

For Lease

Medical Office



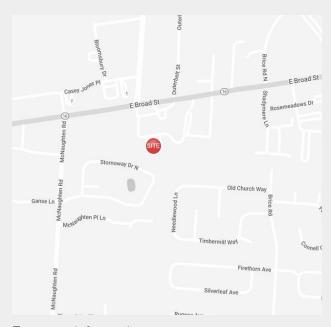
#### 6351 E Broad Street

6351 E Broad Street, Columbus, Ohio 43213

#### **Property Features**

- · Newly Constructed Single Story Medical Office Building
- 2.209 SF Available
- Spec Suite Ready for Tenant Finishes
- · Current Tenant includes Pediatric Dentist
- Building Signage Available
- · Less Than 1 Mile from Mt. Carmel East Hospital
- Numerous Amenities Nearby
- Easy Access to I-270

Lease Rate: \$15.95 SF/Yr (NNN) www.BroadStreetMedical.com



For more information:

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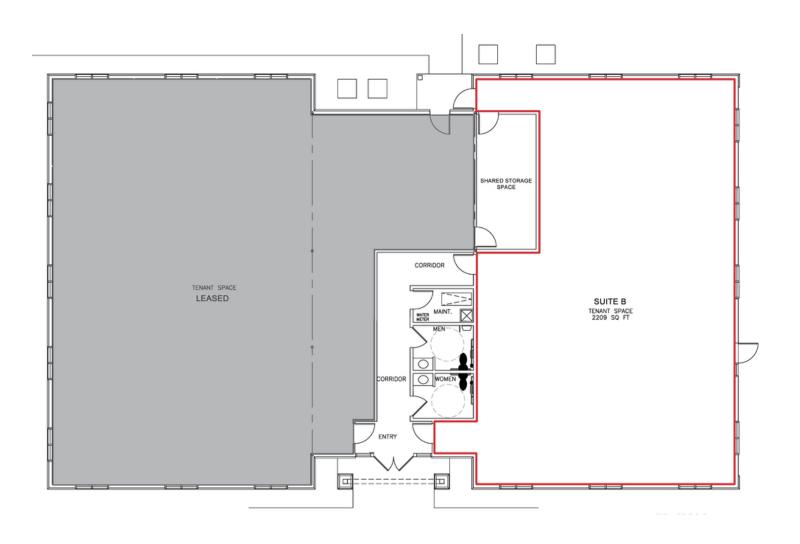
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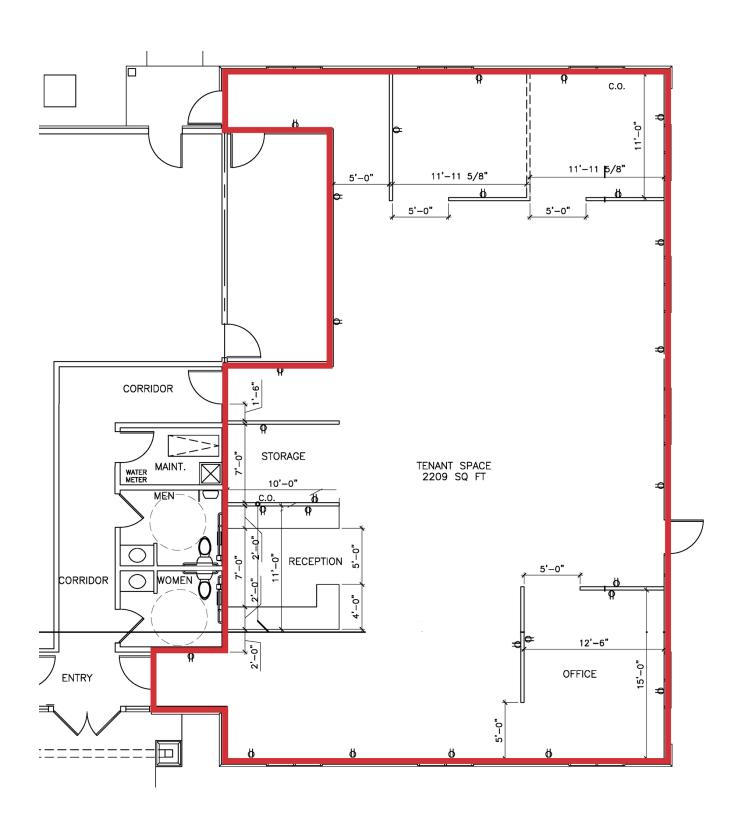
### Floor Plan







