



2106 E Main Street

Bexley, Ohio 43209

Property Features

- Three-Story Office Building Recently Constructed
- First Floor & Second Floor Anchored by Ohio State Bank
- Ready for Tenant Build-Out
- 1 Suite Available | 2,089 SF
- Monument Signage Possibilities
- Well Positioned on the Corner of E Main Street & S Parkview Ave
- Close Proximity to Capital University, Downtown Columbus, & the John Glenn International Airport
- Easy Access to I-70, I-71, & I-670
- Numerous Amenities Nearby

Lease Rate: \$23.95 SF/Yr (NNN)

www.BexleyOffice.com



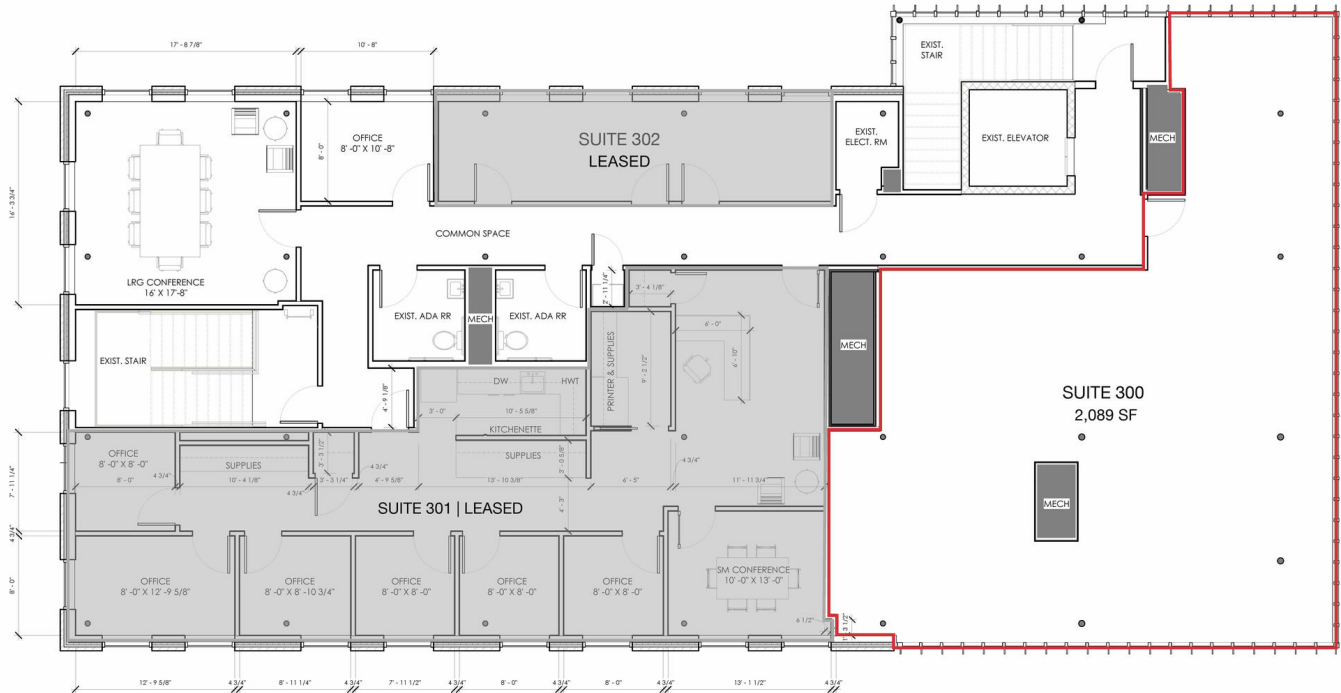
For more information:

