



## 7332 E Main Street

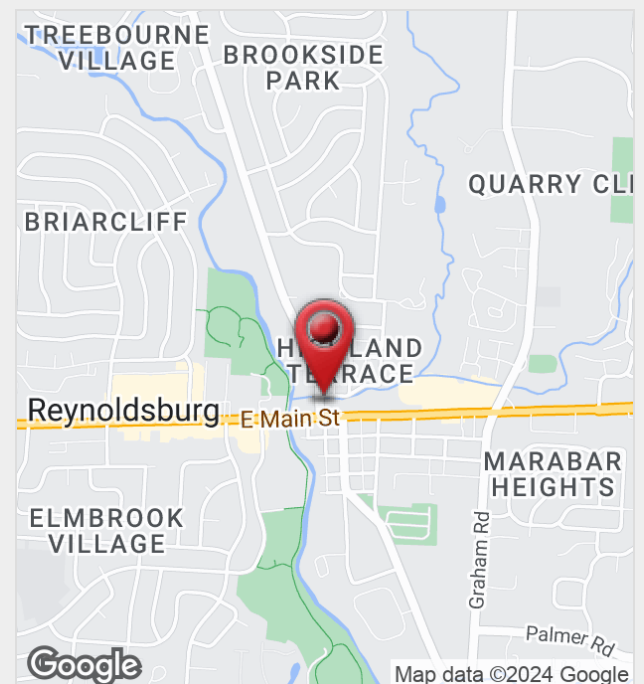
7332 E Main Street, Reynoldsburg, Ohio 43068

### Property Features

- Olde Reynoldsburg Commercial District
- Two-Story, Mixed-Use Development Under Construction
- High-End Building Design & Finishes
- 4,403 SF Available on the Second Floor
- Can be Demised to 2,000 SF
- Ideal for Medical or General Office Uses
- One Passenger Elevator
- Utilities & Janitorial Paid Directly by Tenant
- Highly Visible Location | Signage Opportunities
- Ample On-Site Parking
- One Mile from New COPC Out-Patient Medical Building
- Easy Access to I-270 & I-70
- Expected Delivery July 2024

