



6740-6770 Avery-Muirfield Drive

Dublin, Ohio 43017

Property Features

- Great Location at Avery-Muirfield Drive & Post Rd
- 5,184 SF Free-Standing Office Building
- 16 Private Offices, Work Rooms, & Kitchenette
- Complex Consists of Four Single-Story Brick Buildings Totaling 19,872 SF
- Parking Ratio 4.5/1,000 SF
- Tenant Pays Electric, Gas & Water on Separate Meter
- Suite & Monument Signage Available
- Join Tenants Hyperbaric Therapy of Dublin, Avery Dental, Dove Recovery, Spring Creek Fertility & ProScan Imaging
- 0.7 Miles From Dublin Methodist Hospital
- Numerous Amenities Nearby

Lease Rate: \$12.00 SF/Yr (NNN)
www.Avery-Muirfield.Com



For more information:

Andy Dutcher, SIOR

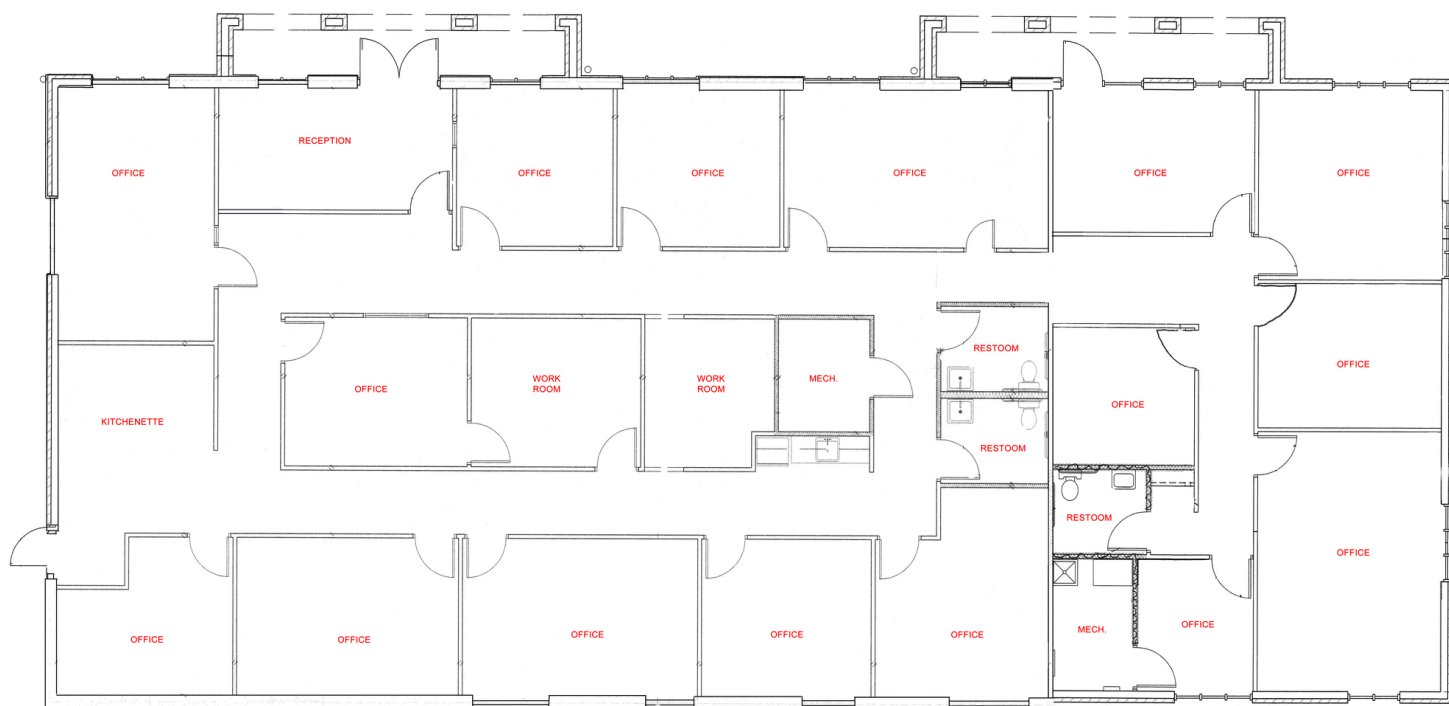
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Matt Gregory, SIOR, CCIM

