



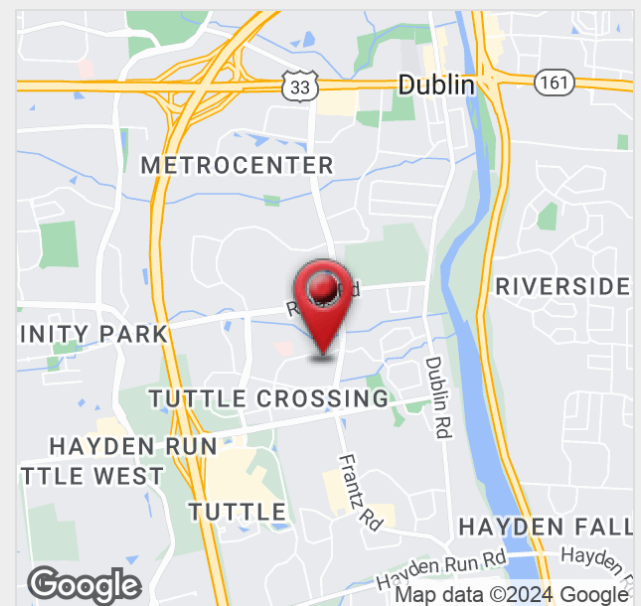
4975 Bradenton Ave

Dublin, Ohio 43017

Property Features

- 8,232 SF Single-Story Medical/Office Building
- Welcoming Reception Area
- Large Windows & Vaulted Ceilings
- Mix of Offices, Conference & Exam Rooms
- 60 On-Site Parking Spaces (7:1,000 SF Ratio)
- Situated on 1.2 Acres
- Convenient Location w/ Easy Access to Major Roadways
- Adjacent to Many Retail, Food & Beverage and Hospitality Amenities
- Currently Leased Through 12/31/2024, Please Do Not Disturb Tenant

