



4995 Bradenton Ave

4995 Bradenton Ave, Dublin, Ohio 43017

Property Features

- Medical & General Office Space
- First Floor Medical Space
- 5,263 SF Available
- Renovated Common Areas
- Monument Signage Available
- Convenient Access to I-270
- Numerous Amenities Nearby

Lease Rate: \$8.00 SF/Yr (NNN)

[Www.DublinOhioOffice.Com](http://www.DublinOhioOffice.Com)



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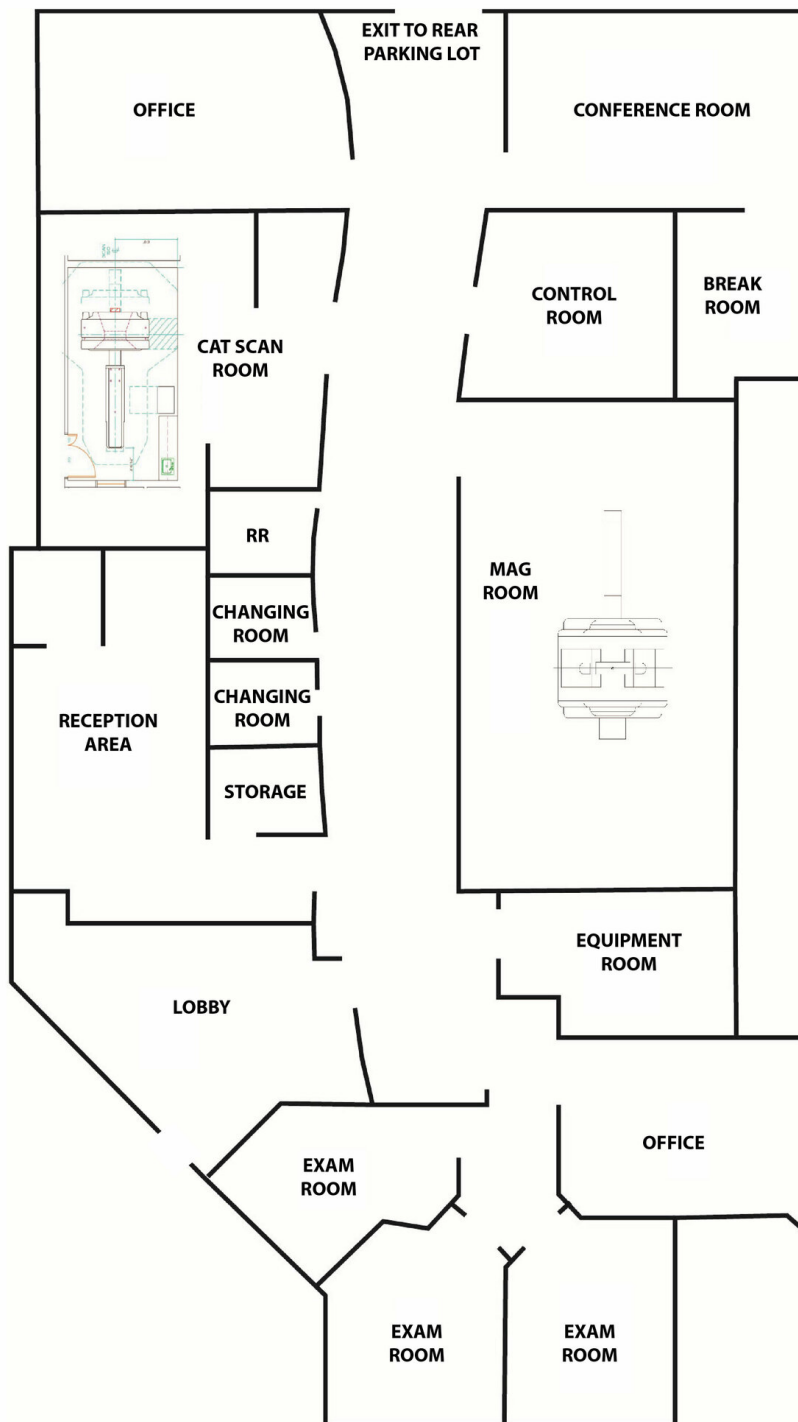


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,263 SF	Lease Rate:	\$8.00 SF/yr

