



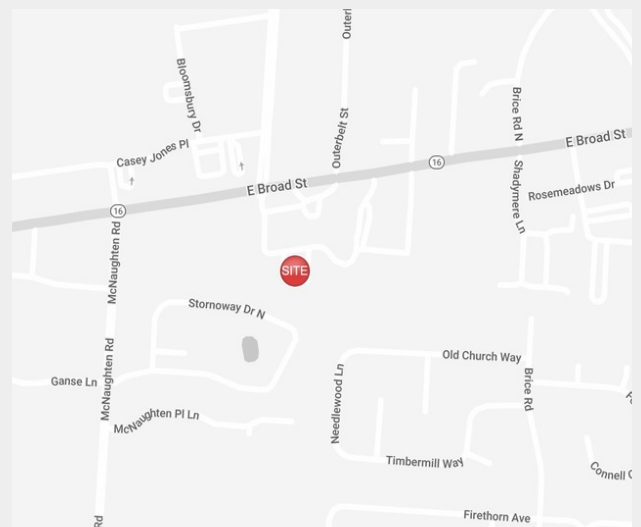
## 6351 E Broad Street

Columbus, Ohio 43213

### Property Features

- Under Construction - Single Story Medical Office Building
- 2,209 SF Available
- Current Tenants include Pediatric Dentist
- Building Signage Available
- Less Than 1 Mile from Mt. Carmel East Hospital
- Numerous Amenities Nearby
- Easy Access to I-270
- Delivery Date May 2022

**Lease Rate: \$17.95 SF/Yr (NNN)**  
**[www.BroadStreetMedical.com](http://www.BroadStreetMedical.com)**



For more information:

**Philip Bird**

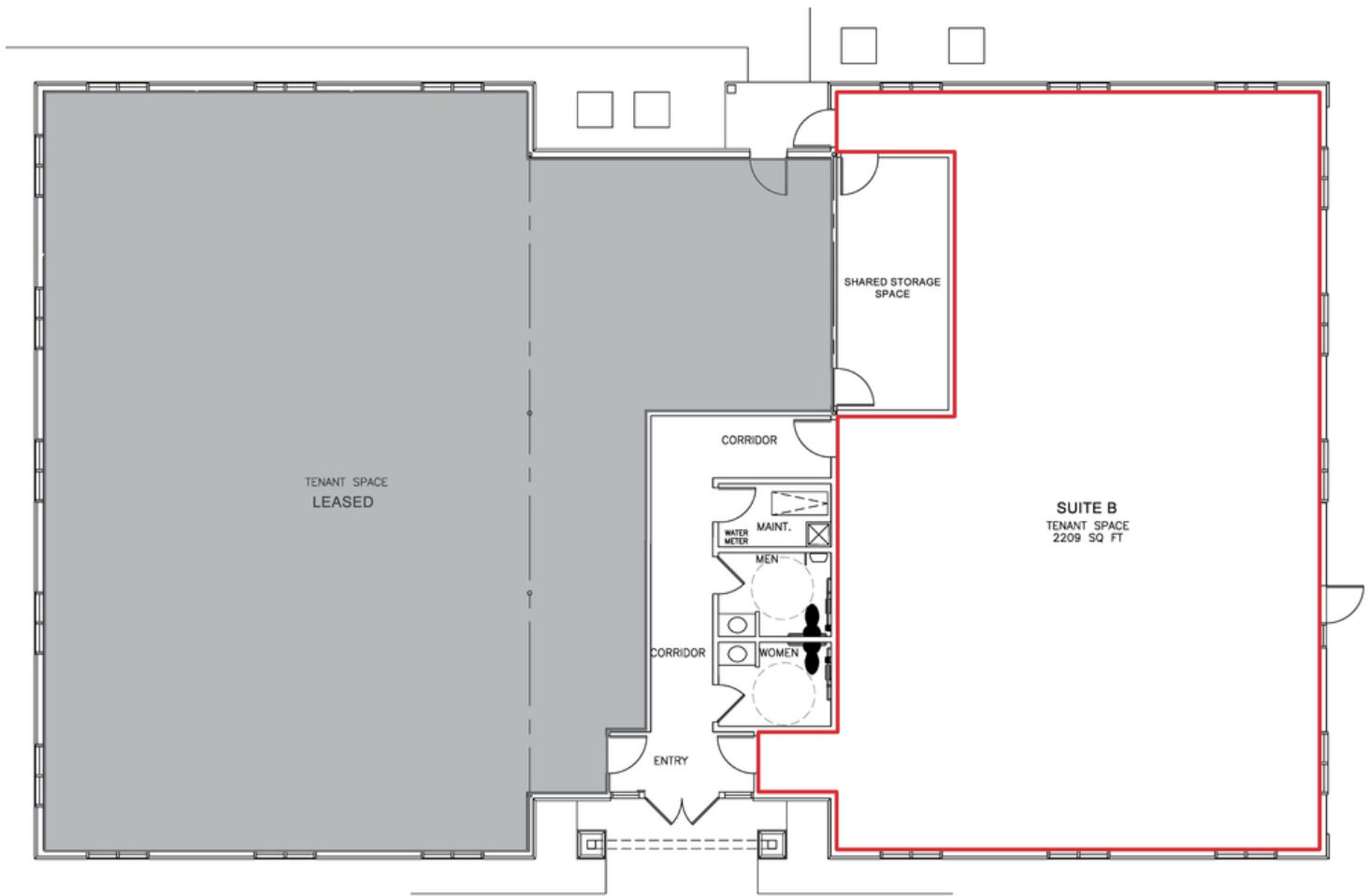
614 629 5296 • [pbird@ohioequities.com](mailto:pbird@ohioequities.com)