Matt Gregory, SIOR, CCIM

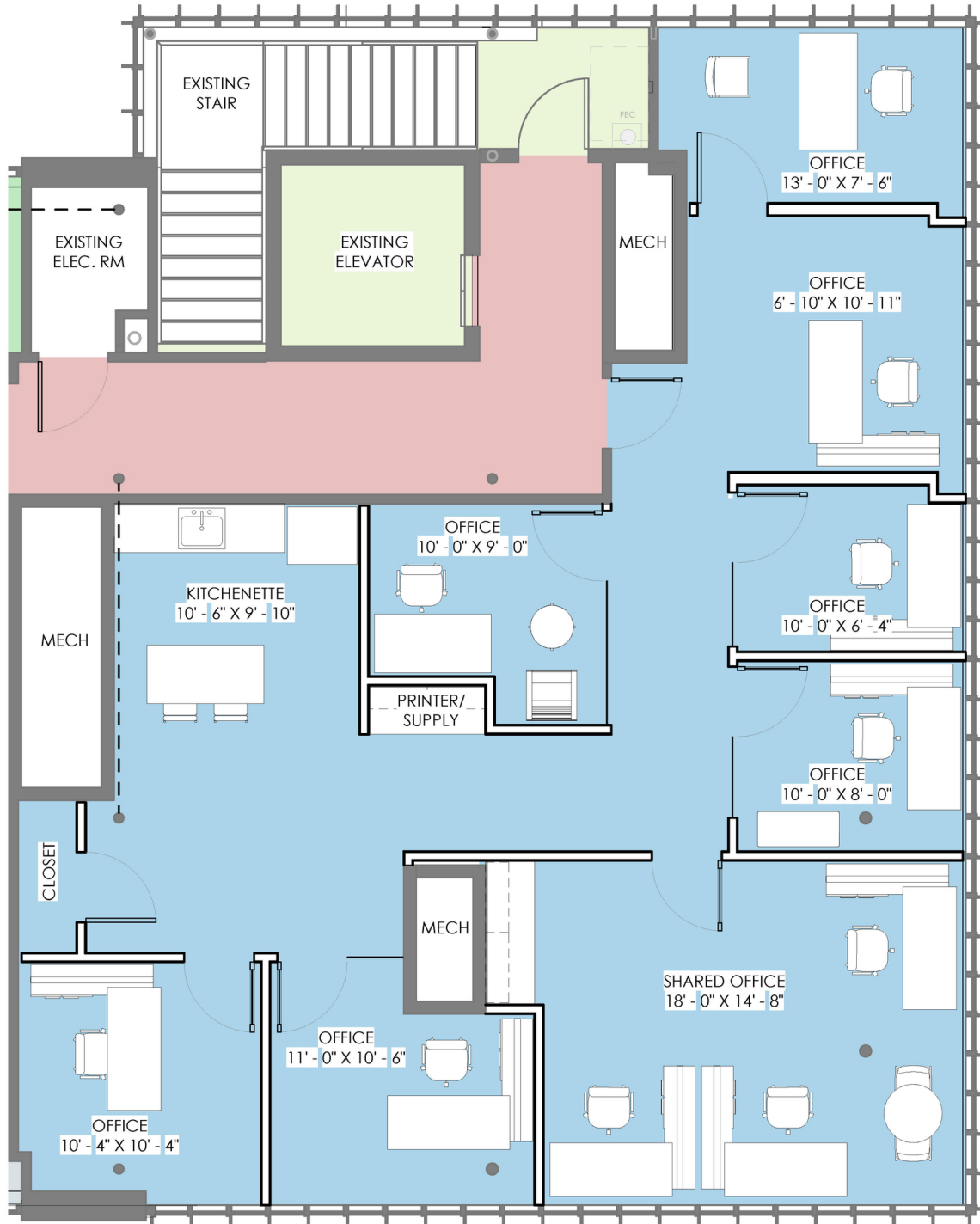
614 629 5234 • mgregory@ohioequities.com

