

OWNER-USER OFFICE CONDO AVAILABLE



FOR SALE OR LEASE

5100 BRADENTON AVE

DUBLIN, OH

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Building Highlights

Allied Real Estate Advisors is pleased to present 5100 Bradenton Avenue, a medical/dental office building. Located in the prominent suburb of Dublin, 5100 Bradenton Avenue is a freestanding, single-story, multitenant building with a 3,363 SF office condo available for sale or lease.

Additional highlights include:



Located within a prominent Dublin medical corridor



Easy access to I-270



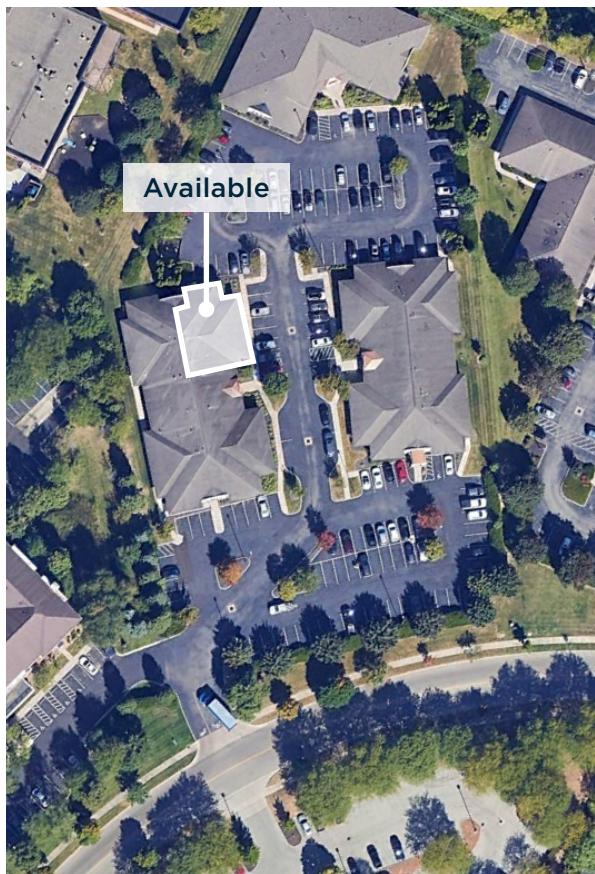
Locally owned & managed with property management office on-site



Owner's Association maintains the property exterior



Restaurants, banks, and hotels are located within one mile



Availability

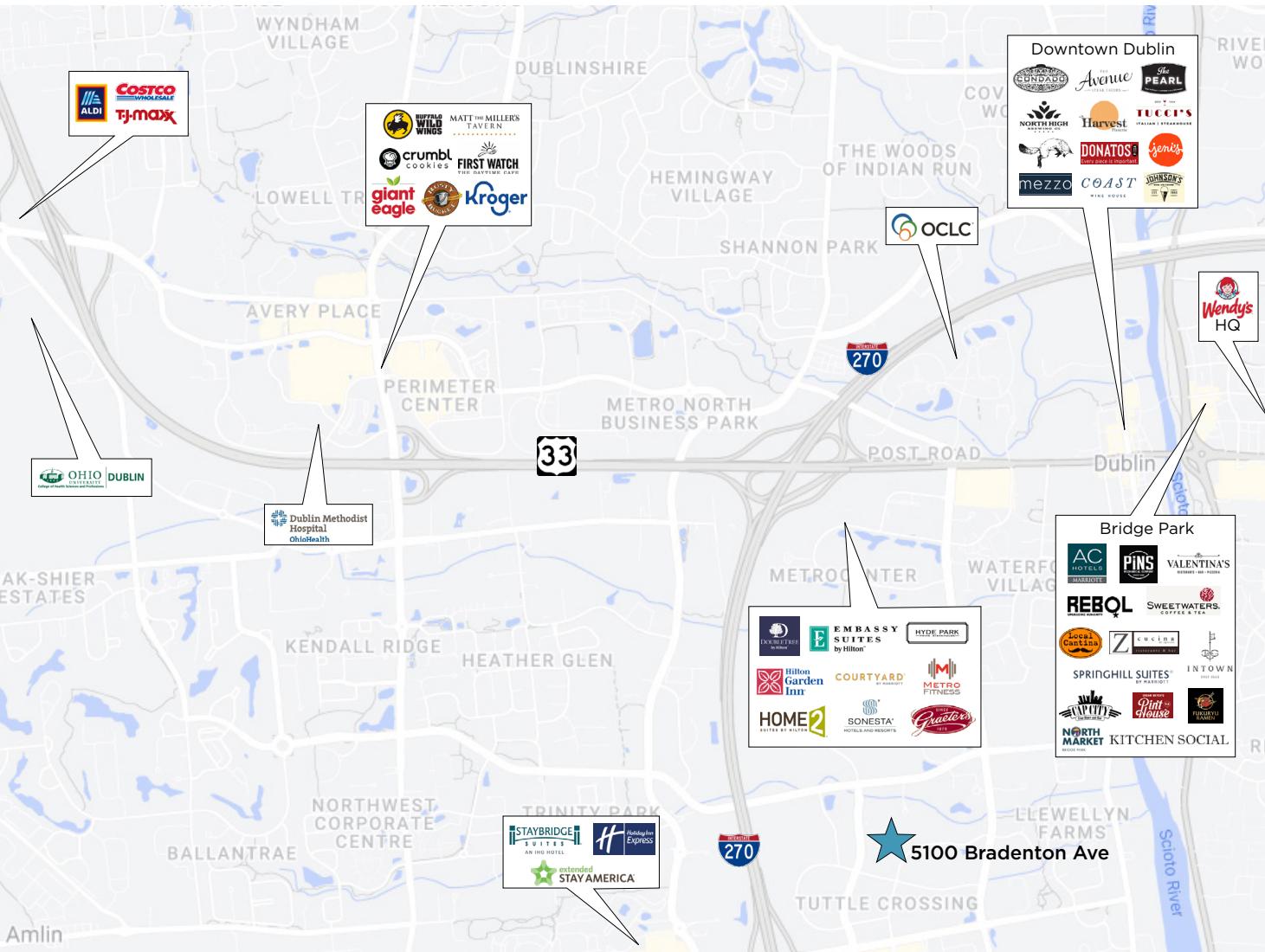
Available:	Immediately
Suite Size:	3,363 SF
Sale Price:	\$760,000
Lease Rate:	\$14.95/SF NNN
OpEx:	\$7.78/SF (estimate)



Scan the QR code or [click here](#) to view a 360° tour of the suite.

