



Stonegate Business Center

6484-6488 E Main Street, Reynoldsburg, Ohio 43068

Property Features

- Single Story Medical Office Buildings
- 3,051 SF up to 6,459 SF Available
- Ample On-Site Parking
- Over 29,500 CPD on E. Main Street
- 1/2 Mile East of I-270 & E. Main Street Interchange
- Close to Mount Carmel East Hospital & John Glenn International Airport
- Available 05/01/2024

Lease Rate: \$16.00 SF/Yr (NNN)

www.StonegateMedicalOffice.com



For more information:

Philip Bird, SIOR

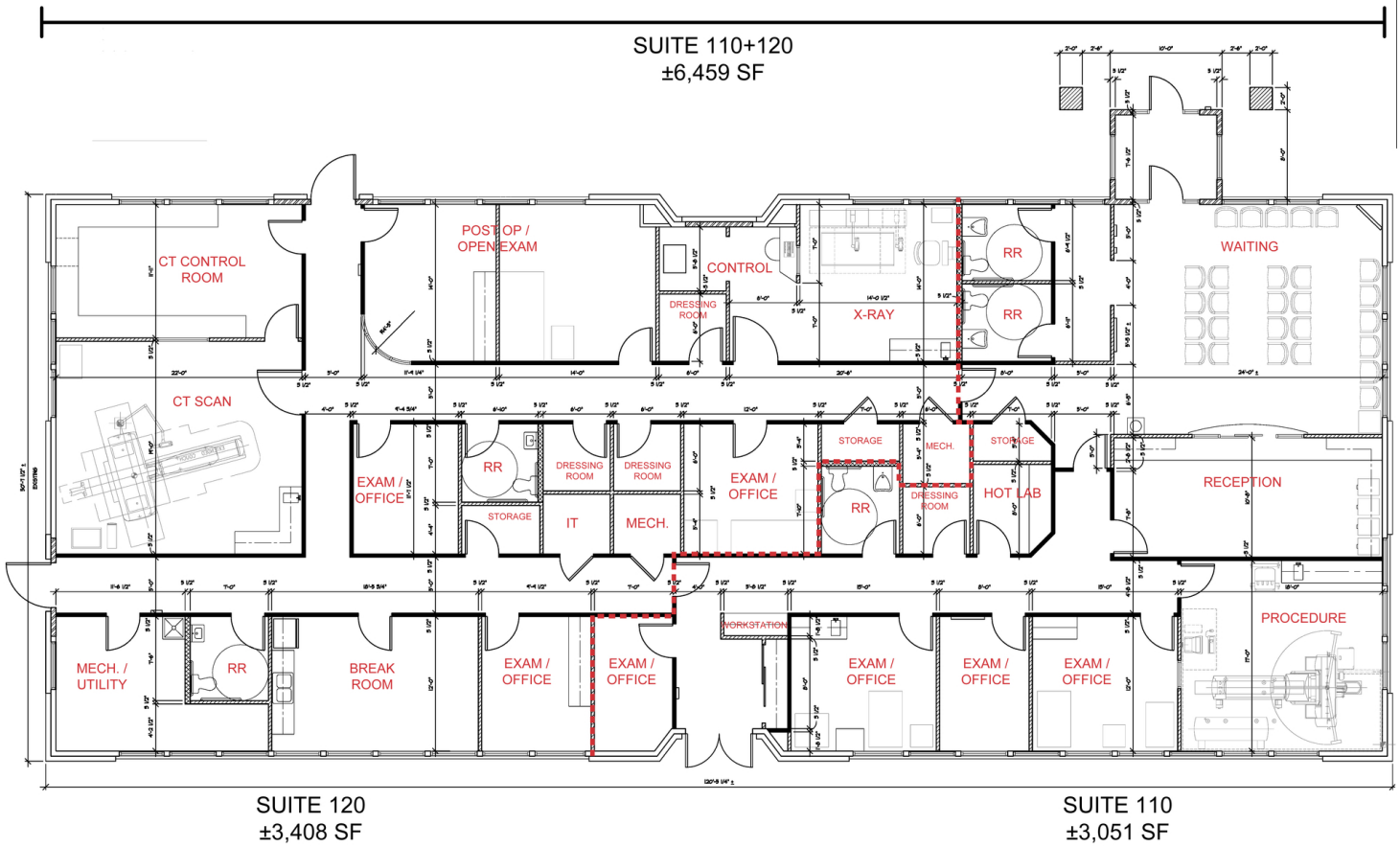
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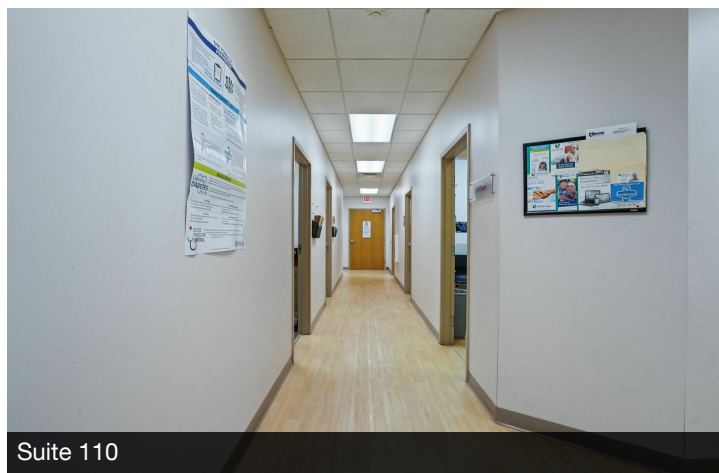


