

# 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





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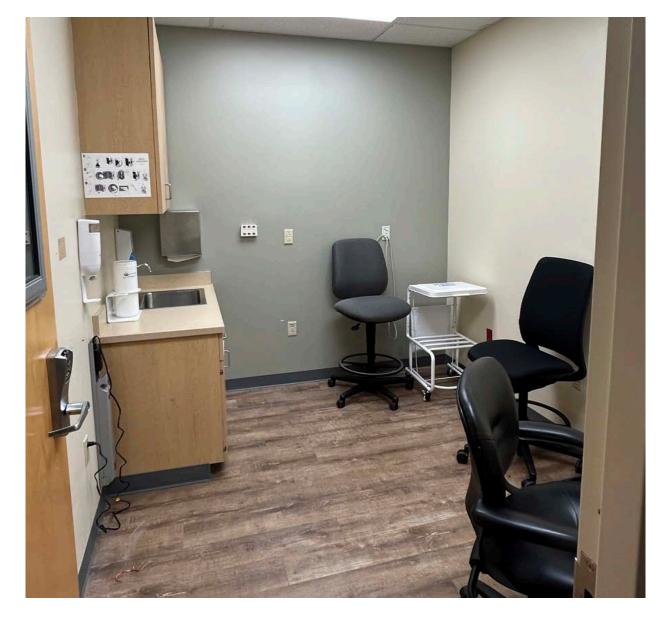
#### Property overview

- 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

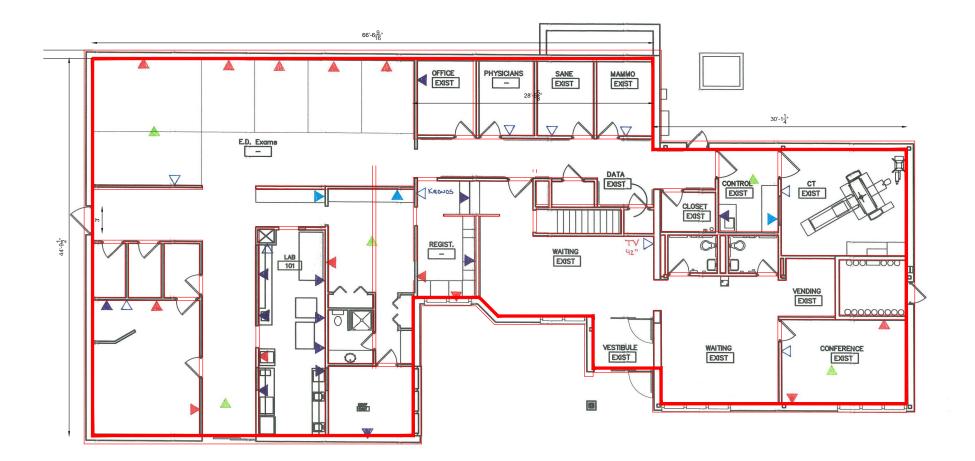








#### 1st Floor plan - 5,806 SF





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#### Demographics

<u> 1 Mile</u>

965



**Population** 3 Miles **5** Miles 2,587 5,425



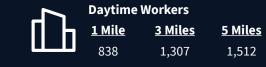
Number of Households 1 Mile 3 Miles 5 Miles 394 1,108 2,297



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



Average Household Income 1 Mile 3 Miles 5 Miles \$65,503 \$71,614 \$77,133



48.9



Median Household Age <u>3 Miles</u> 5 Miles 50.6 50.9

#### JLL

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