Location Overview

5100 Bradenton Avenue is strategically located within a prominent medical office corridor in Dublin, Ohio. This prime location offers convenient access to major roadways, including Interstate 270, as well as a large number of nearby retail centers, restaurants, and fitness facilities. Nearby retailers include LongHorn Steakhouse, Chipotle, Chick-fil-A, P.F. Chang's, WalMart, Best Buy, and World Market.



Nearby Amenities

Tuttle Crossing:

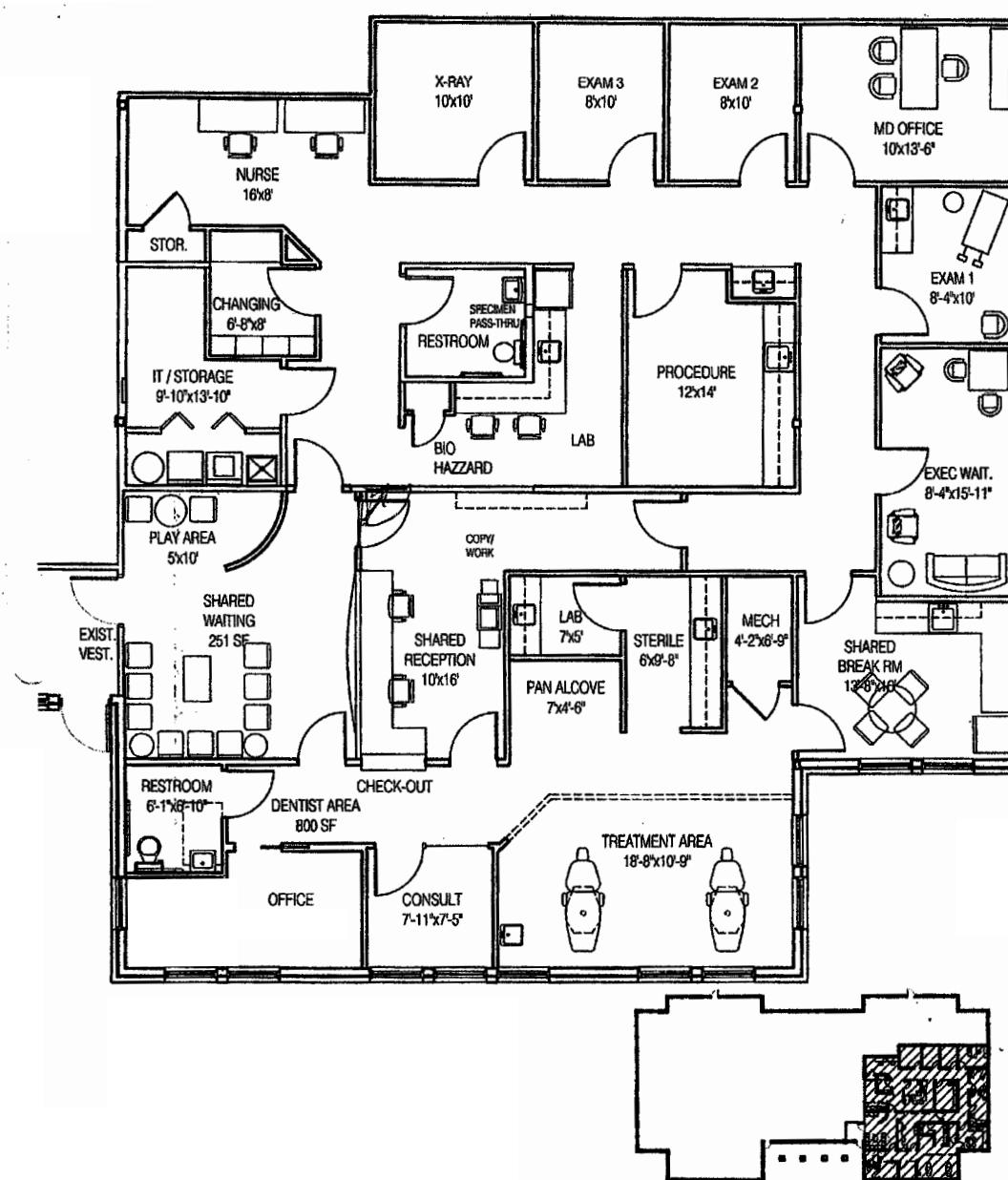
- Wal-Mart
- World Market
- Best Buy
- Golf Galaxy
- Macy's Furniture Outlet
- Macy's
- J.C. Penny's
- P.F. Chang's
- House of Japan
- LongHorn Steakhouse
- Chipotle
- Starbucks
- Five Guys
- Marriott
- Drury Inn
- Hyatt Place

Dublin:

- Hyde Park Steakhouse
- Jason's Deli
- Tucci's
- Mezzo
- La Chatelaine
- Fox in the Snow Cafe
- Kroger
- Bridge Park

Floor Plan

3,363 SF





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