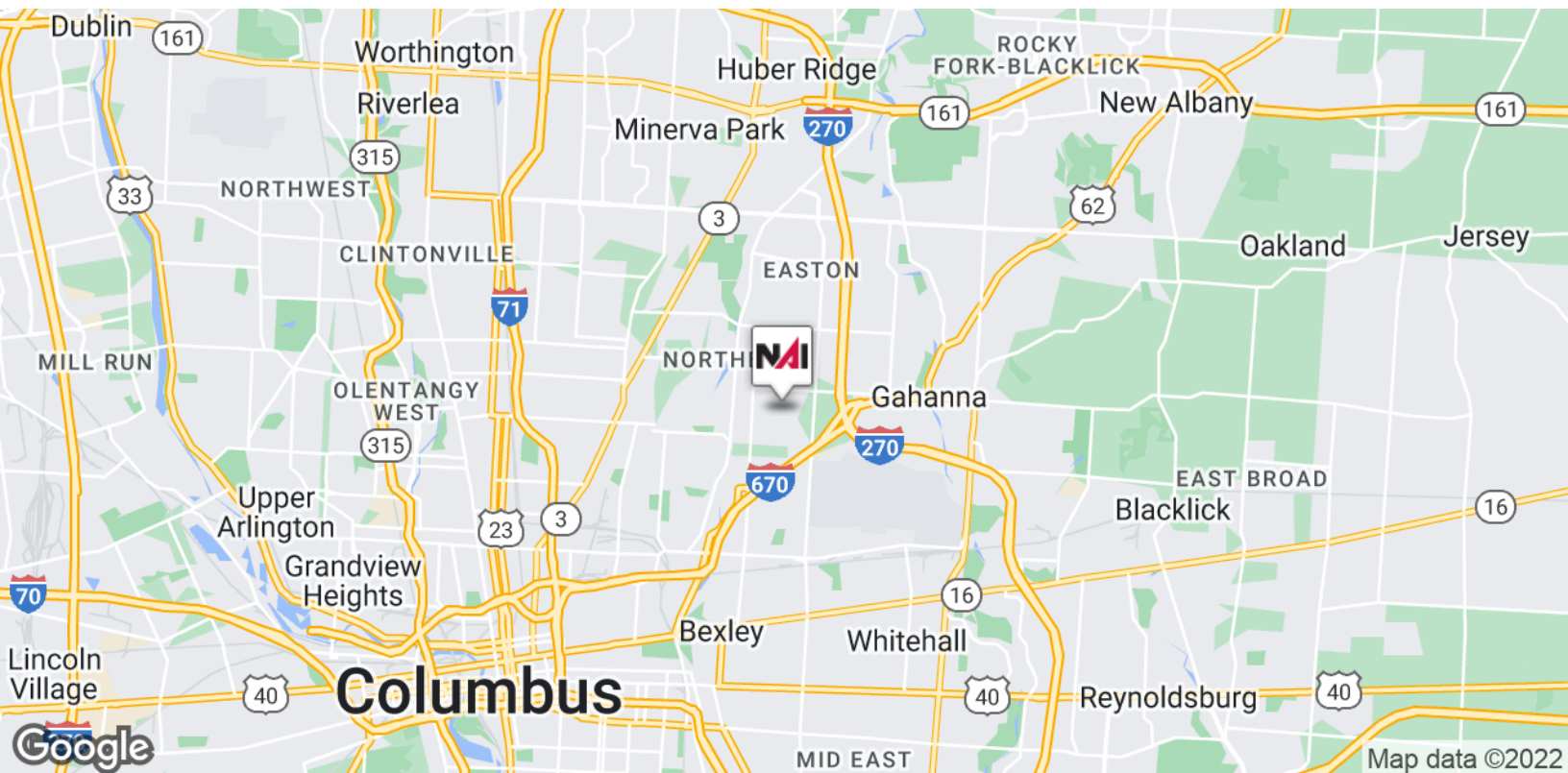
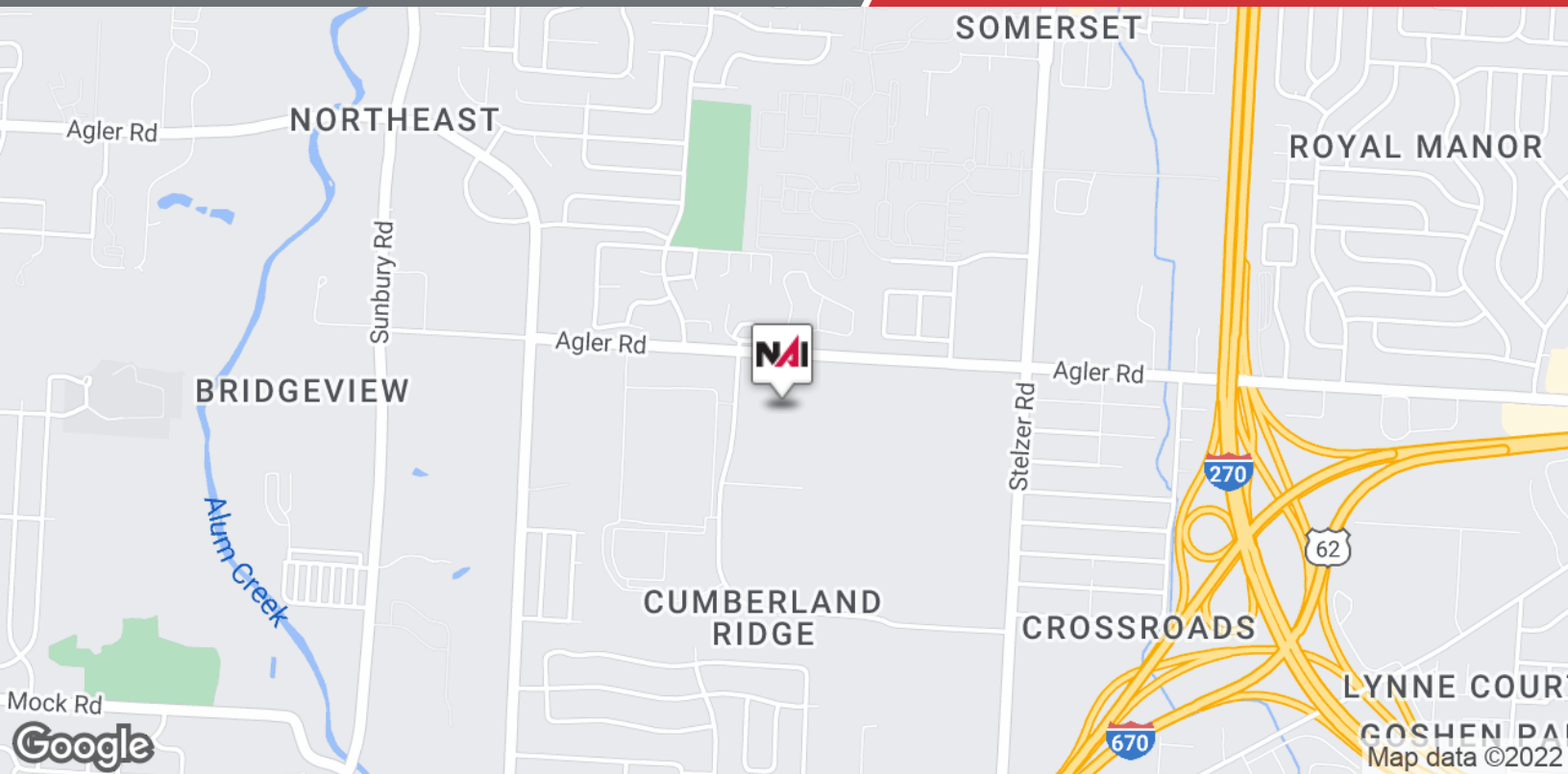


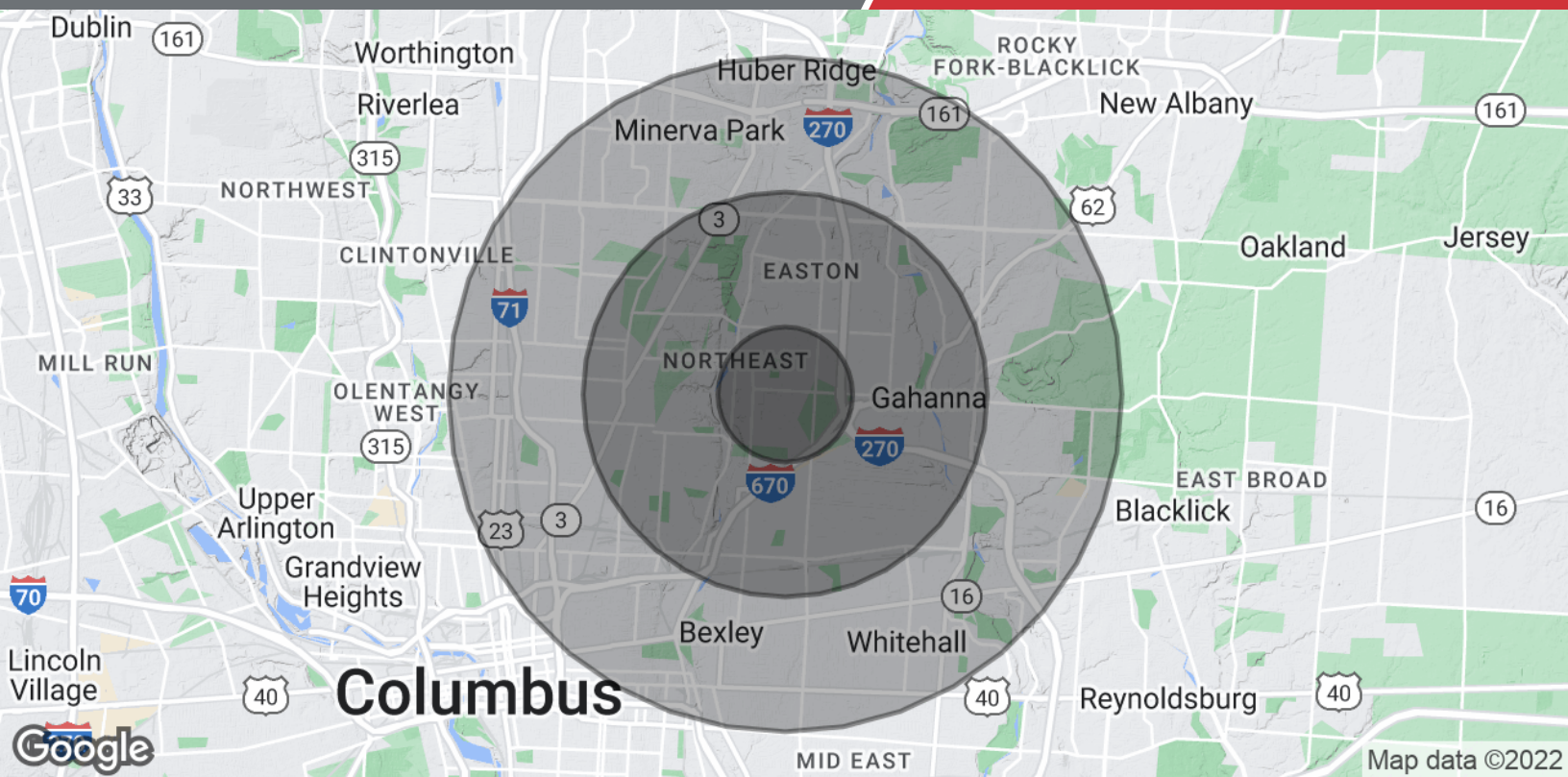


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Population	1 Mile	3 Miles	5 Miles
Total Population	12,533	72,286	253,582
Average Age	29.3	33.1	34.2
Average Age (Male)	28.1	32.0	32.8
Average Age (Female)	30.5	34.2	35.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,687	27,834	101,974
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$46,394	\$49,481	\$54,243
Average House Value	\$157,023	\$152,046	\$155,051

* Demographic data derived from 2020 ACS - US Census