Sale Price: \$1,360,000



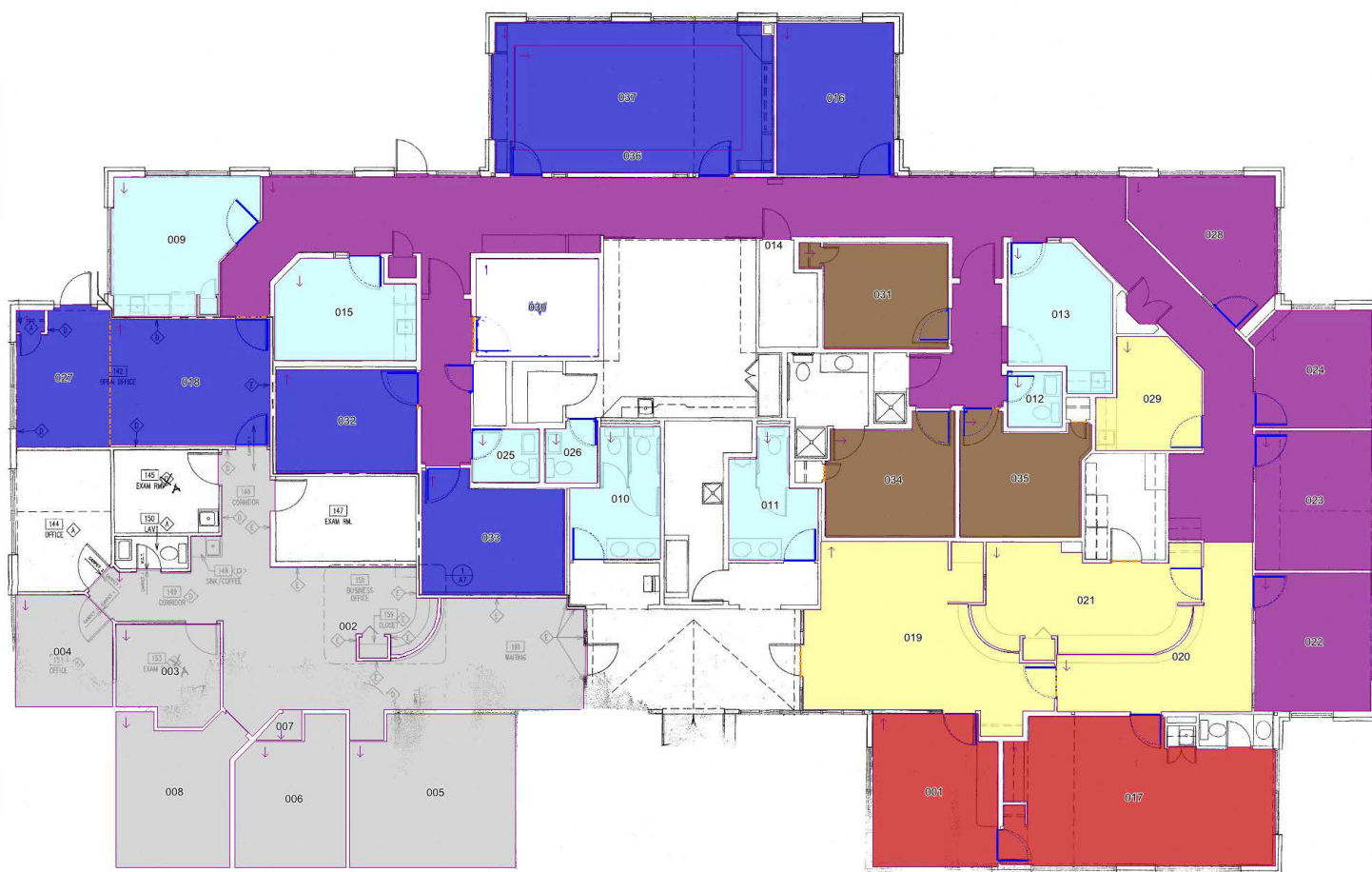
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