Andy Dutcher, SIOR

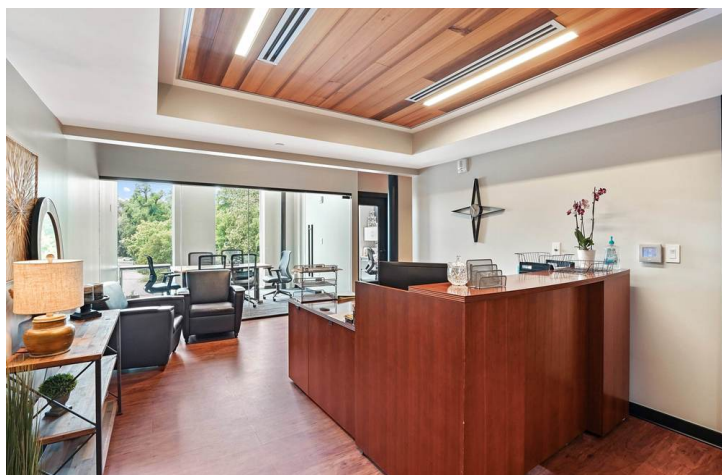
614 629 5266 • adutcher@ohioequities.com

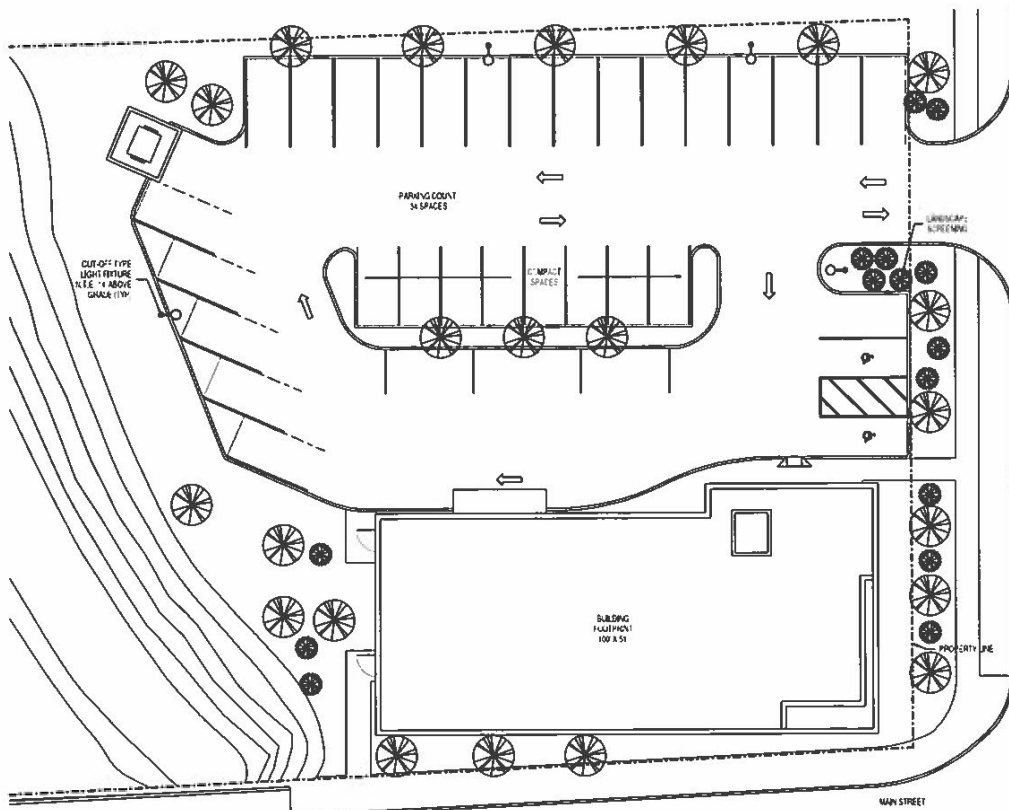