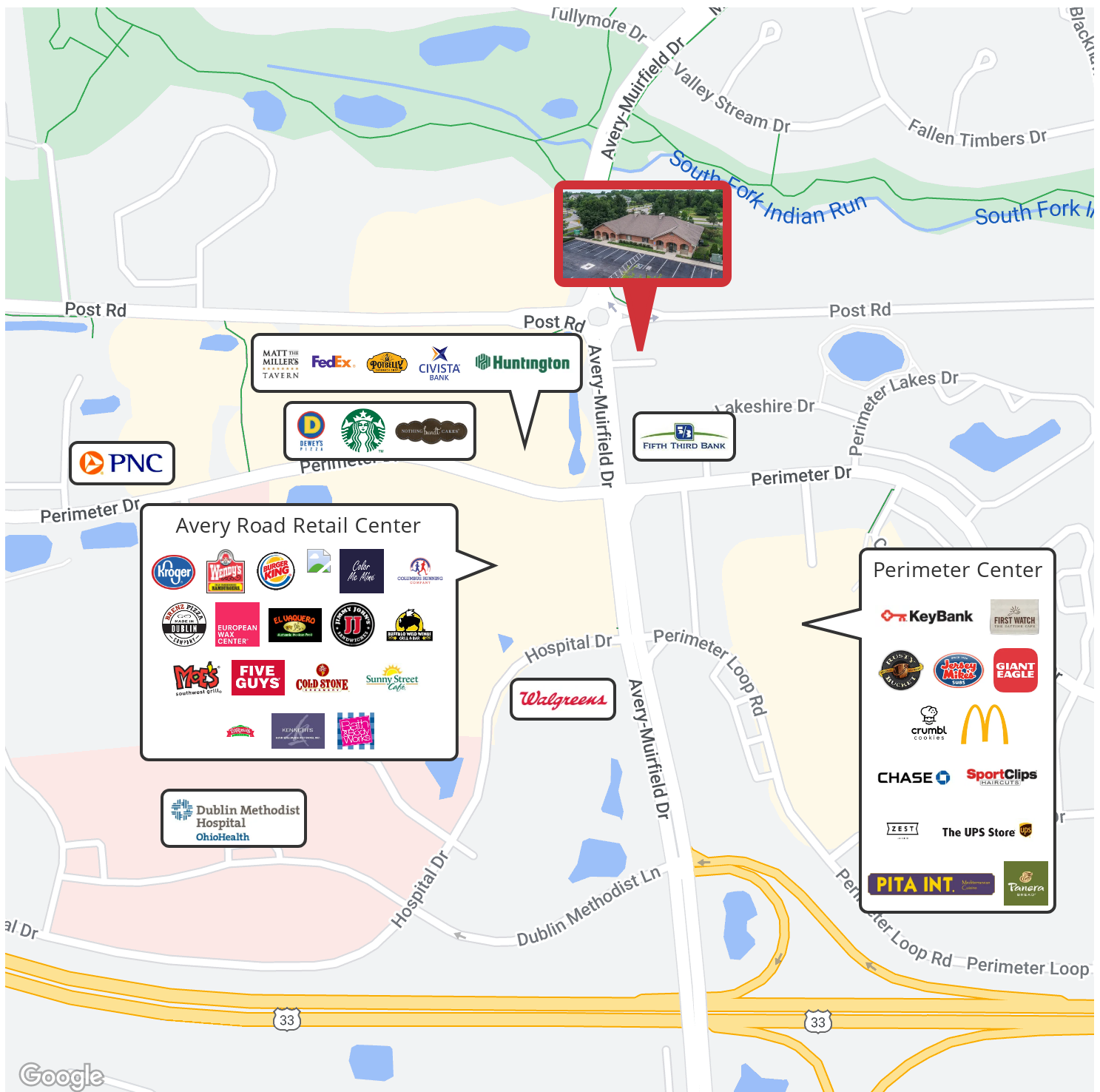