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 110	Medical	\$16.00 SF/YR	NNN	3,051 SF	05/01/2024
Suite 120	Medical	\$16.00 SF/YR	NNN	3,408 SF	05/01/2024
Suite 110+120	Medical	\$16.00 SF/YR	NNN	6,459 SF	05/01/2024
Suite C	Medical	\$16.00 SF/YR	NNN	2,976 SF	05/01/2024

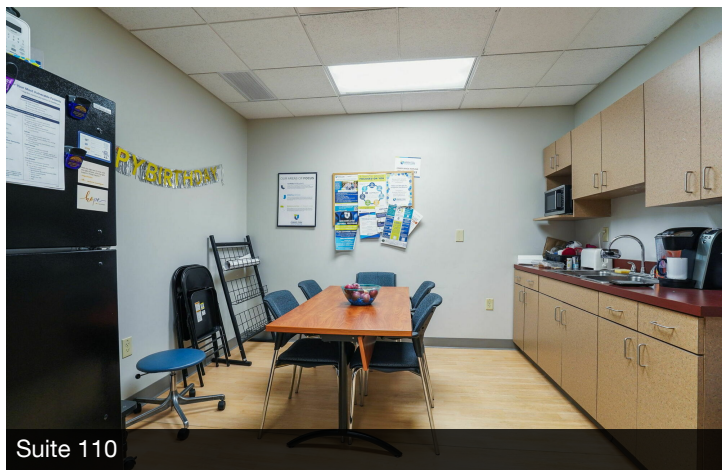




