



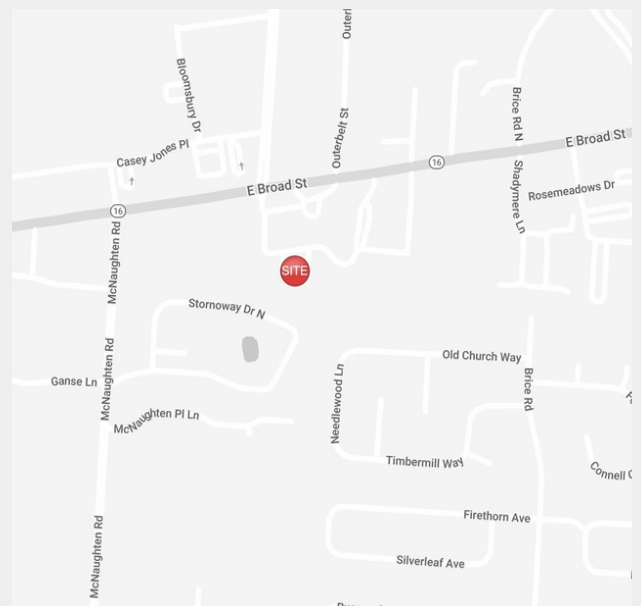
6351 E Broad Street

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