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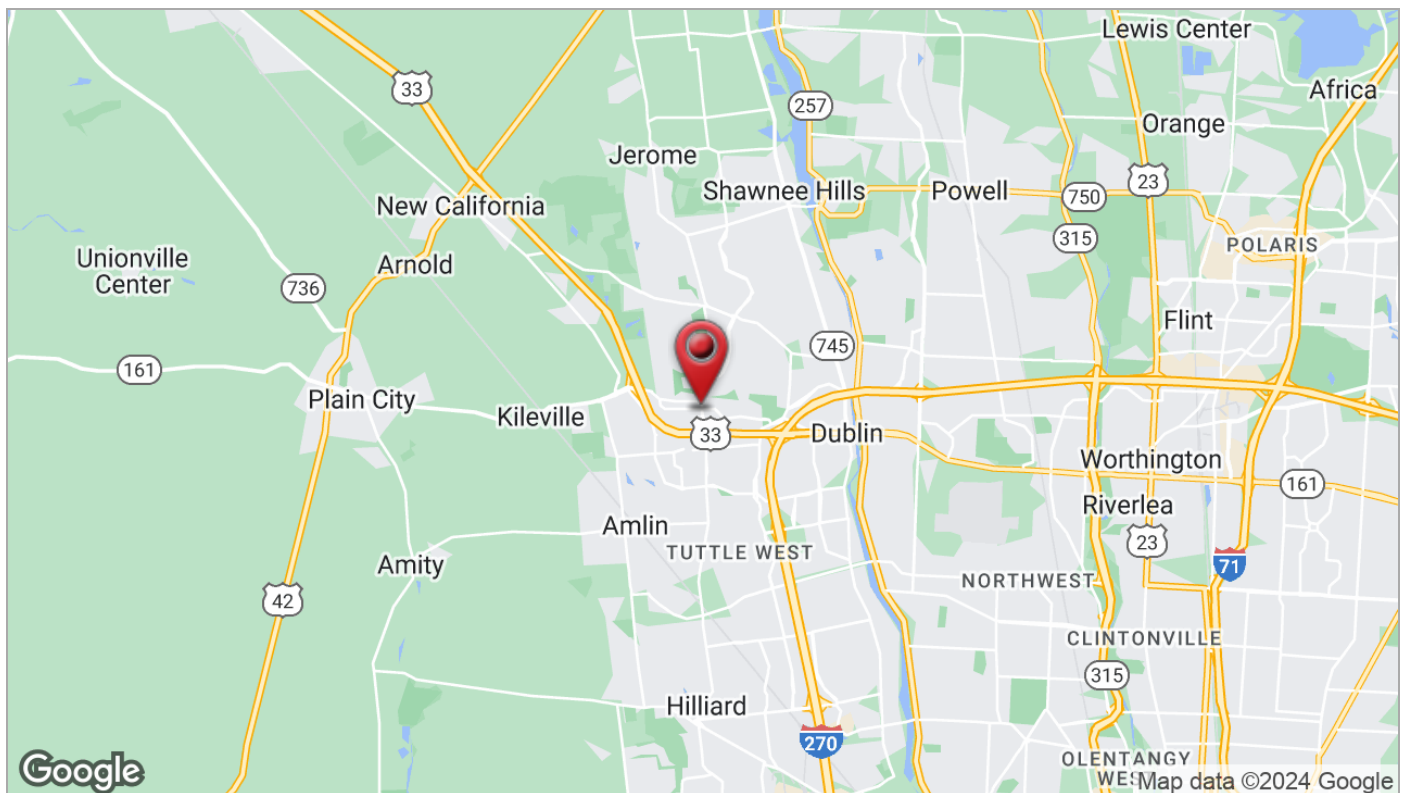