Suite 110+120 Lobby



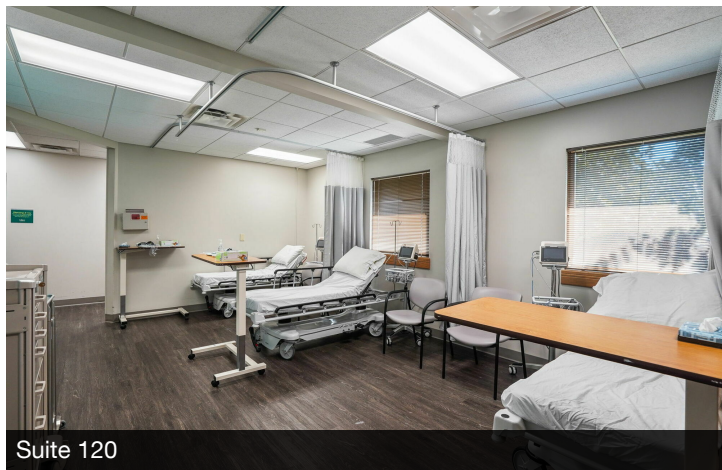
Suite 110



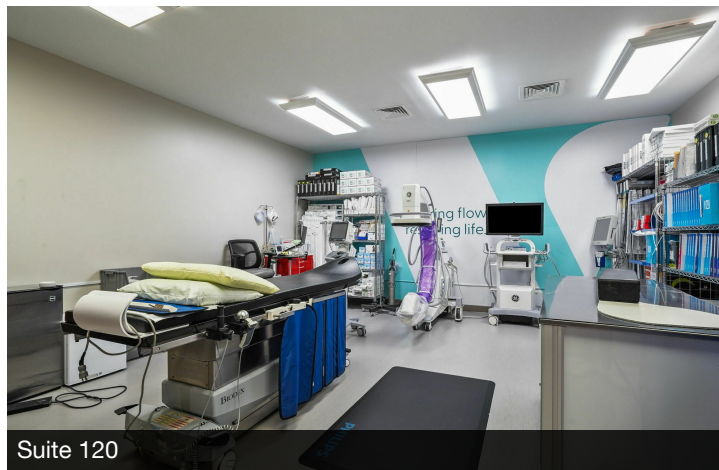
Suite 110



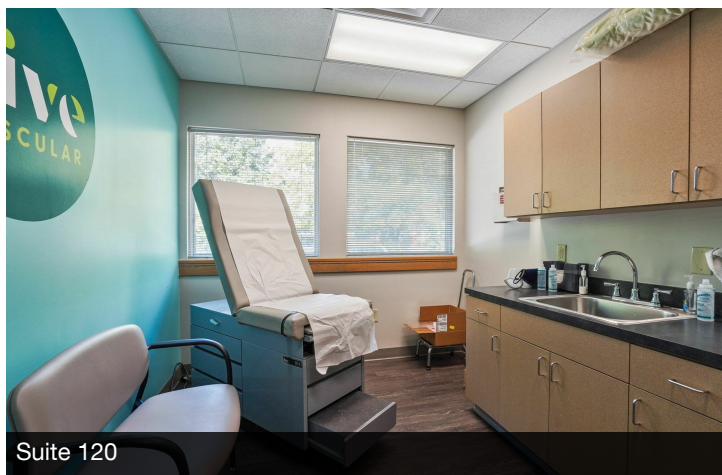
Suite 120



Suite 120



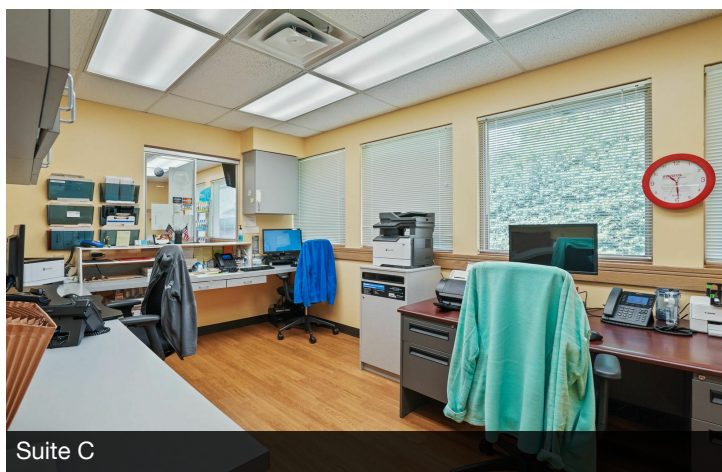
Suite 120



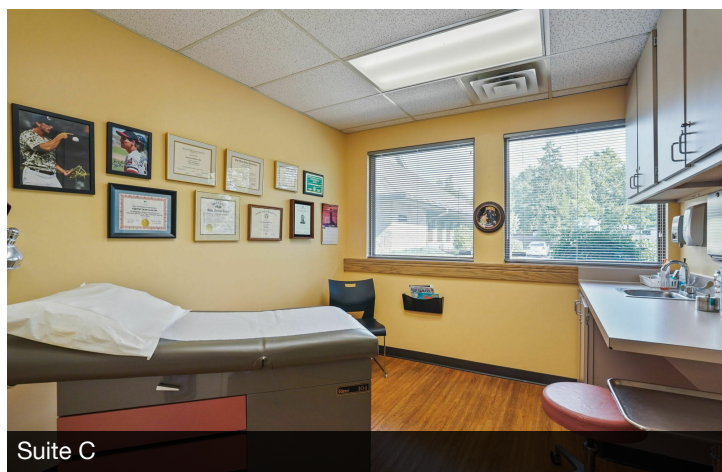
Suite 120