**Lease Rate: \$21.50 SF/Yr (NNN)**

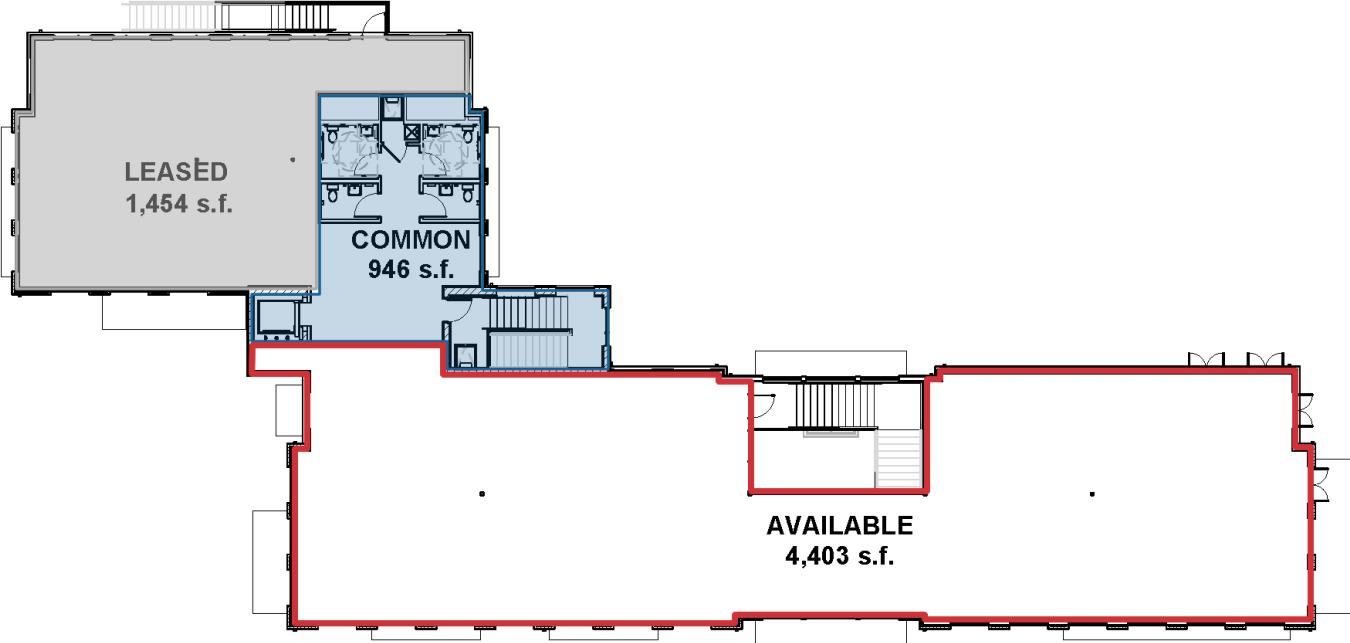
**OpEx: \$5.00/SF**



For more information:

**Matt Gregory, SIOR, CCIM**

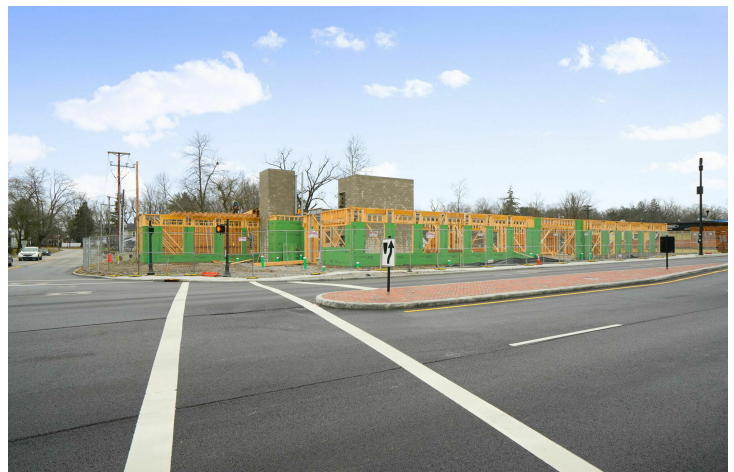
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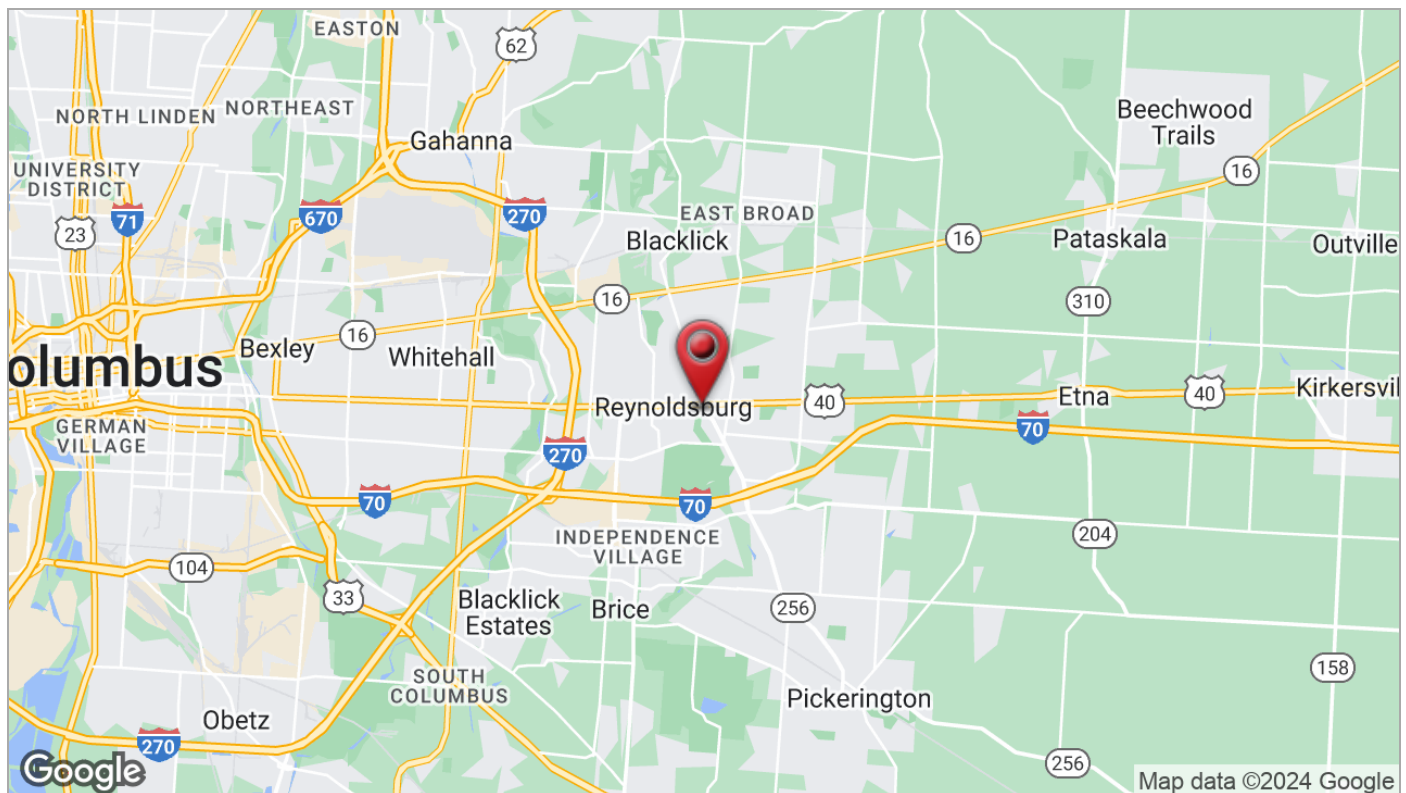