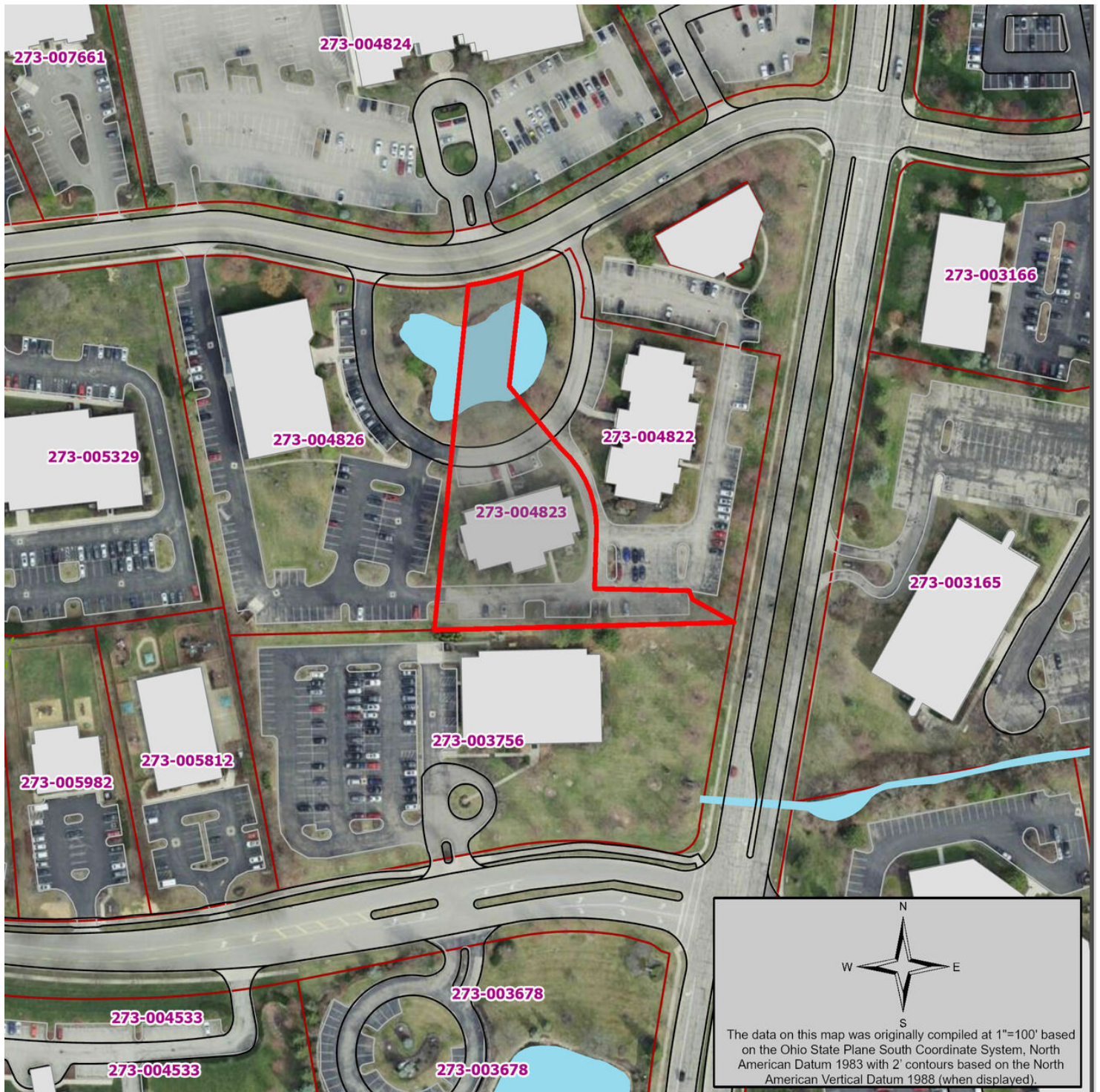
614 629 5234 • mgregory@ohioequities.com