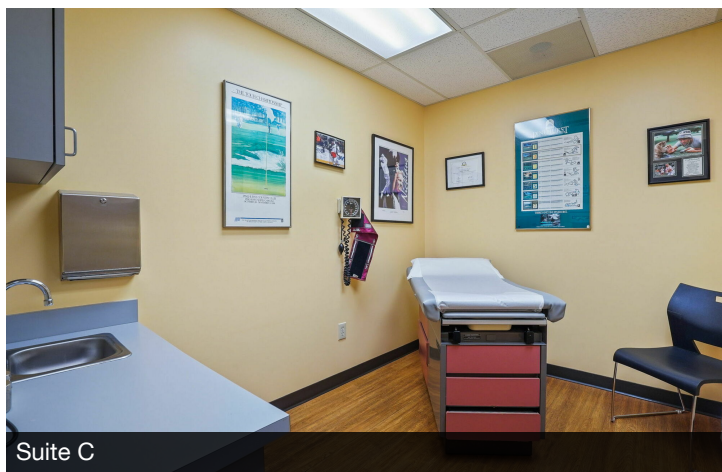
Suite C



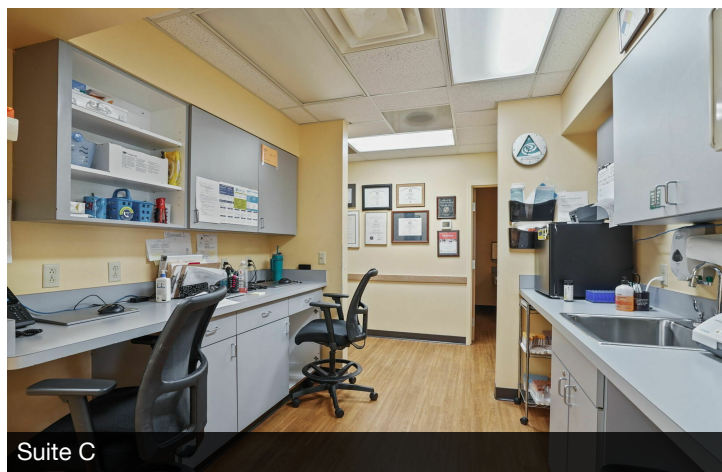
Suite C



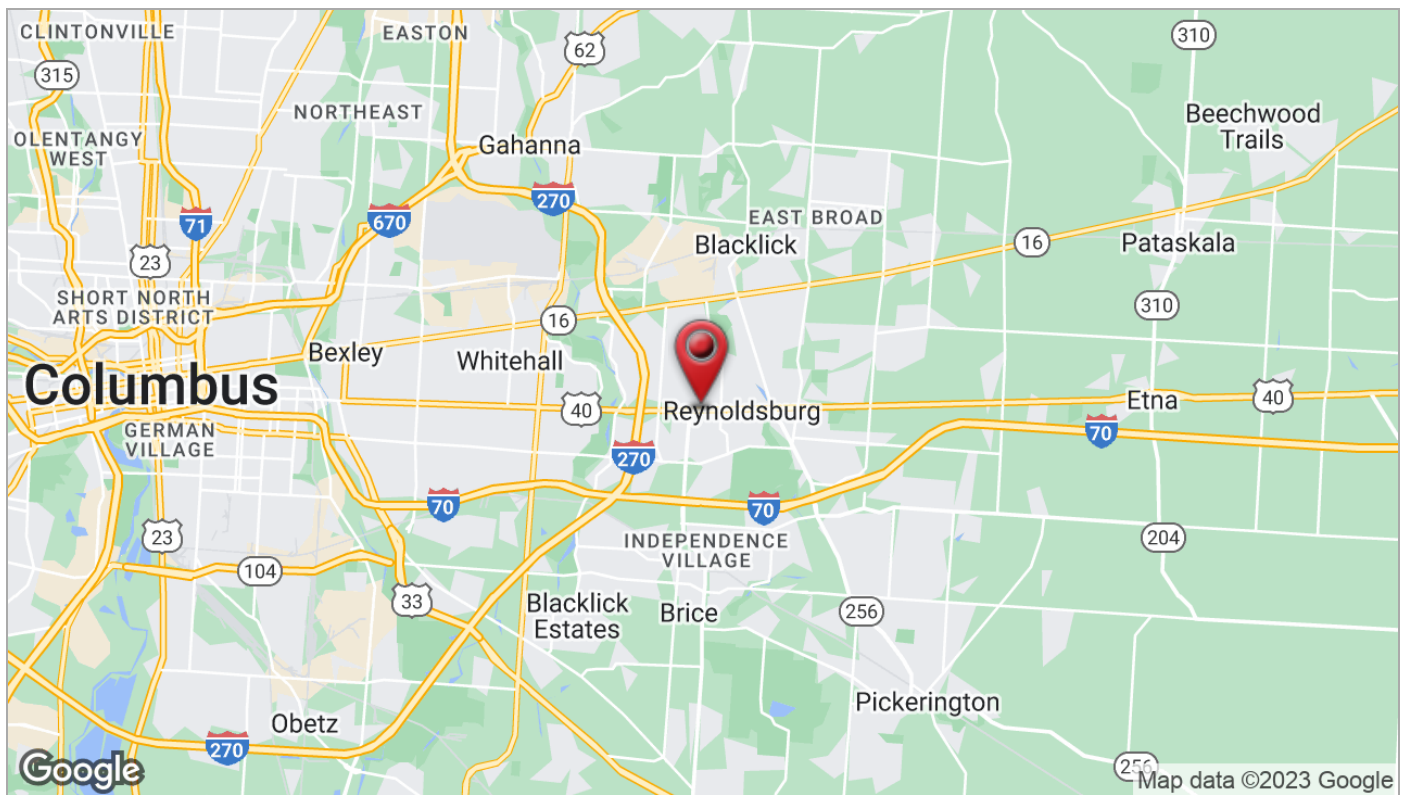
Suite C

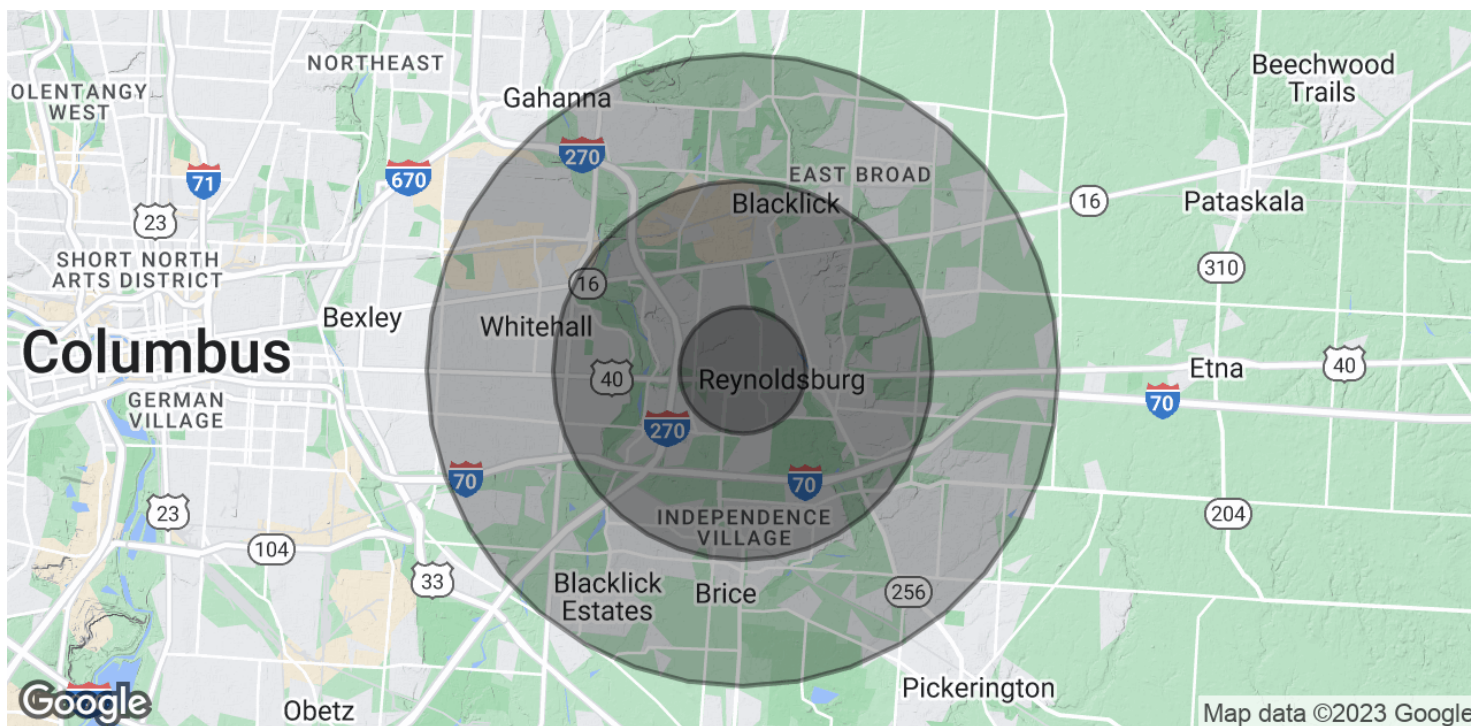


Suite C



Suite C





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,898	102,165	229,859
Average Age	40.8	36.5	35.8
Average Age (Male)	40.0	34.0	34.1
Average Age (Female)	42.3	38.1	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,066	43,534	94,982
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,819	\$65,435	\$67,037
Average House Value	\$148,953	\$131,133	\$137,716

* Demographic data derived from 2020 ACS - US Census