**Andy Dutcher, SIOR**

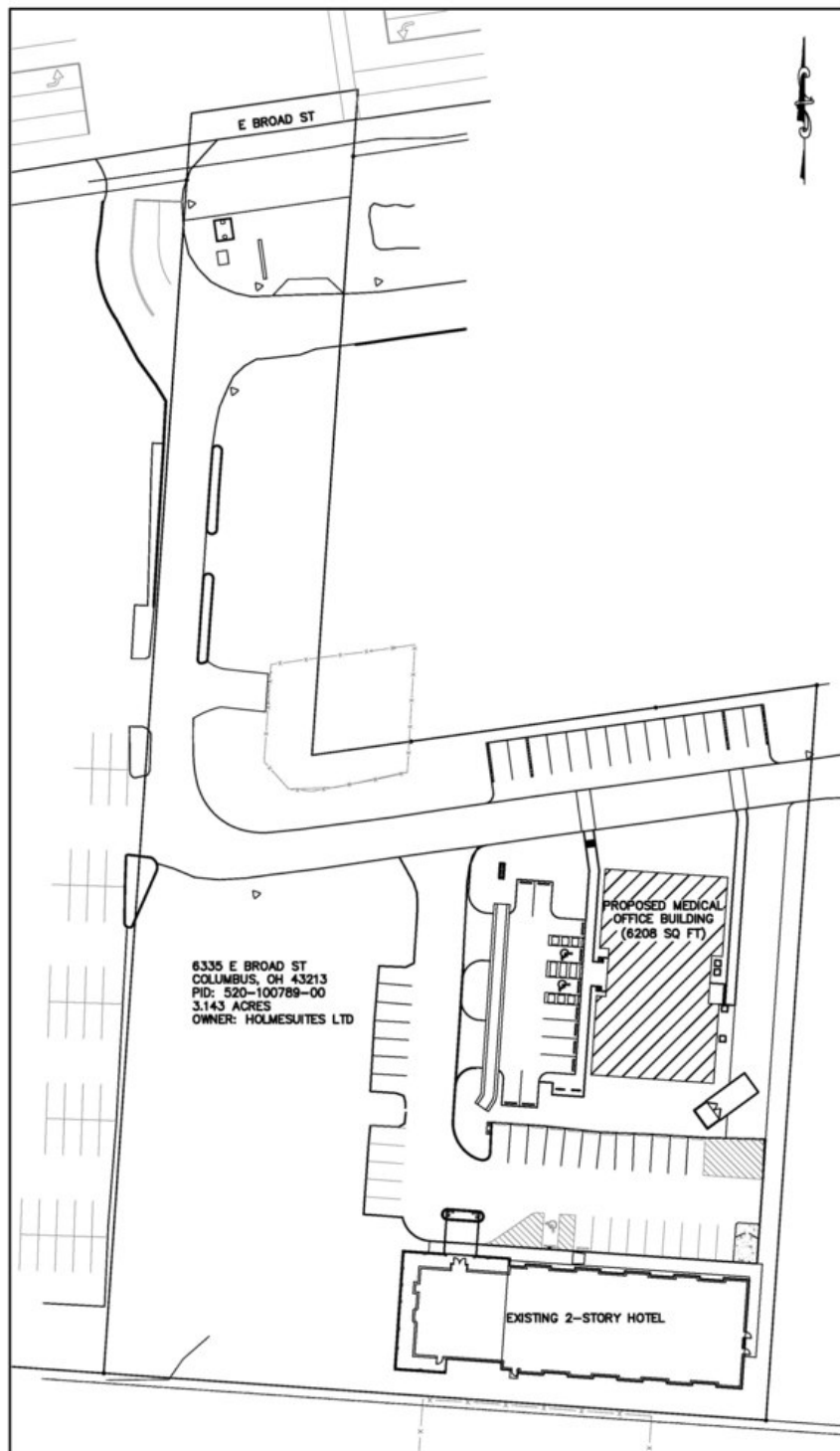
614 629 5266 • [adutcher@ohioequities.com](mailto:adutcher@ohioequities.com)