# Spec Suite Plan







### **Property Photographs**





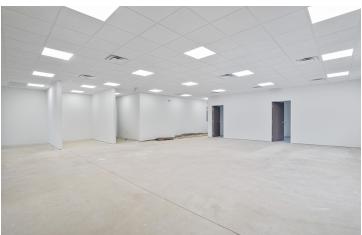




# Suite B Photographs







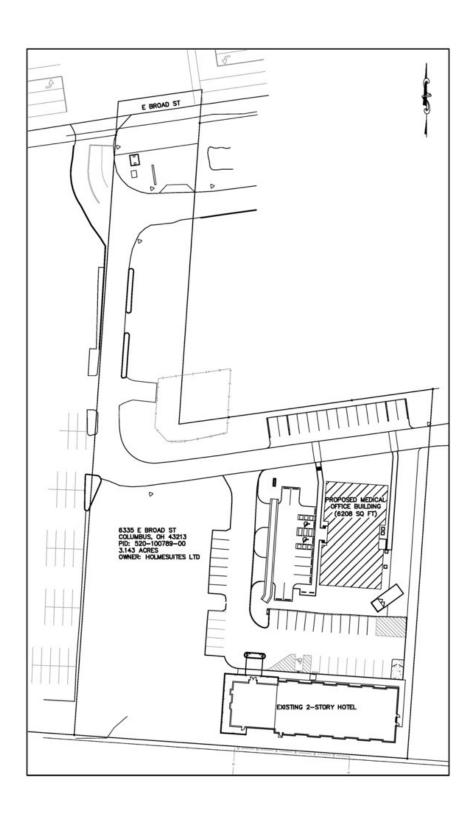








# Site Plan

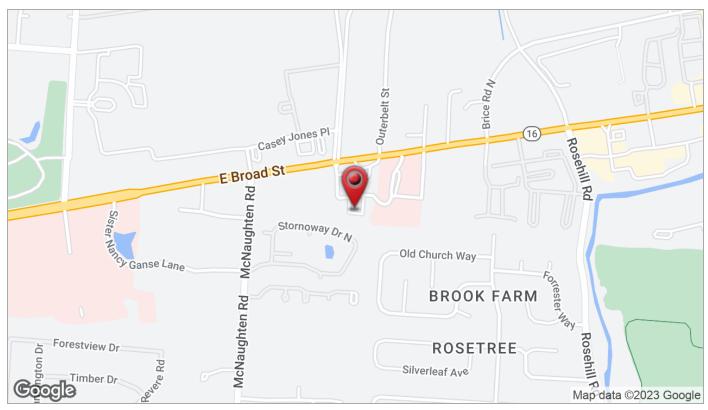


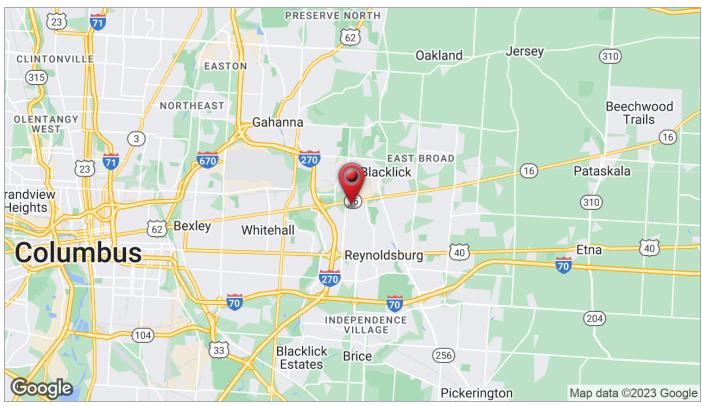


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#### **Location Maps**



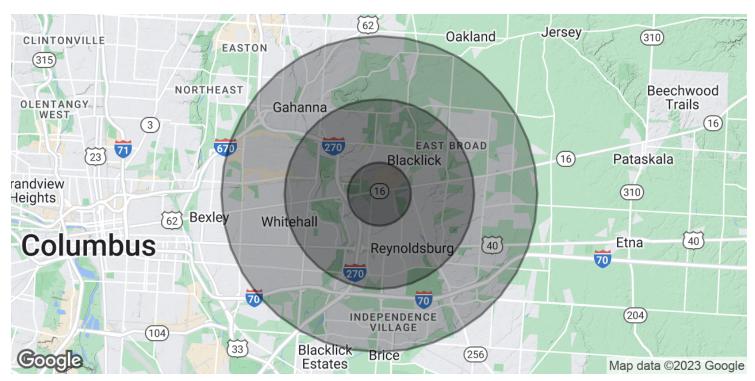




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#### Demographics Map



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

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