AVAILABLE SPACES

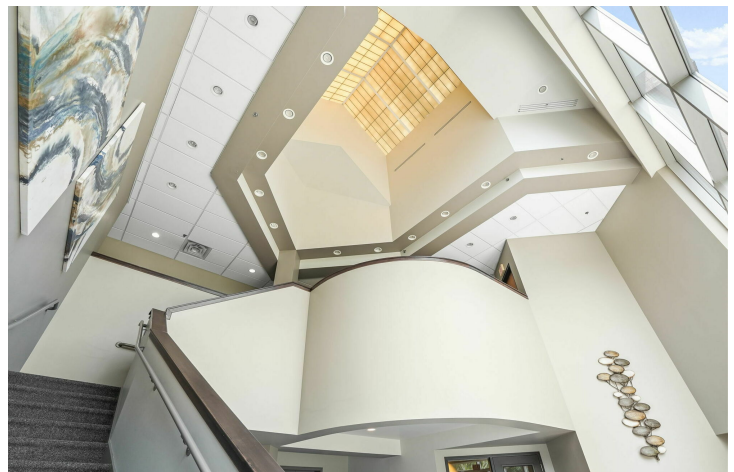
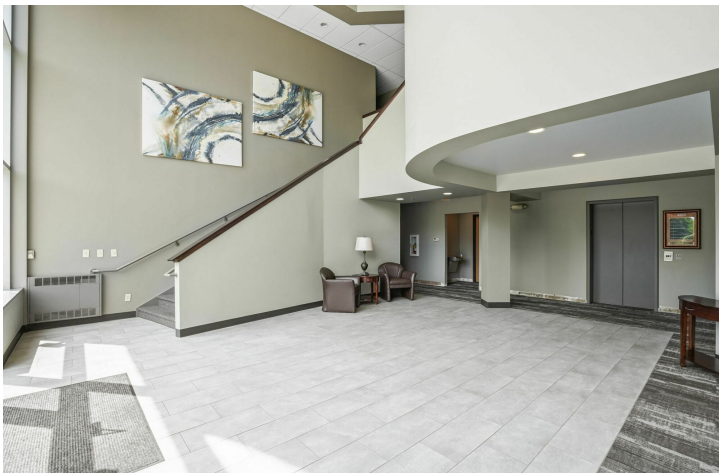
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	5,263 SF	NNN	\$8.00 SF/yr	Prominent first floor medical office space that offers an ideal floor plan. Located off of the main lobby entry.