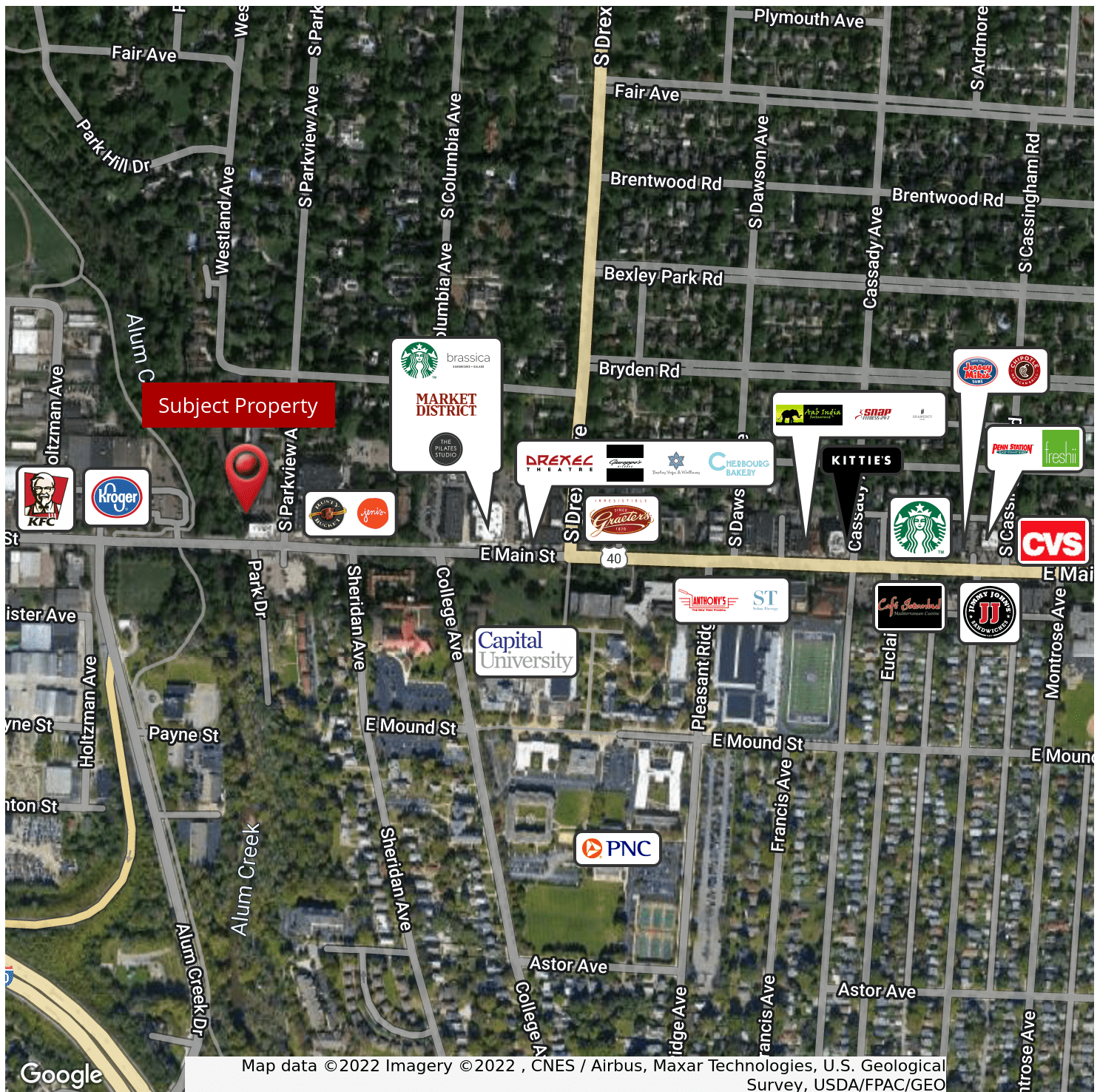
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 300	Office	\$23.95 SF/YR	NNN	2,089 SF	VACANT