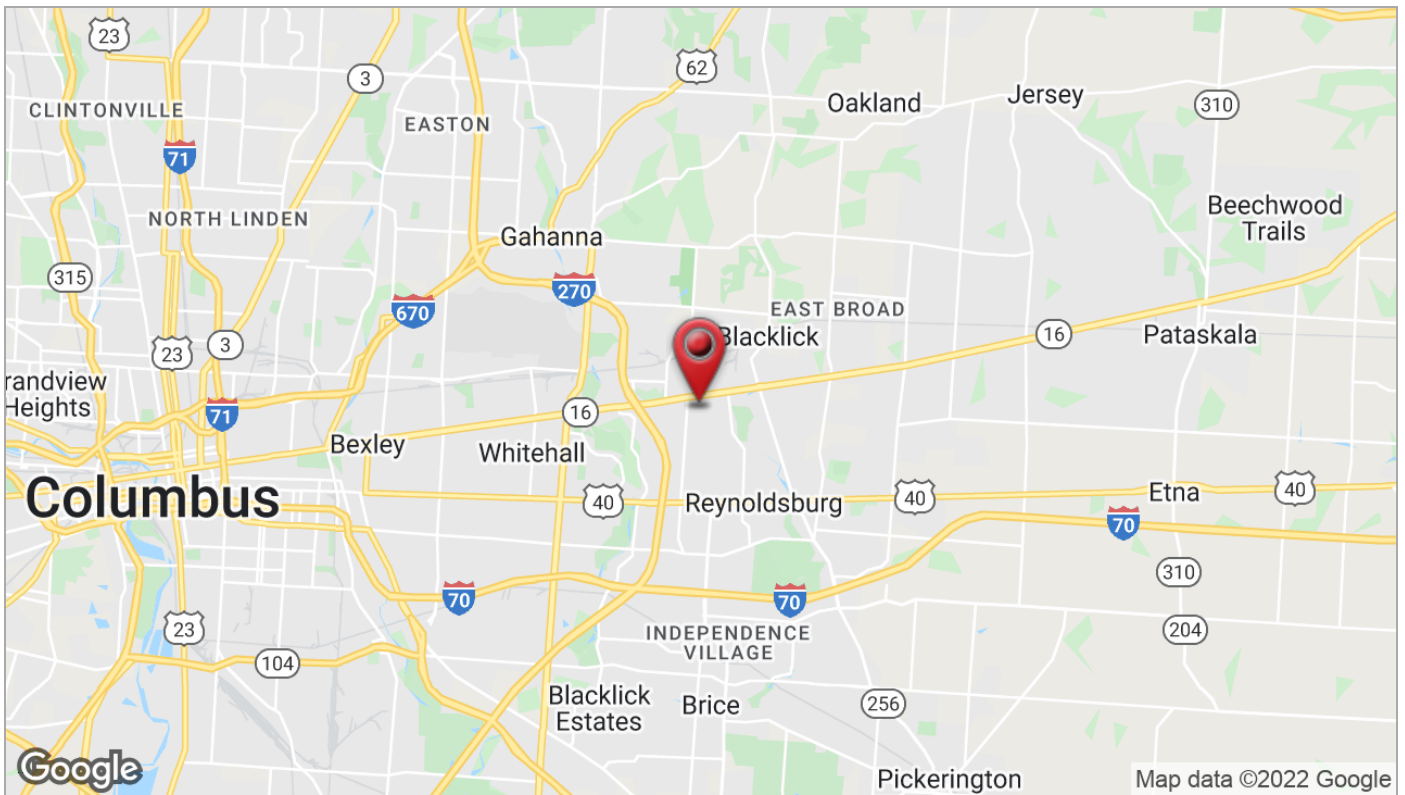