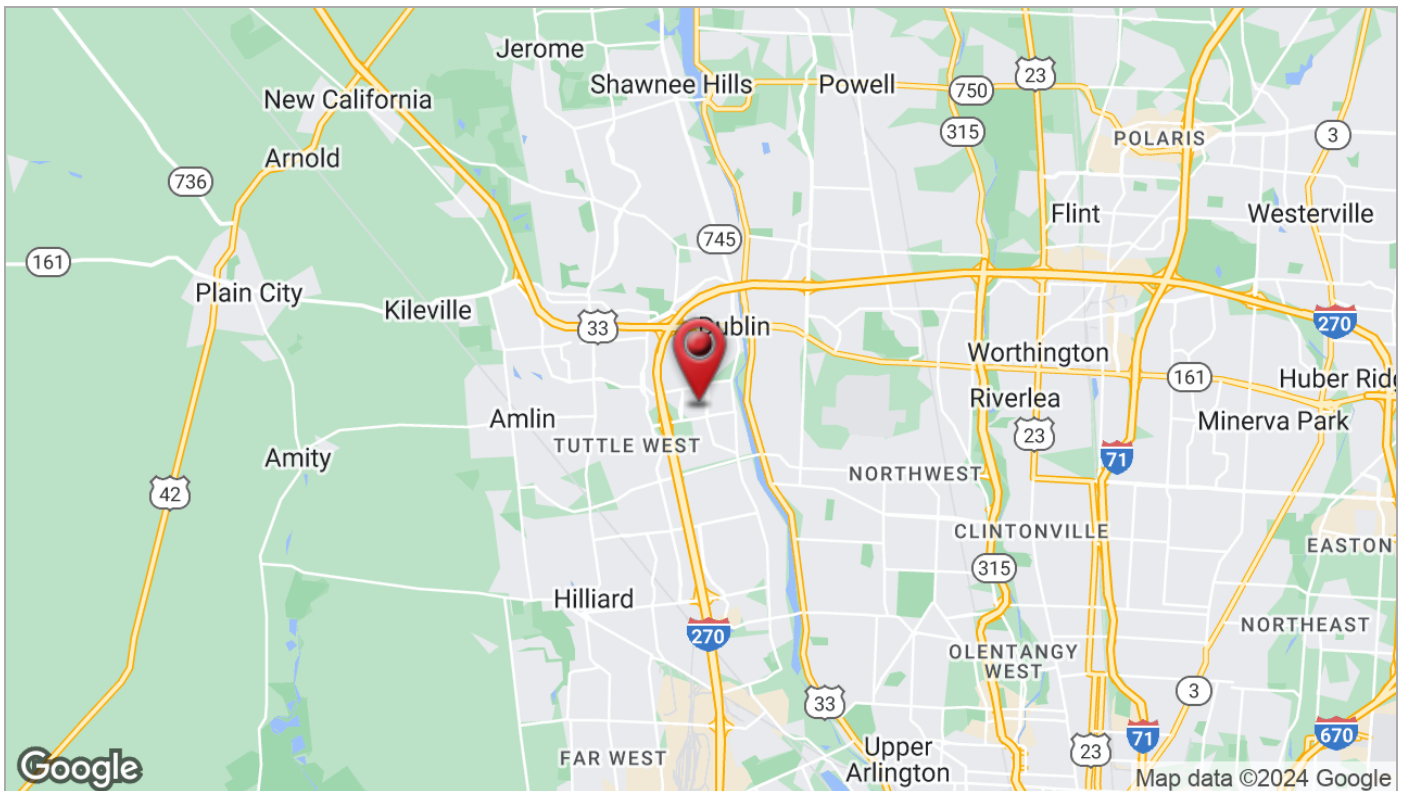
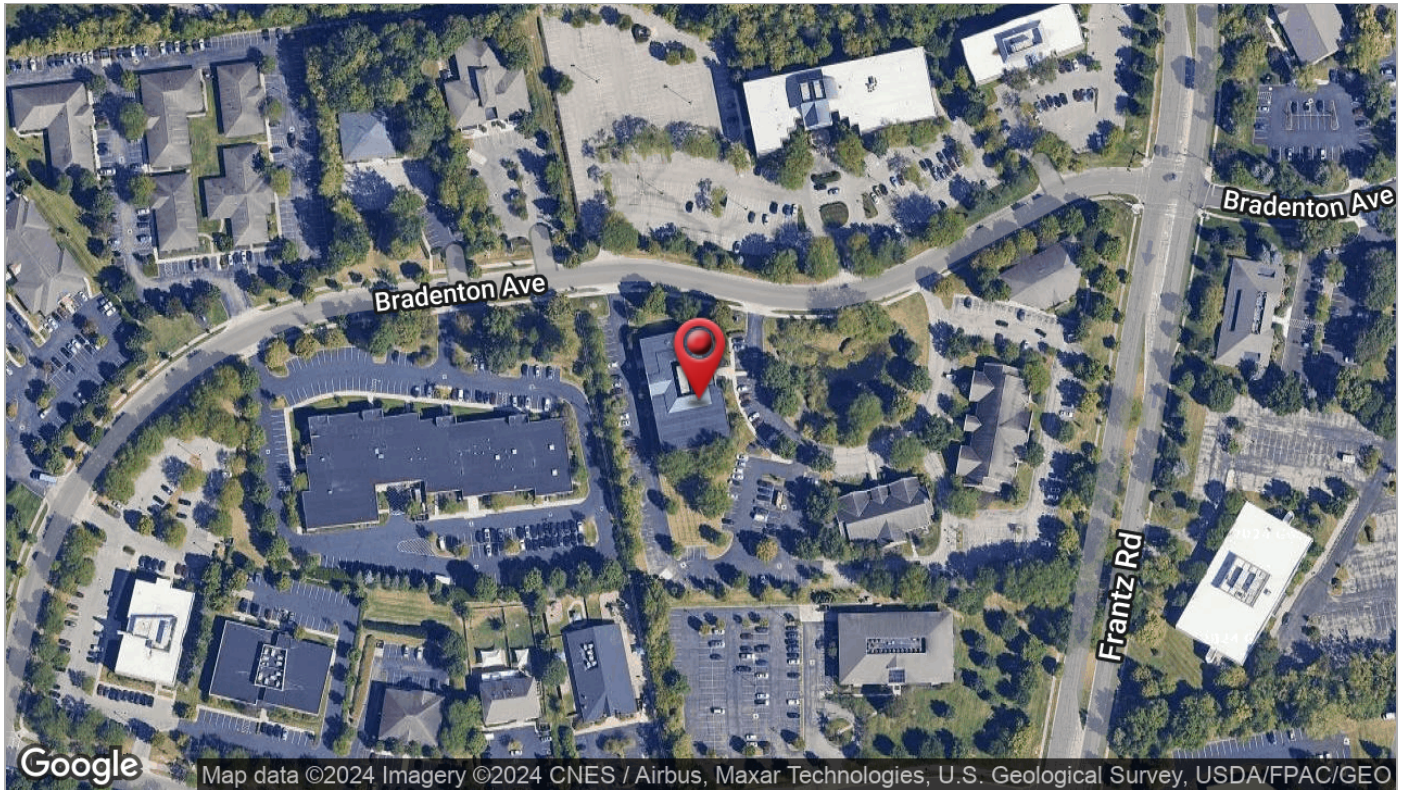
Building Key Plan