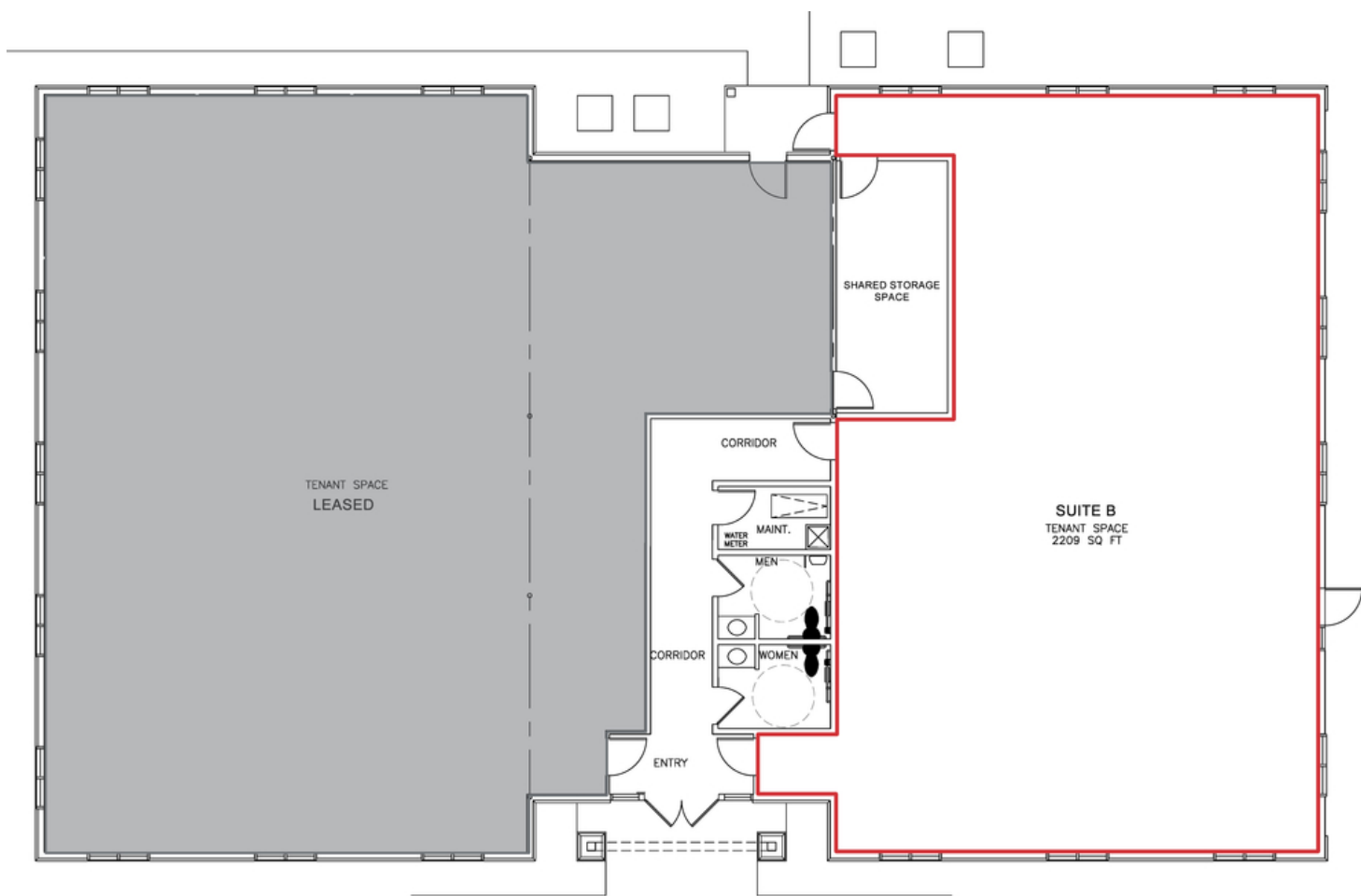
For more information:

Philip Bird, SIOR

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