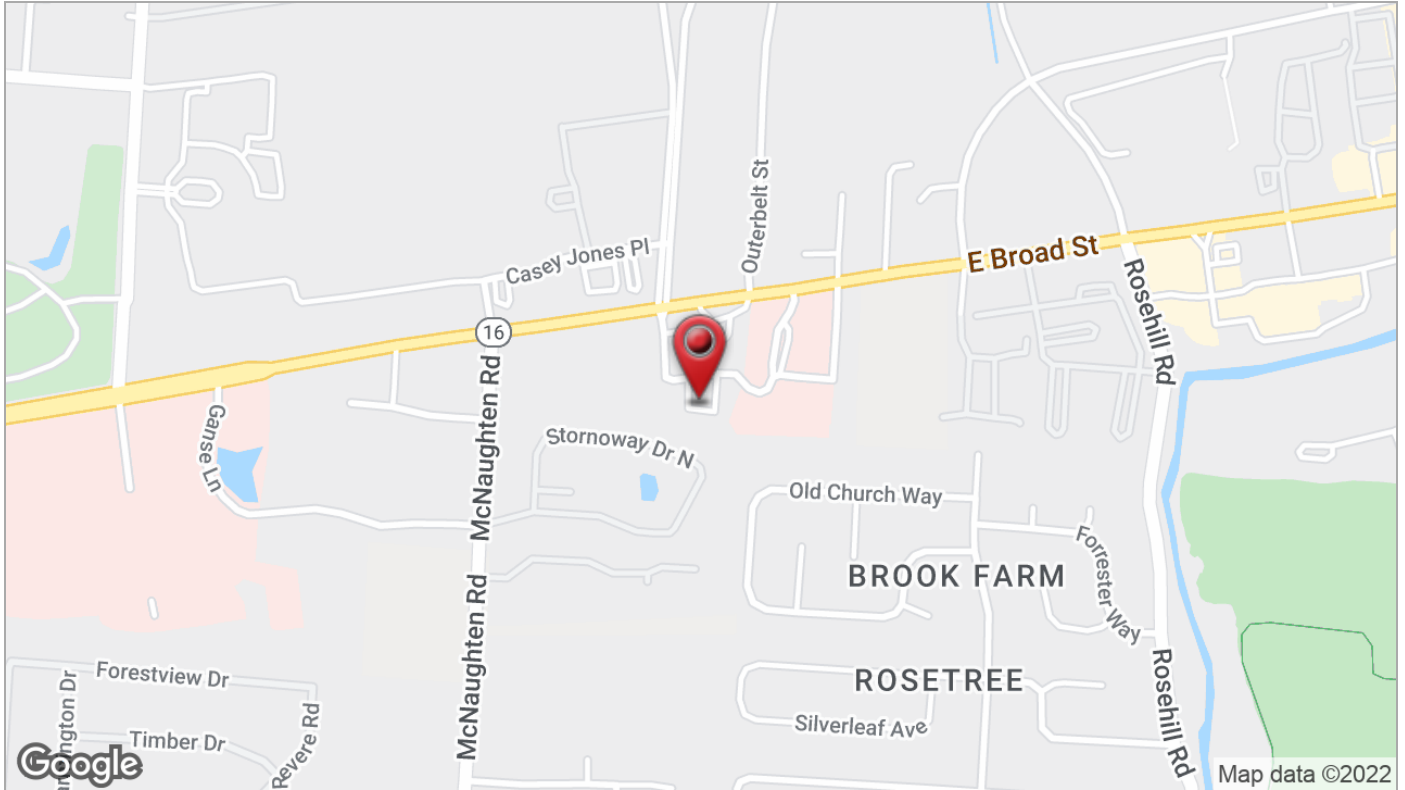
**Matt Gregory, SIOR, CCIM**