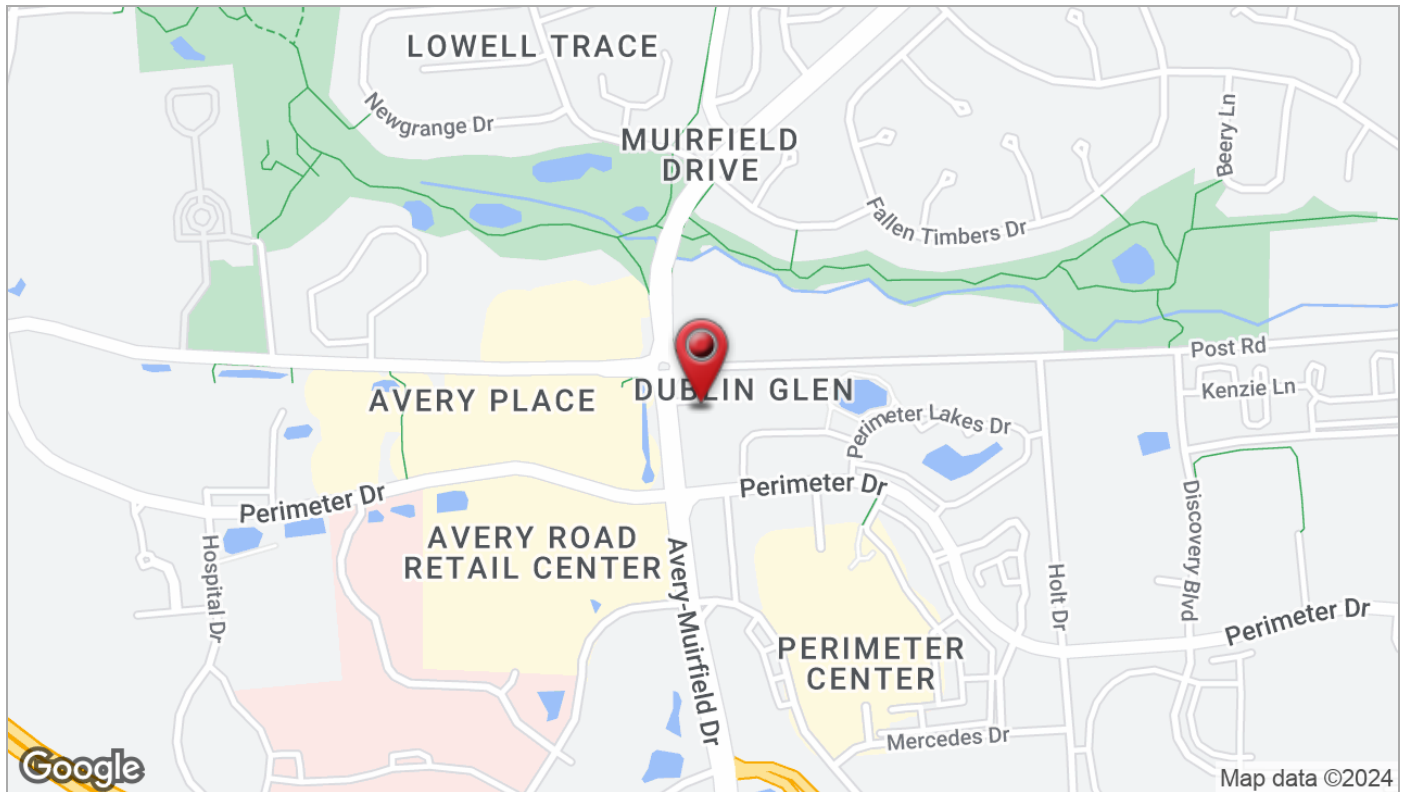
Philip Bird, SIOR