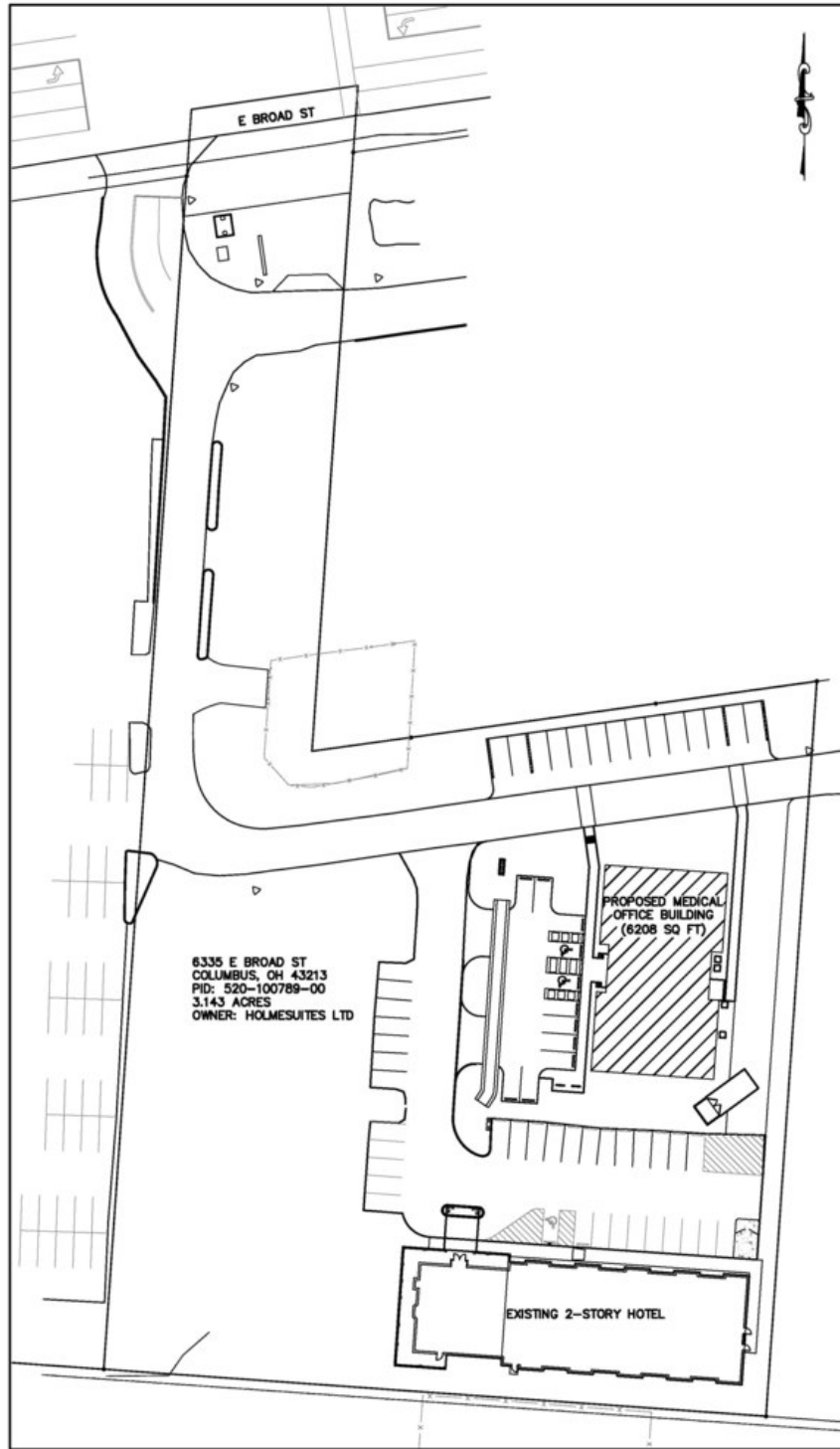
Andy Dutcher, SIOR

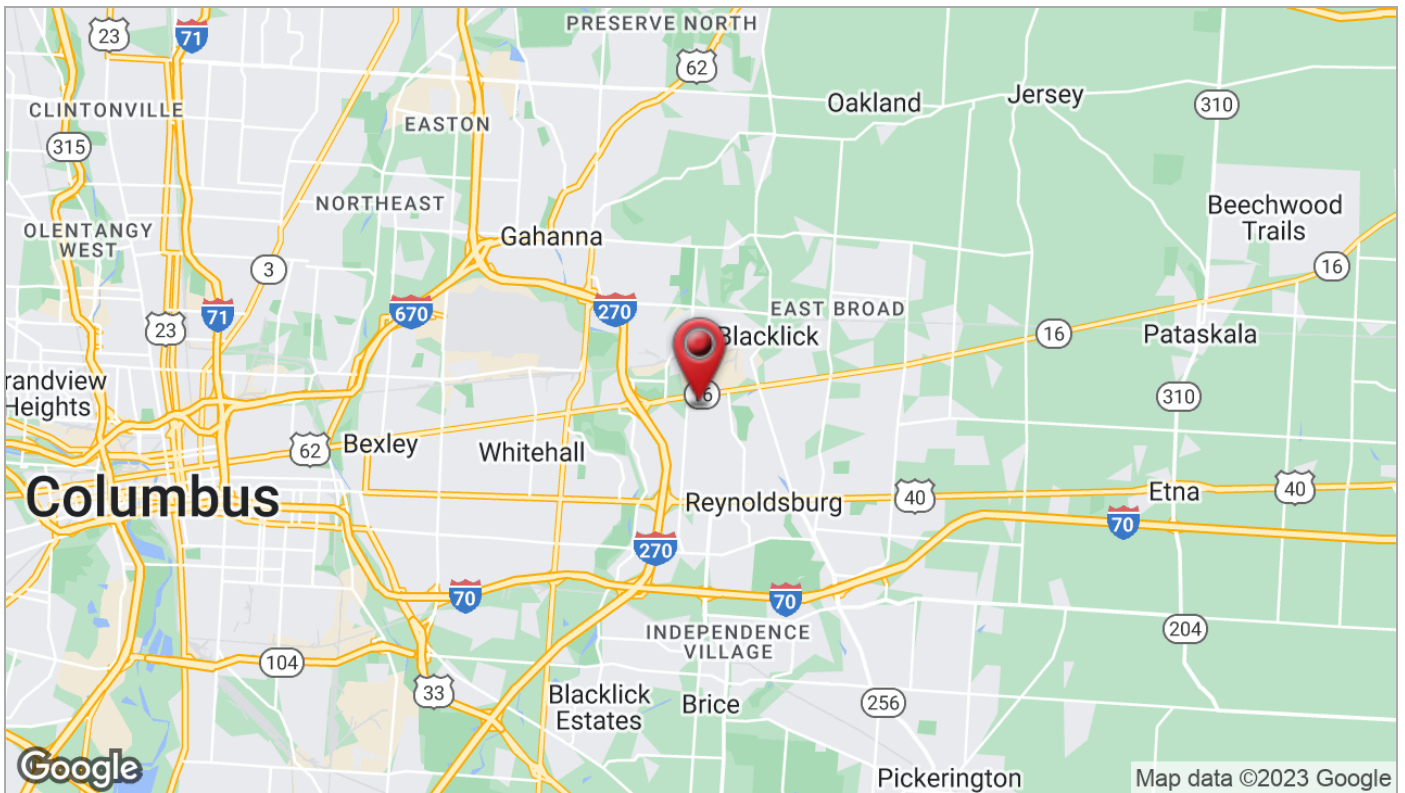