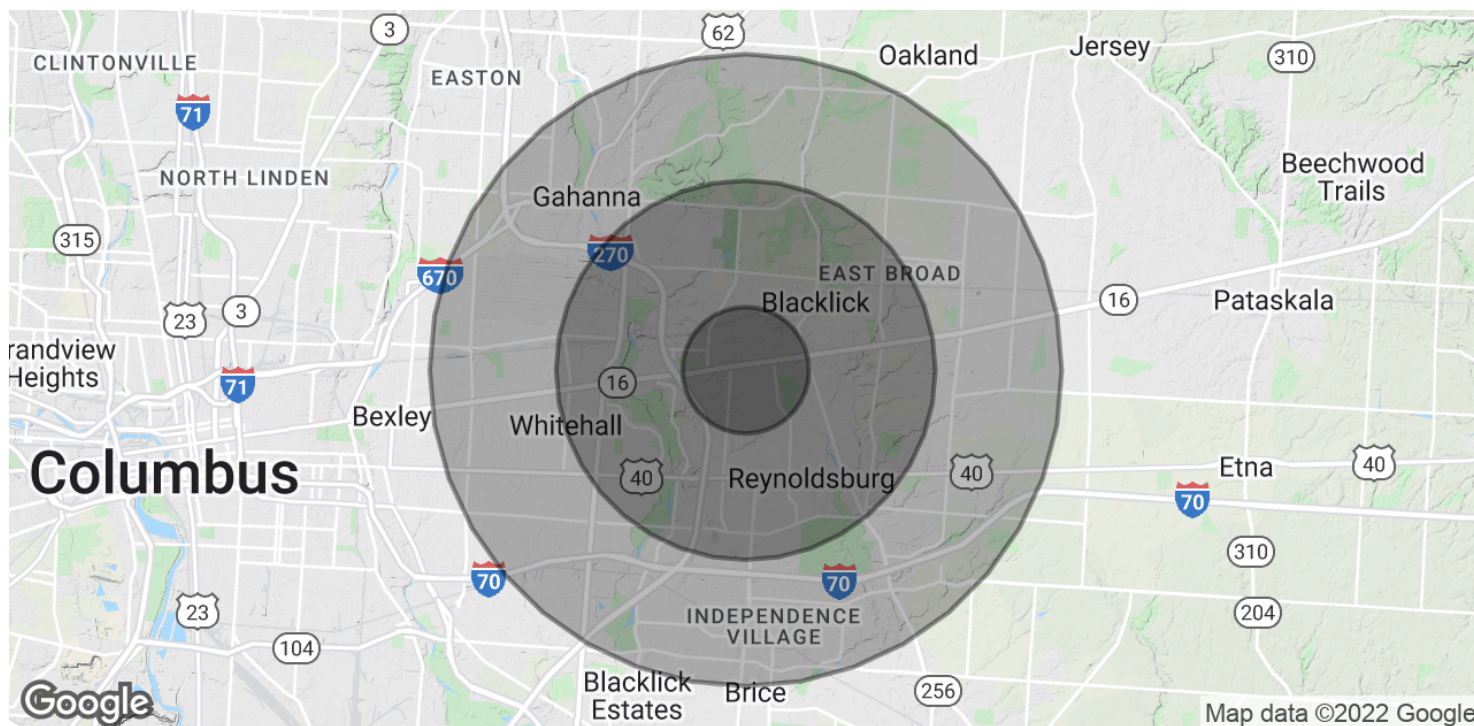
614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)











## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,083	77,081	200,372
Average Age	36.5	35.6	35.1
Average Age (Male)	34.8	33.8	33.7
Average Age (Female)	38.3	37.0	36.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,603	31,666	80,343
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,312	\$64,568	\$62,929
Average House Value	\$161,501	\$174,813	\$167,542

\* Demographic data derived from 2010 US Census