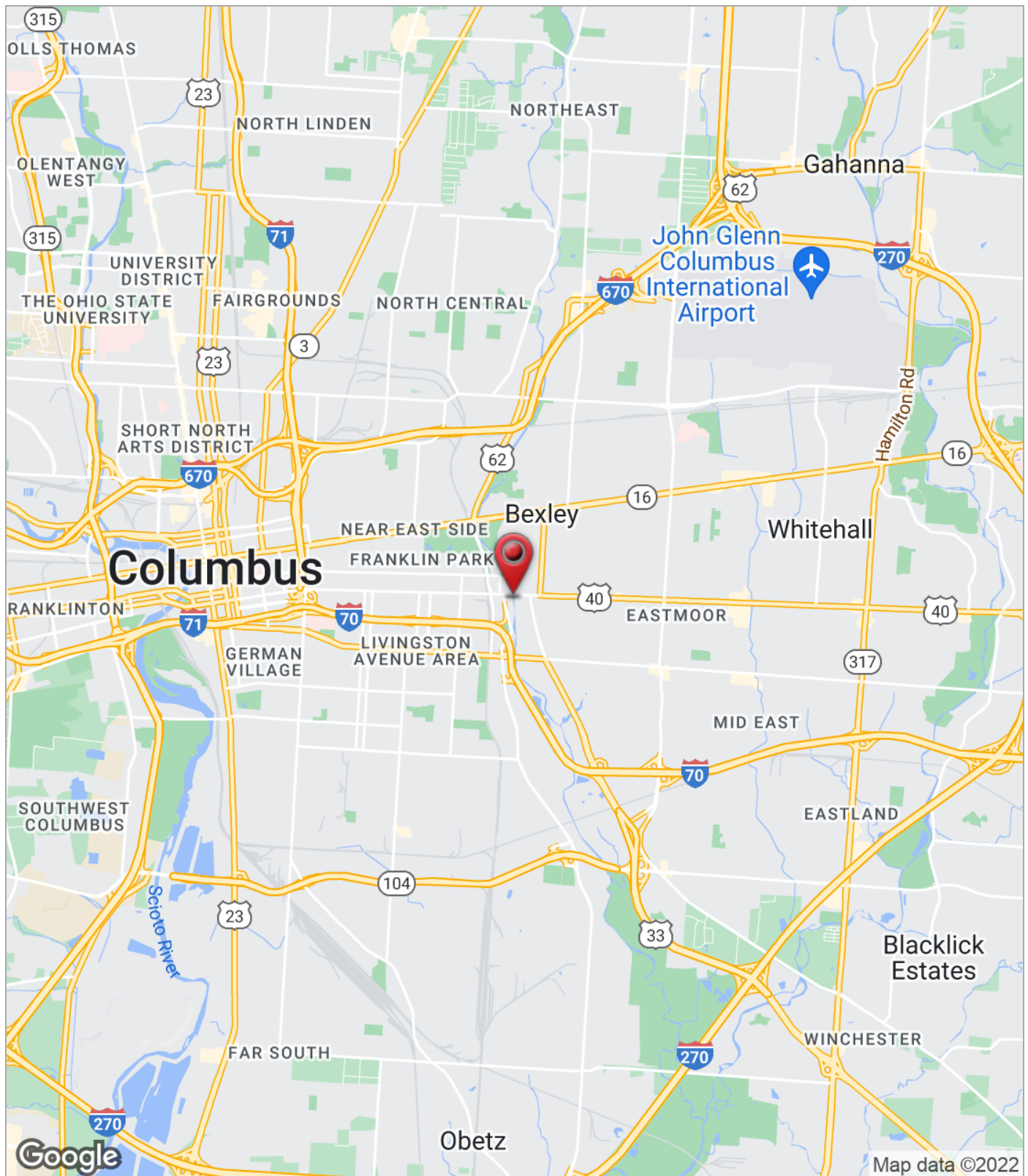


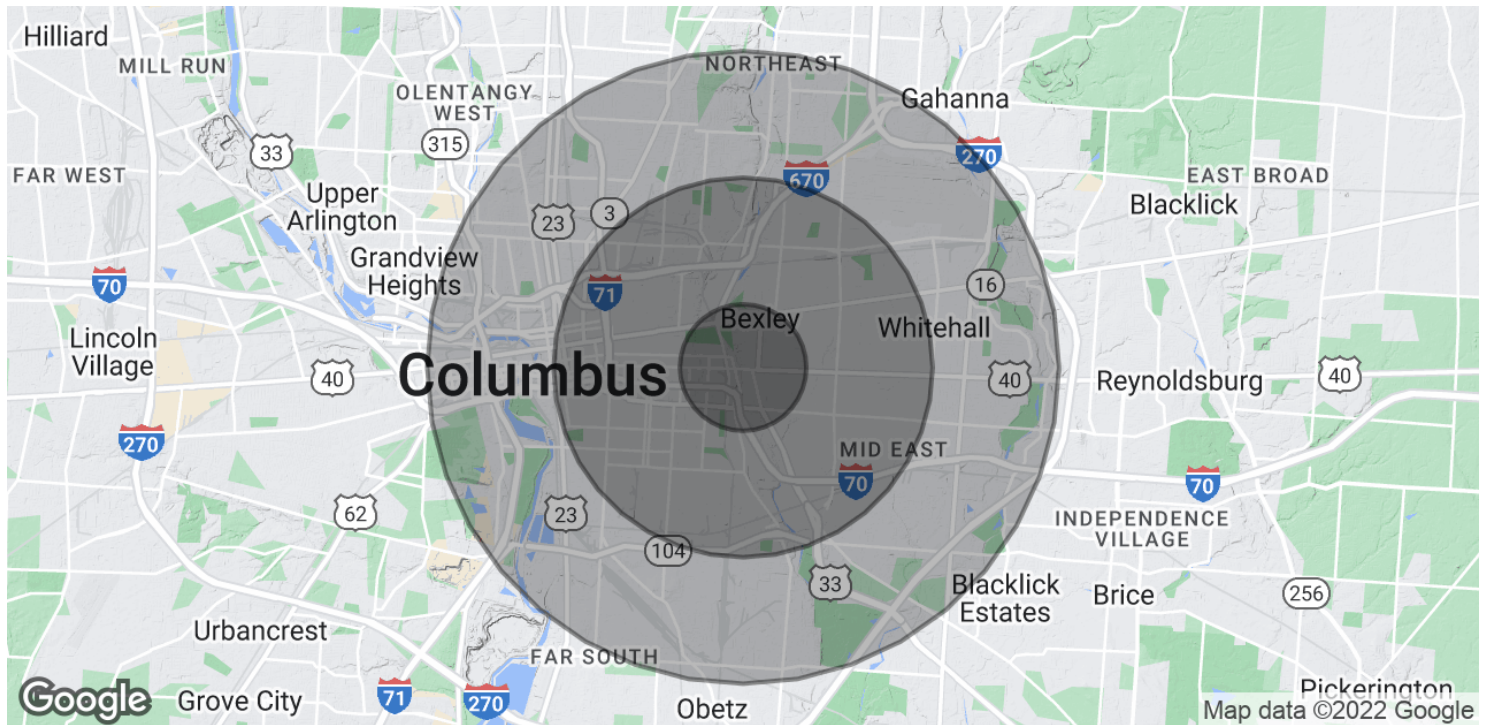












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,934	115,224	266,233
Average age	32.6	35.3	34.2
Average age (Male)	31.6	33.3	32.7
Average age (Female)	33.8	36.8	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,466	47,774	111,218
# of persons per HH	2.7	2.4	2.4
Average HH income	\$82,534	\$51,245	\$47,465
Average house value	\$186,904	\$153,358	\$138,610

* Demographic data derived from 2020 ACS - US Census