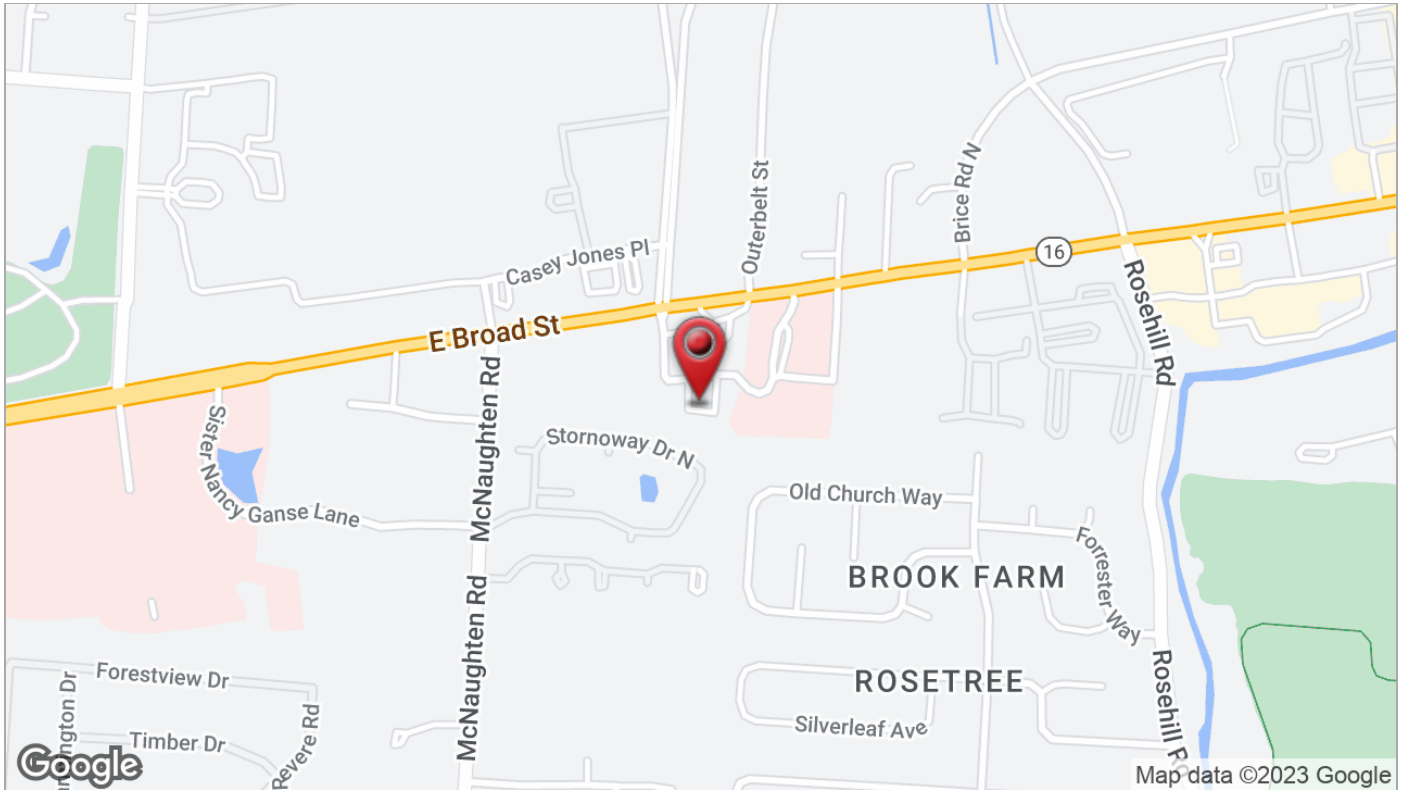
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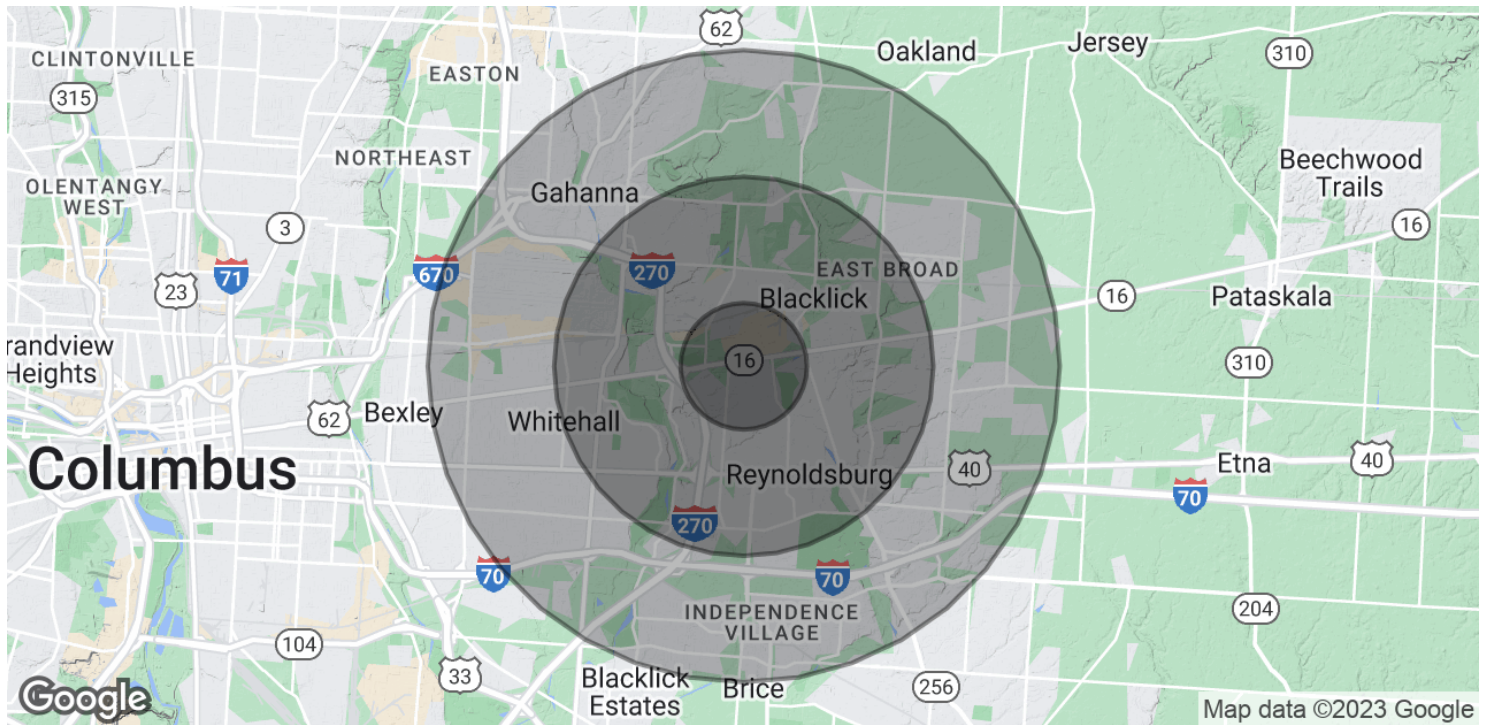












POPULATION

	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 2020 ACS - US Census