



For Sale

Former Medical & Emergency Room
476 S Main Street, Andover, OH

 **JLL** SEE A BRIGHTER WAY

7,913 SF Medical Office & Emergency Room

Asking Price

\$675,000



Property overview

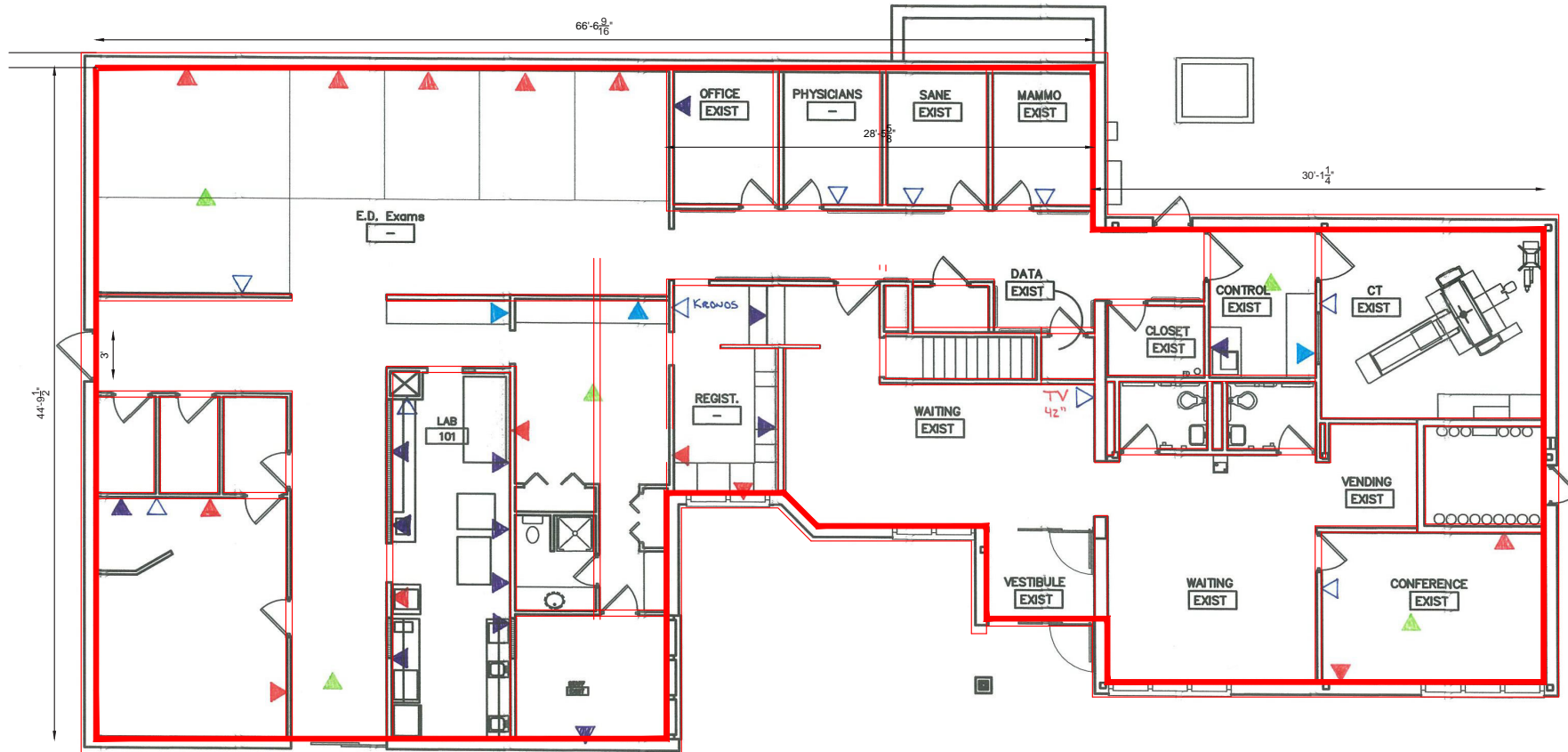
- Former medical and emergency room
- 7,913 total square feet; 5,806 square feet on first floor with 2,107 square feet of lower level storage space
 - Emergency care, including laboratory and imaging, as well as the walk-in lab, X-ray and CT imaging
 - Lower level for storage
- Generator and helipad on site
- 240v, 400a power
- 37 car parking
- Built in 1981
- Situated on 1.87 acres
- Attached via enclosed breezeway to the neighboring skilled nursing facility



Property photos



1st Floor plan - 5,806 SF





SITE

S PARK DR

DAVITA ANDOVER
DIALYSIS

ANDOVER VILLAGE
SKILLED NURSING &
REHABILITATION

ARTISTIC MASSAGE &
BODYWORK

S MAIN STREET

7

ANDOVER CHRISTIAN
CHURCH

Demographics



Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
965	2,587	5,425



Daytime Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
1,439	2,906	4,827



Daytime Workers

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
838	1,307	1,512



Number of Households

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
394	1,108	2,297



Average Household Income

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
\$65,503	\$71,614	\$77,133



Median Household Age

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
48.9	50.6	50.9

JLL

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