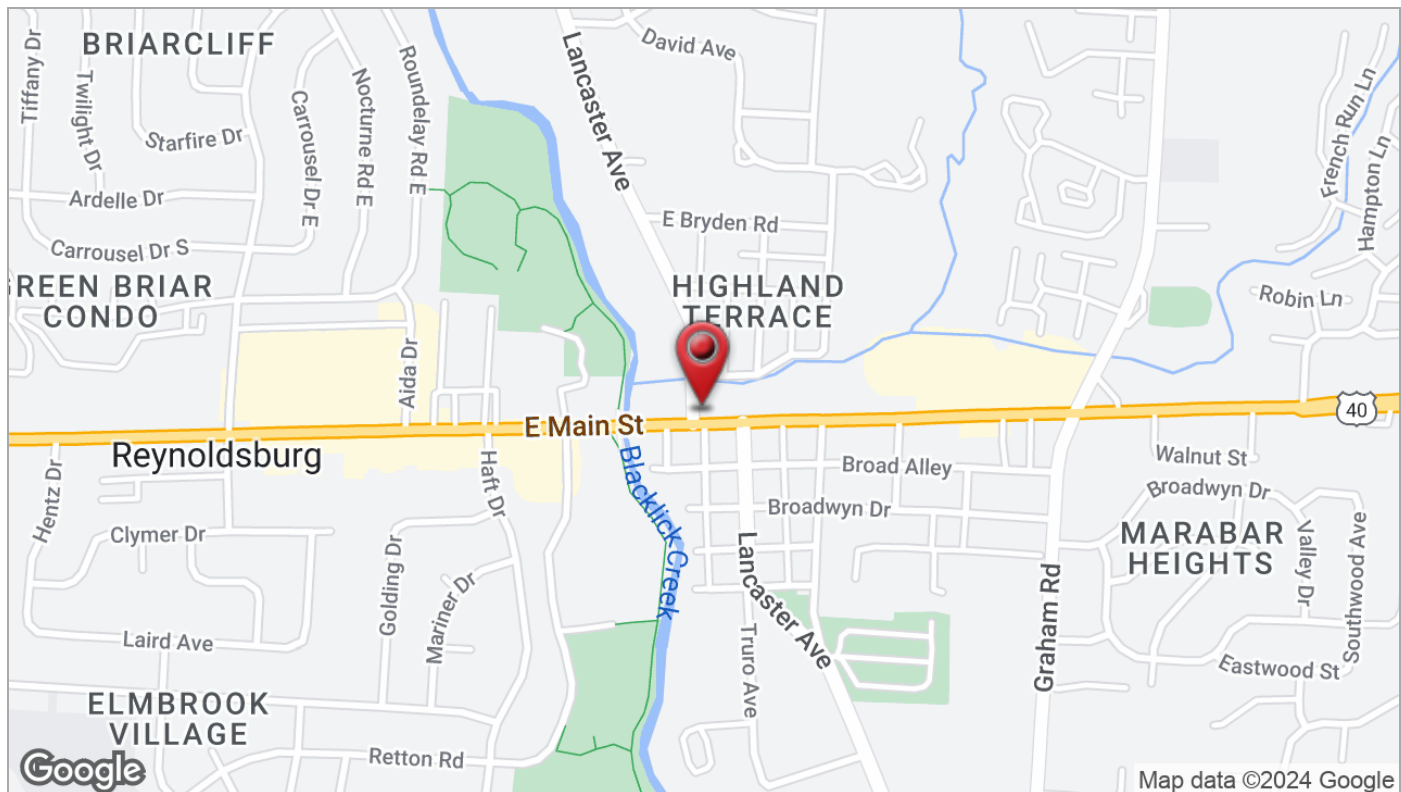
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
B	Office/Medical	\$21.50 SF/YR	NNN	2,000 - 4,403 SF	VACANT



