



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



## MEDICAL OFFICE | 1,908 SF

# BLACKLICK

7334 E BROAD ST, BLACKLICK, OH 43004

### ED FELLOWS

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### J.R. KERN

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## Property Description

The property offers a prime location near the Mount Carmel East Medical Campus, creating a strategic advantage for medical practices. With first-generation space ready to be tailored to your exact specifications, this flexible layout ensures seamless customization to suit your needs. Plus, benefit from ample on-site parking, providing convenience for both staff and patients. Elevate your practice by joining other esteemed medical professionals in this dynamic location, perfectly positioned for success and growth.

## Location Description

East Broad location, just minutes from Mount Carmel East Medical Campus. Adjacent to dense residential neighborhoods including Homestead Village Senior Apartments Near major retailers, restaurants and other businesses. Situated within close proximity to Columbus, this area boasts a thriving commercial landscape, attracting a diverse mix of businesses and professionals.

## Property Highlights

- The available suite is a first generation, newly built office space with a flexible layout that will work for many styles of practices and businesses
- Join several medical practices in this attractive, multi-office property, located near Mount Carmel East Medical Campus
- Ample on-site parking for guests and staff

### OFFERING SUMMARY

Available SF:	1,908 SF
Lease Rate:	\$15.50 SF/yr
Op. Exp.:	\$8.46 /SF
Utilities:	Paid by Tenant, including in-suite janitorial

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Large, covered entry



Newly constructed office suite



Suite built out in 2025



Attractive medical office building



East Broad Visibility with Large Monument Sign

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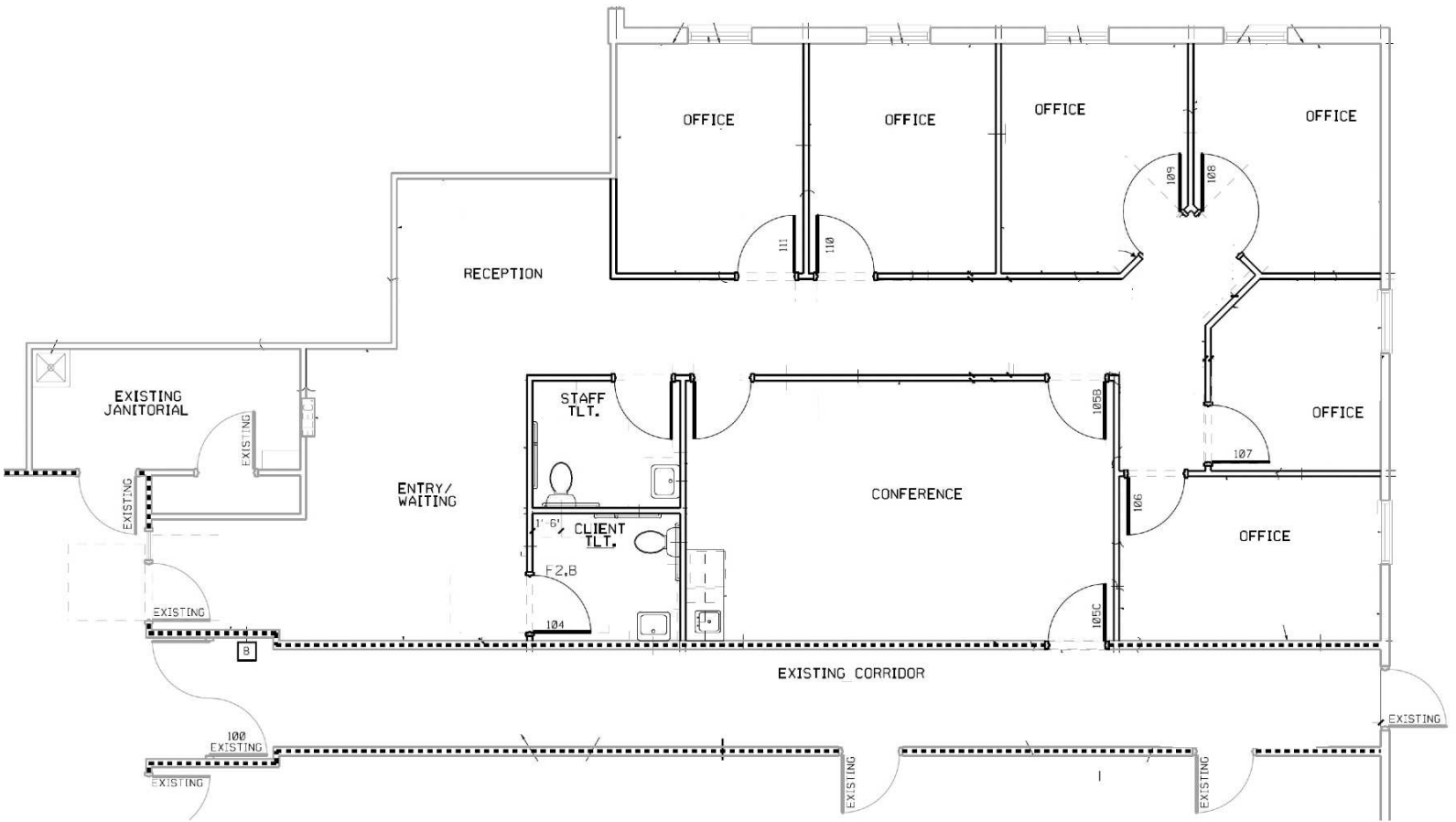
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## Available Spaces

SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1,908 SF	NNN	\$15.50 SF/yr	Vanilla box layout includes reception/waiting areas, conference/meeting room and six private offices, with two private restrooms

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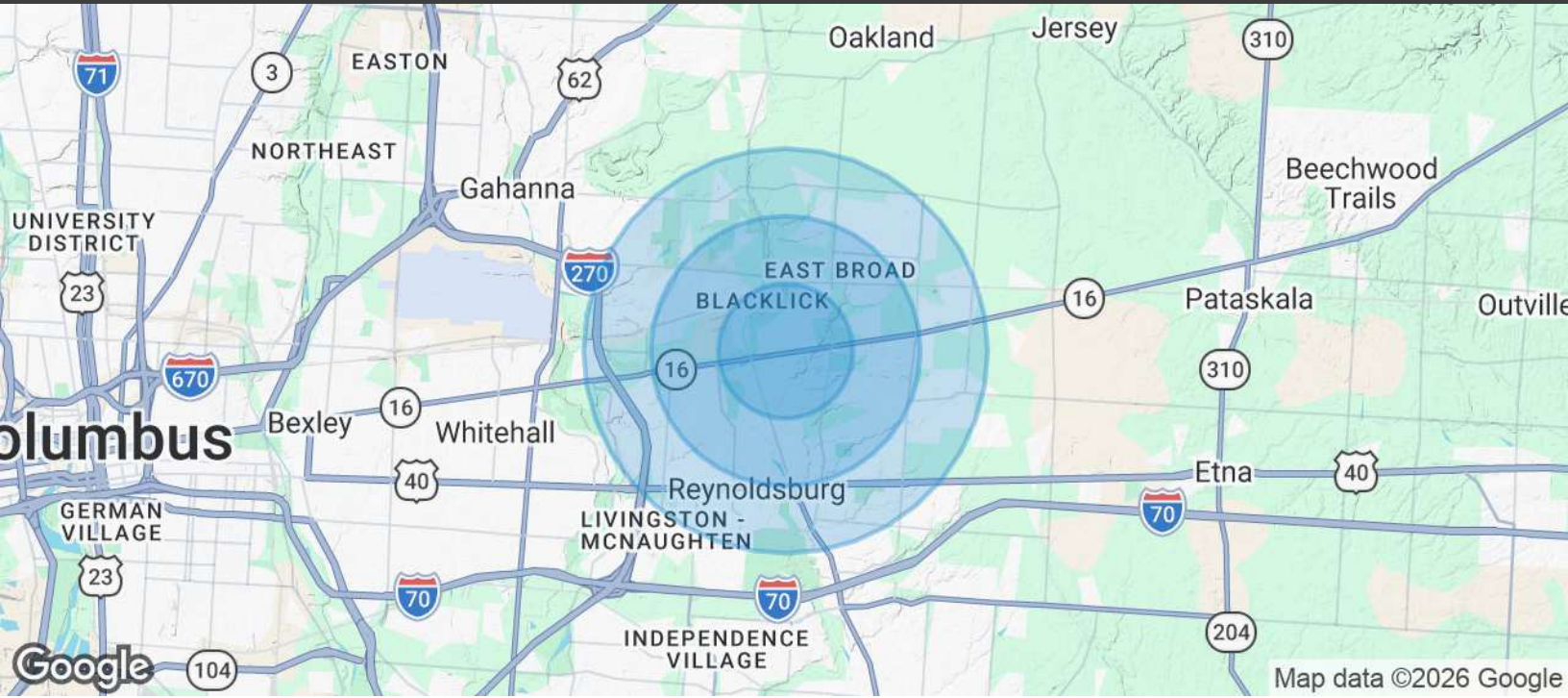


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,036	44,108	78,702
Average Age	33.9	37.2	38.3
Average Age (Male)	28.2	34.4	36.5
Average Age (Female)	34.8	38.7	39.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,647	17,277	31,542
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$80,176	\$81,057	\$82,367
Average House Value	\$169,415	\$180,073	\$187,737

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