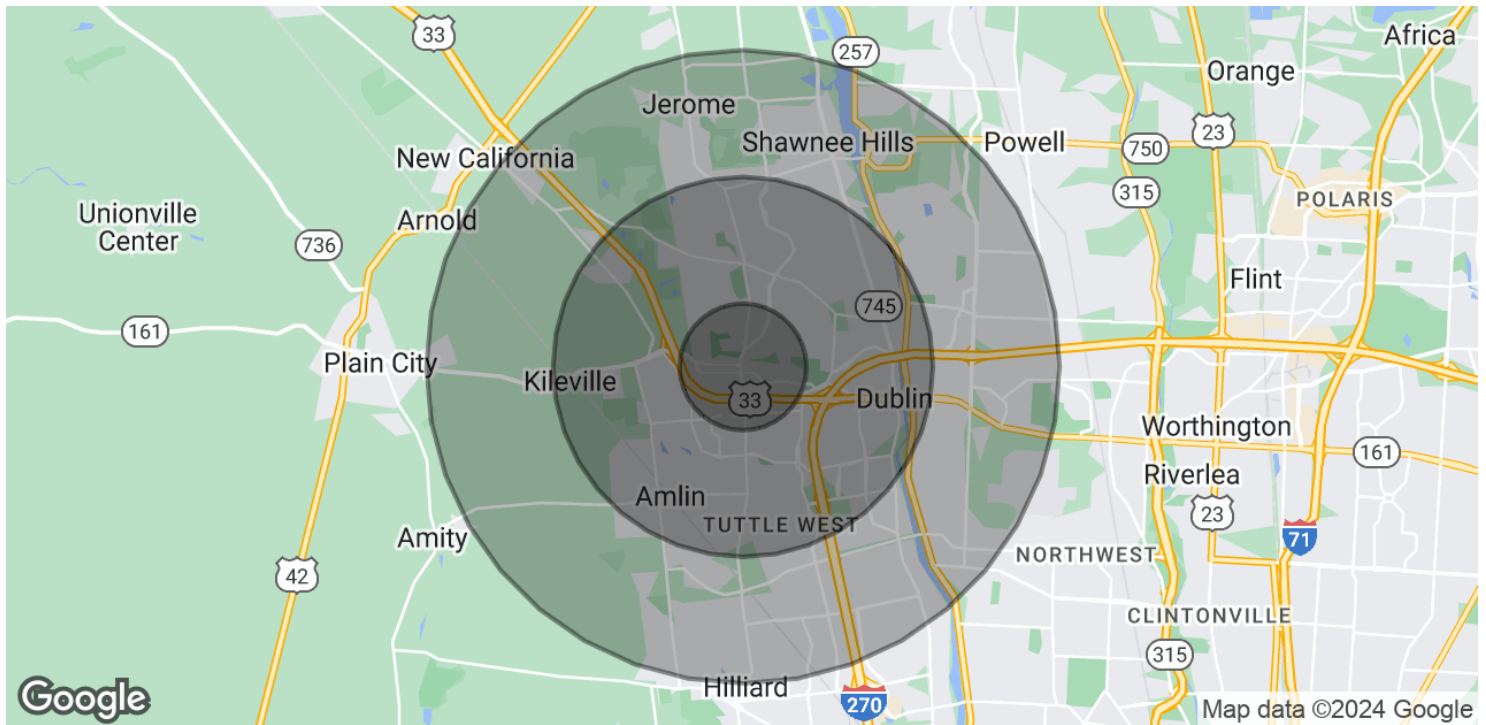
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,976	42,315	110,399
Average age	36.1	36.2	35.4
Average age (Male)	34.6	35.7	34.7
Average age (Female)	36.9	36.5	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,489	15,961	43,010
# of persons per HH	2.8	2.7	2.6
Average HH income	\$122,445	\$120,143	\$107,667
Average house value	\$270,930	\$342,039	\$338,852

* Demographic data derived from 2020 ACS - US Census