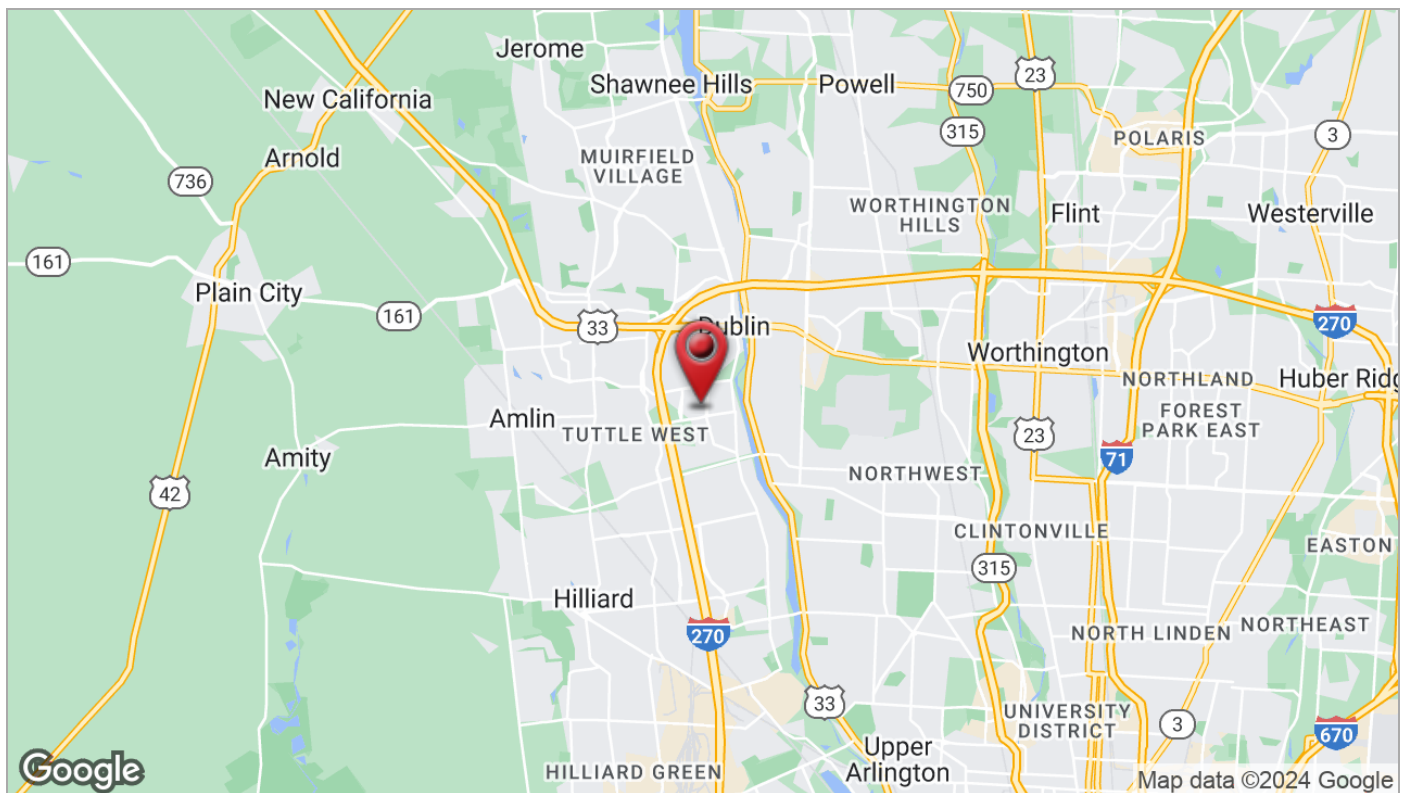
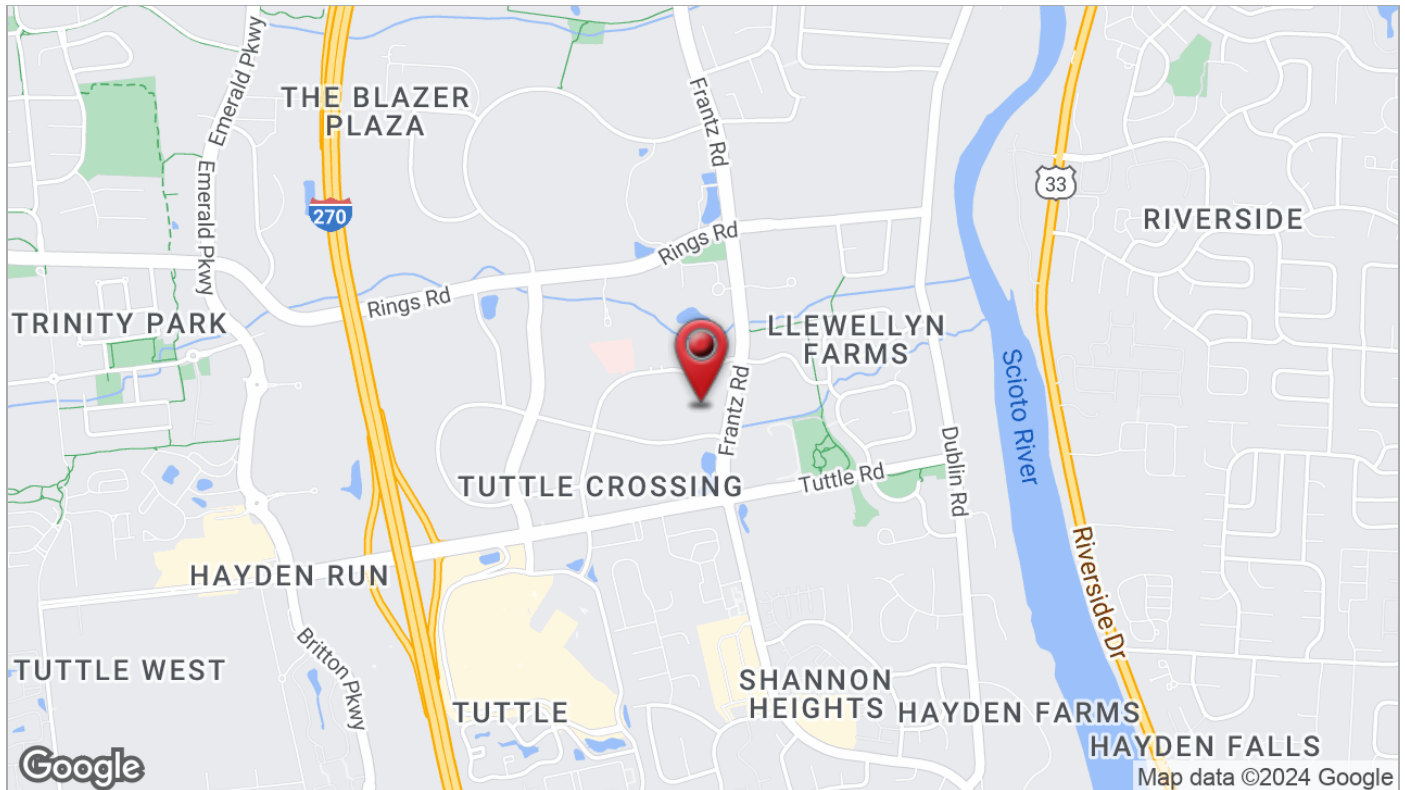