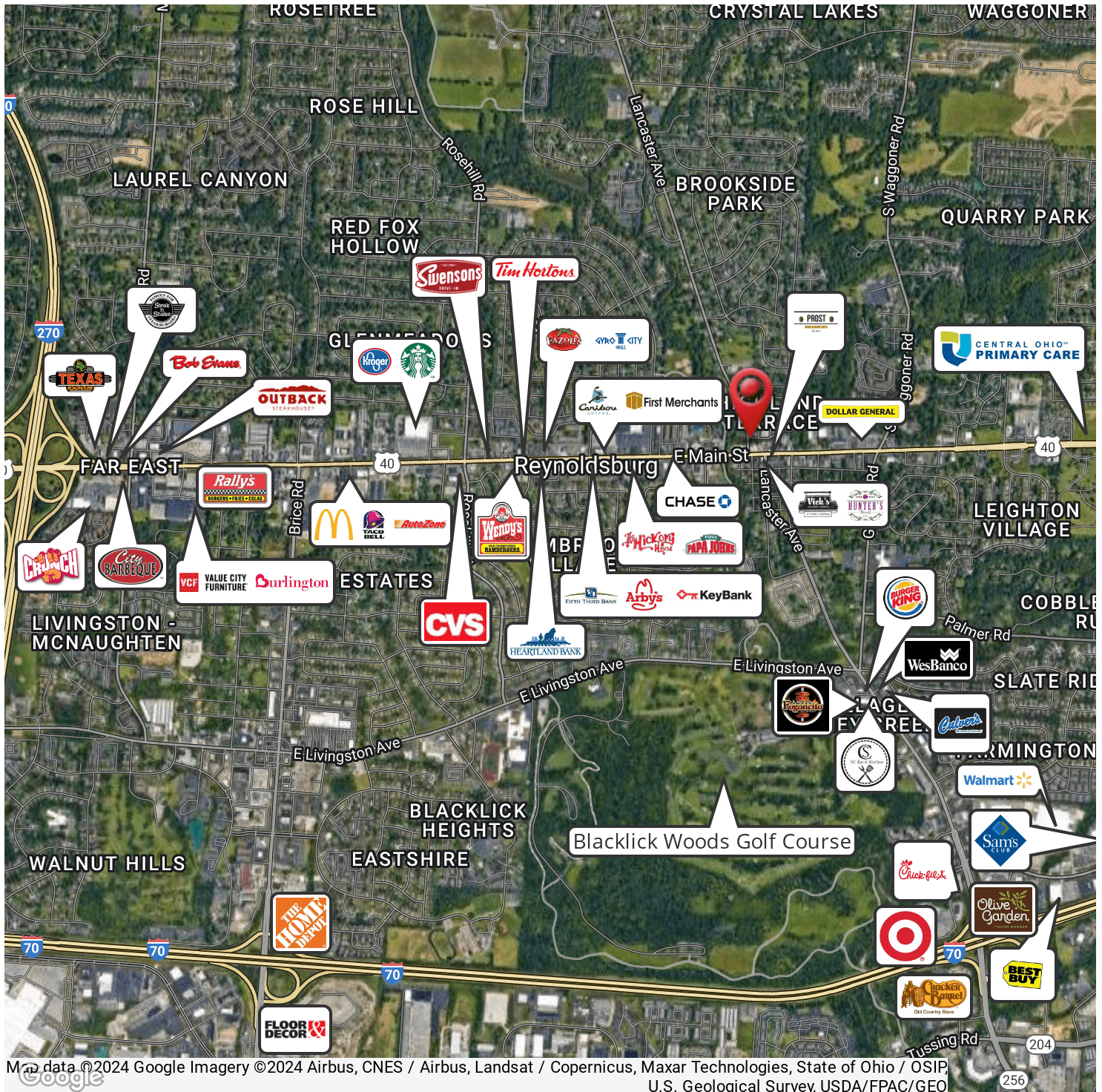




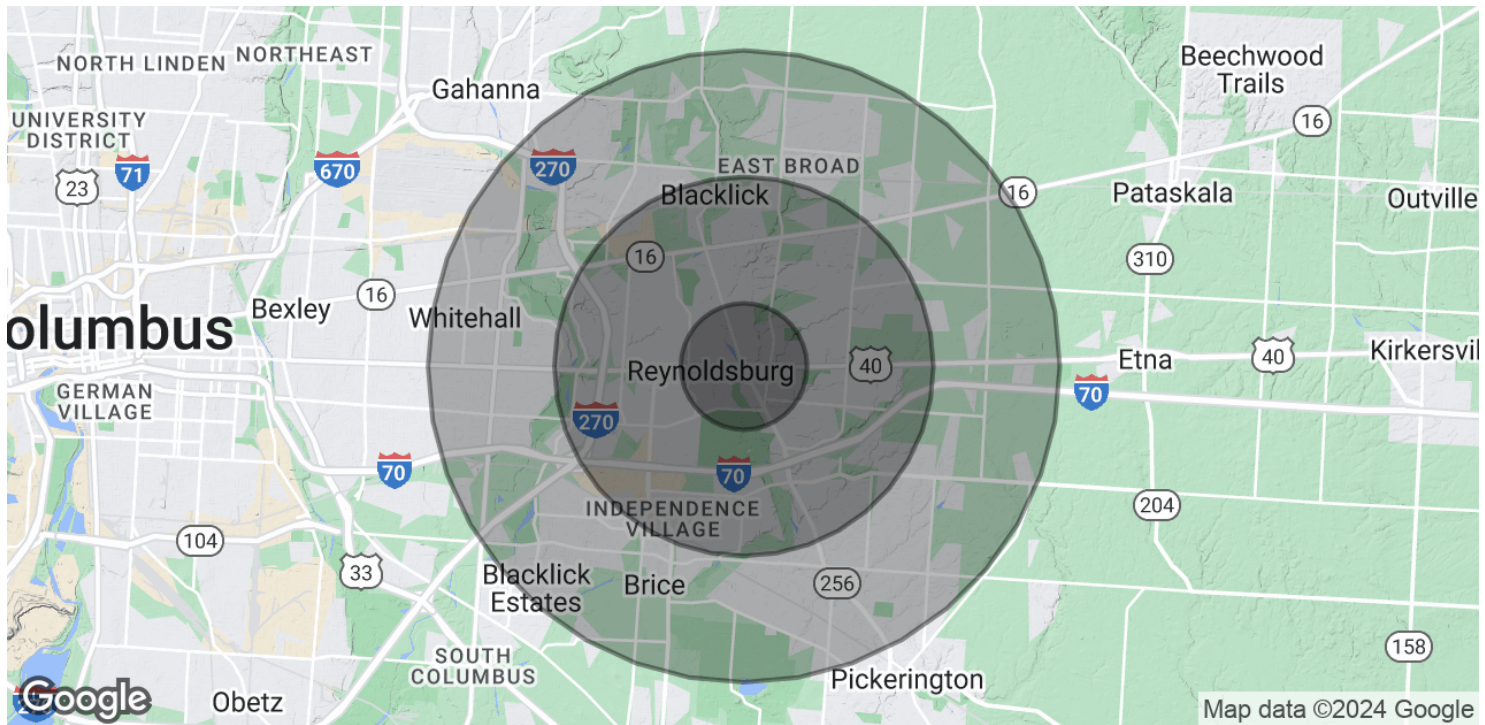












## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,489	91,473	206,340
Average Age	39.4	37.0	36.1
Average Age (Male)	38.2	34.8	34.4
Average Age (Female)	40.9	38.6	37.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,502	37,831	83,924
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$64,400	\$74,005	\$71,450
Average House Value	\$138,778	\$151,368	\$149,769

2020 American Community Survey (ACS)