

MEDICAL OFFICE FOR LEASE

6481 Nicholas Dr. Columbus, OH 43235



Former Dental Office

- **3,370 SF** freestanding 2nd generation dental office building
- **\$16.00/SF Modified NNN**
 - » Tenant will reimburse Landlord for electric due to solar setup
- Operating expenses: \$4.30/SF



Reception Area



Laboratory Room

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Additional Property Features

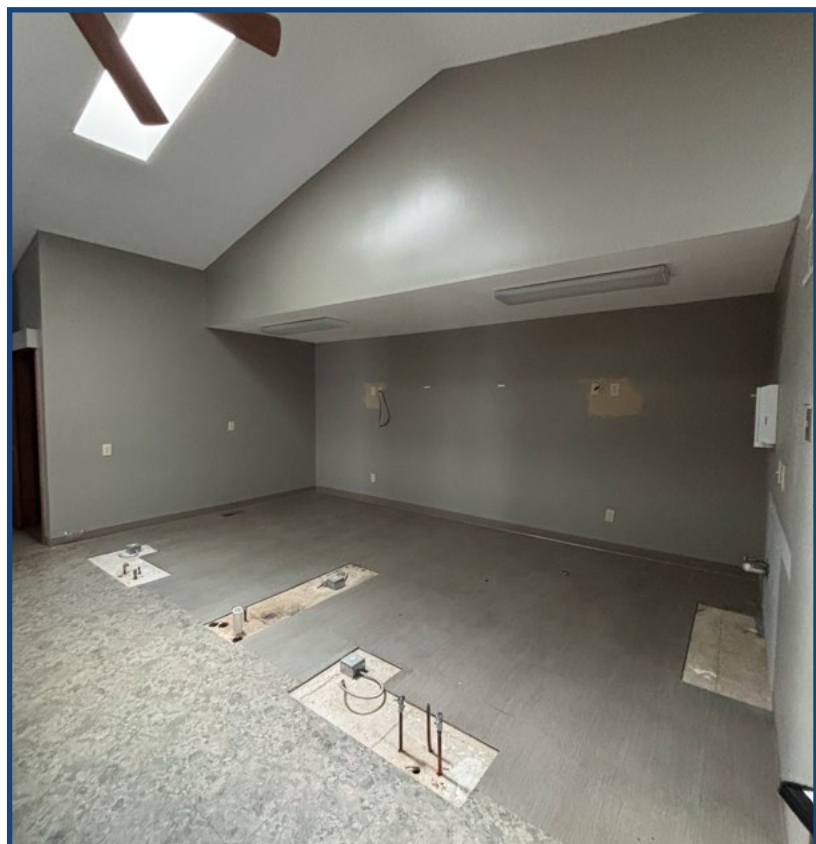
- Built: 1996
- Stories: 2
- 8 operatories / bays with trenched gas, water, and air hookups
- X-Ray room
- Laboratory room
- Just off W Dublin-Granville Rd
- Traffic count: Dublin-Granville Rd. carries +/- **16,000 VPD**



Operatory Area



Operatory Area



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Commercial Real Estate Solutions®



- Parcel #: 610-201959-00
- Parking: 25 reserved + 7 shared spaces
 - » New parking lot added at the front of parcel



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Site Plan



TOTAL: 3370 SF

Basement 1: 1102 SF, 1st floor: 2268 SF

EXCLUDED AREAS: UTILITY: 849 SF, WALLS: 195 SF

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	1 Mile	3 Miles	5 Miles	10 Min Drive	
POPULATION	2020 Census Population	5,591	105,871	269,315	80,369
	2025 Population	5,169	106,930	272,438	80,746
	2030 Projected Population	5,130	107,075	275,727	80,664
INCOME	2023 Per Capita Income	\$74,927	\$56,209	\$57,498	\$55,819
	2023 Median Household Income	\$112,388	\$89,866	\$98,227	\$90,722
	2023 Average Household Income	\$154,673	\$126,877	\$133,623	\$125,451
	2028 Per Capita Income	\$84,153	\$63,269	\$64,401	\$62,761
	2028 Median Household Income	\$131,640	\$103,583	\$109,938	\$103,565
	2028 Average Household Income	\$173,085	\$141,798	\$148,579	\$139,944
BUSINESS	Total Businesses	184	4,924	12,097	3,805
	Total Employees	2,109	56,162	154,800	46,818
	White Collar Employment	82.0%	78.6%	77.9%	78.9%
	Blue Collar Employment	9.4%	10.2%	10.8%	10.1%
	Services Employment	8.6%	11.2%	11.3%	11.1%
	Unemployed	1.1%	2.1%	2.7%	2.2%
EDUCATION	Bachelor's Degree & Beyond	72%	63%	63%	62%
	Some College / Associate's Degree	16%	21%	20%	21%
	High School Graduate	10%	13%	13%	13%
	No High School Diploma	1%	3%	4%	3%

Equity Broker Contact

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