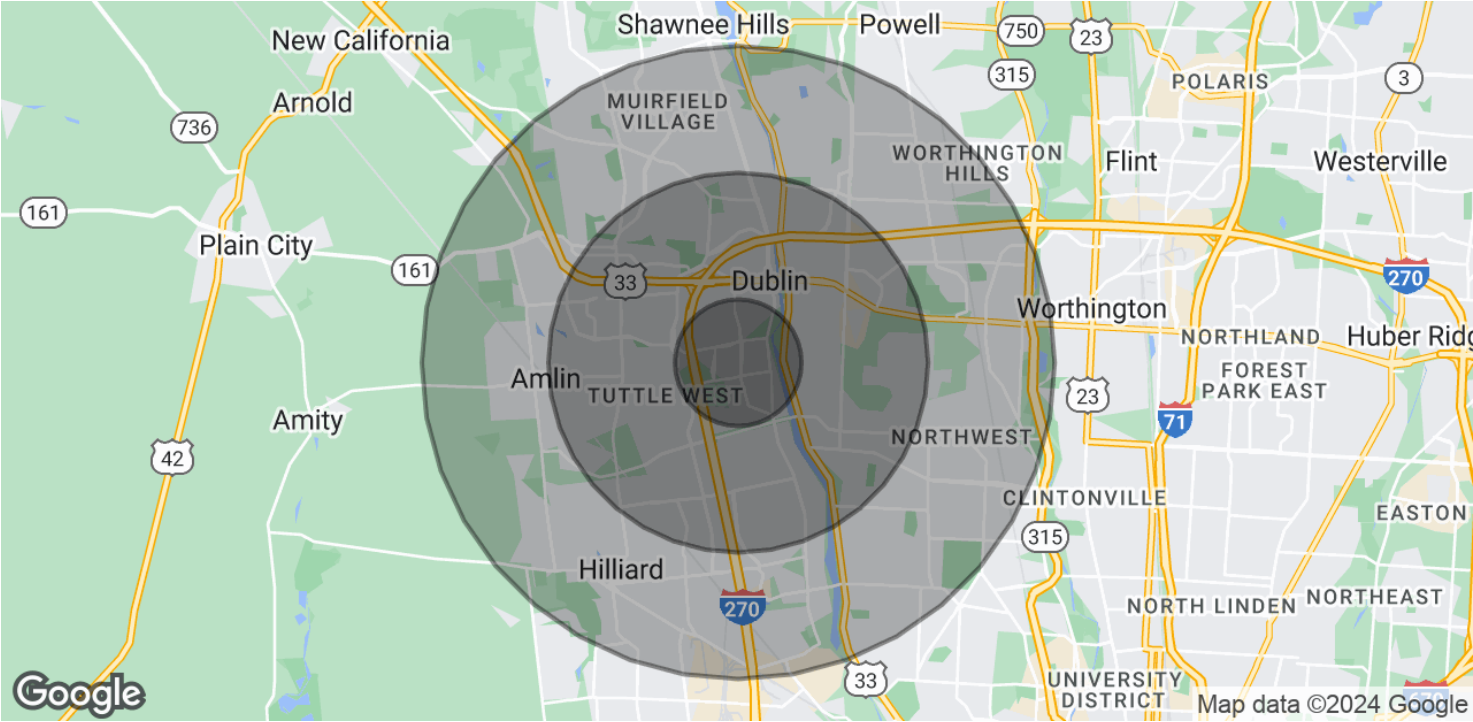












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,499	81,886	210,779
Average Age	38.4	37.2	37.8
Average Age (Male)	37.4	35.6	36.7
Average Age (Female)	37.8	37.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,891	37,551	90,140
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$100,063	\$101,497	\$110,541
Average House Value	\$268,773	\$251,117	\$264,989

2020 American Community Survey (ACS)