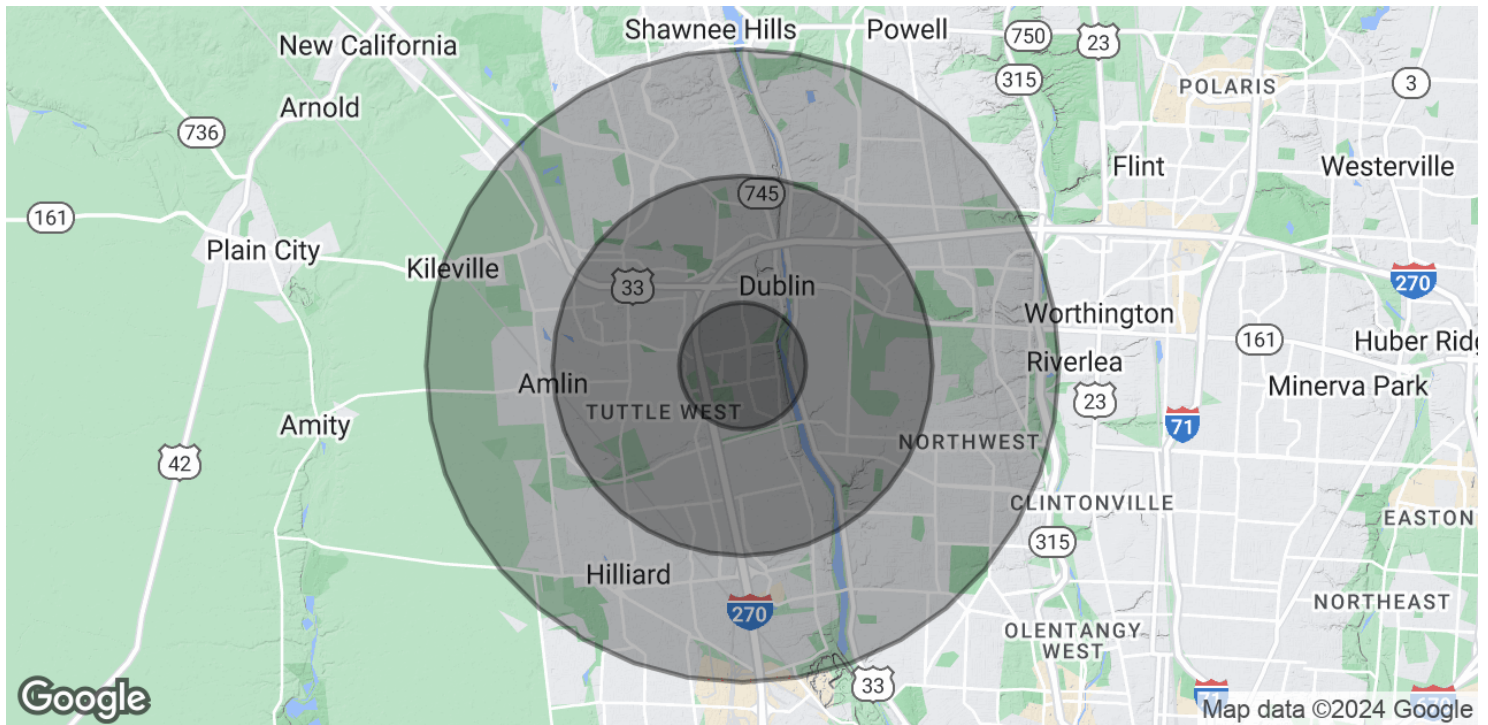
FIRST FLOOR

N.T.S.









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,612	64,722	184,351
Average Age	35.9	34.5	35.8
Average Age (Male)	36.1	33.9	34.8
Average Age (Female)	35.5	35.2	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,620	27,463	74,507
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$93,070	\$88,561	\$94,070
Average House Value	\$266,043	\$253,184	\$275,542

* Demographic data derived from 2020 ACS - US Census