



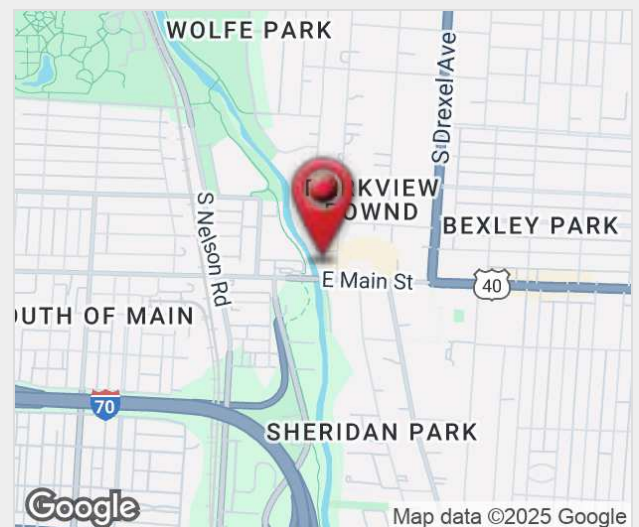
2106 E. Main Street

Bexley, Ohio 43209

Property Features

- Three-Story Office Building
- First & Second Floor Anchored by Ohio State Bank
- Office Space Available on the Third Floor
- Individual Offices Available | Shared Kitchenette
- One Passenger Elevator
- Monument Signage Possibilities
- Close Proximity to Capital University, Downtown Columbus & the John Glenn International Airport
- Easy Access to I-70, I-71 & I-670
- Numerous Amenities Nearby

Spec Suite Lease Rate: \$23.95/ SF NNN
Individual Offices: See Floor Plan



For more information:

Matt Gregory, SIOR, CCIM

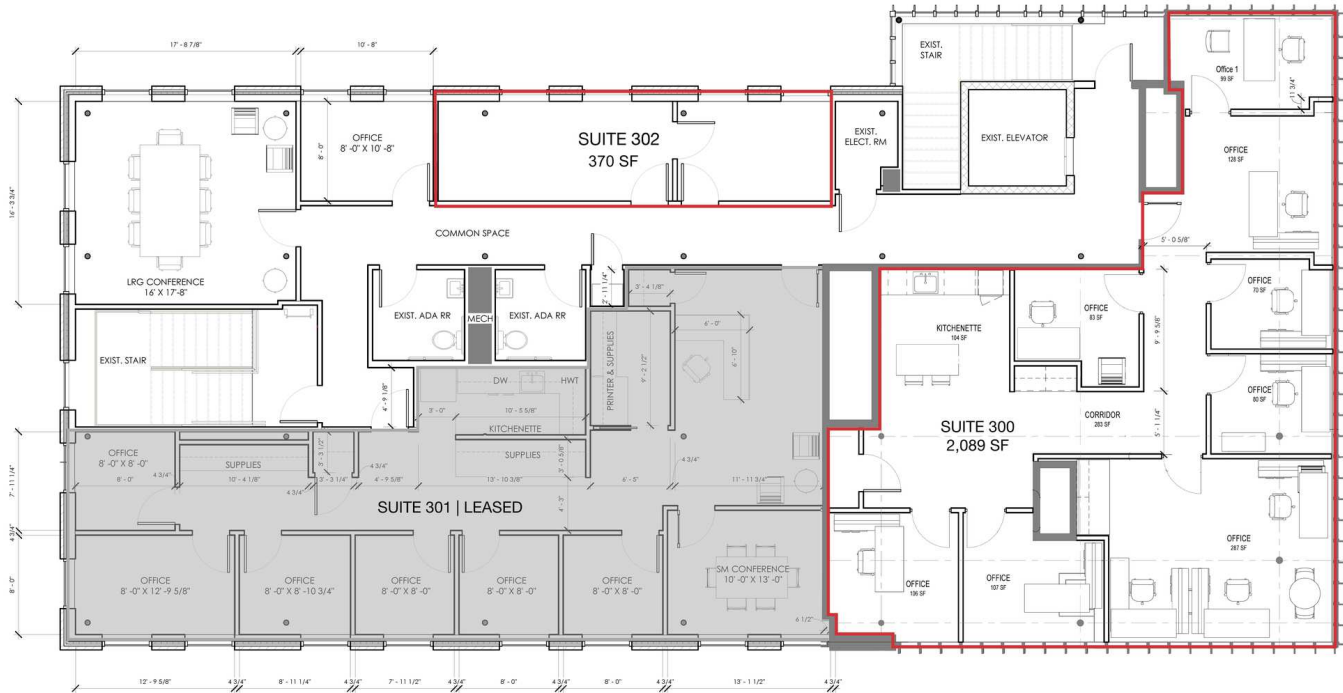
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Philip Bird, SIOR

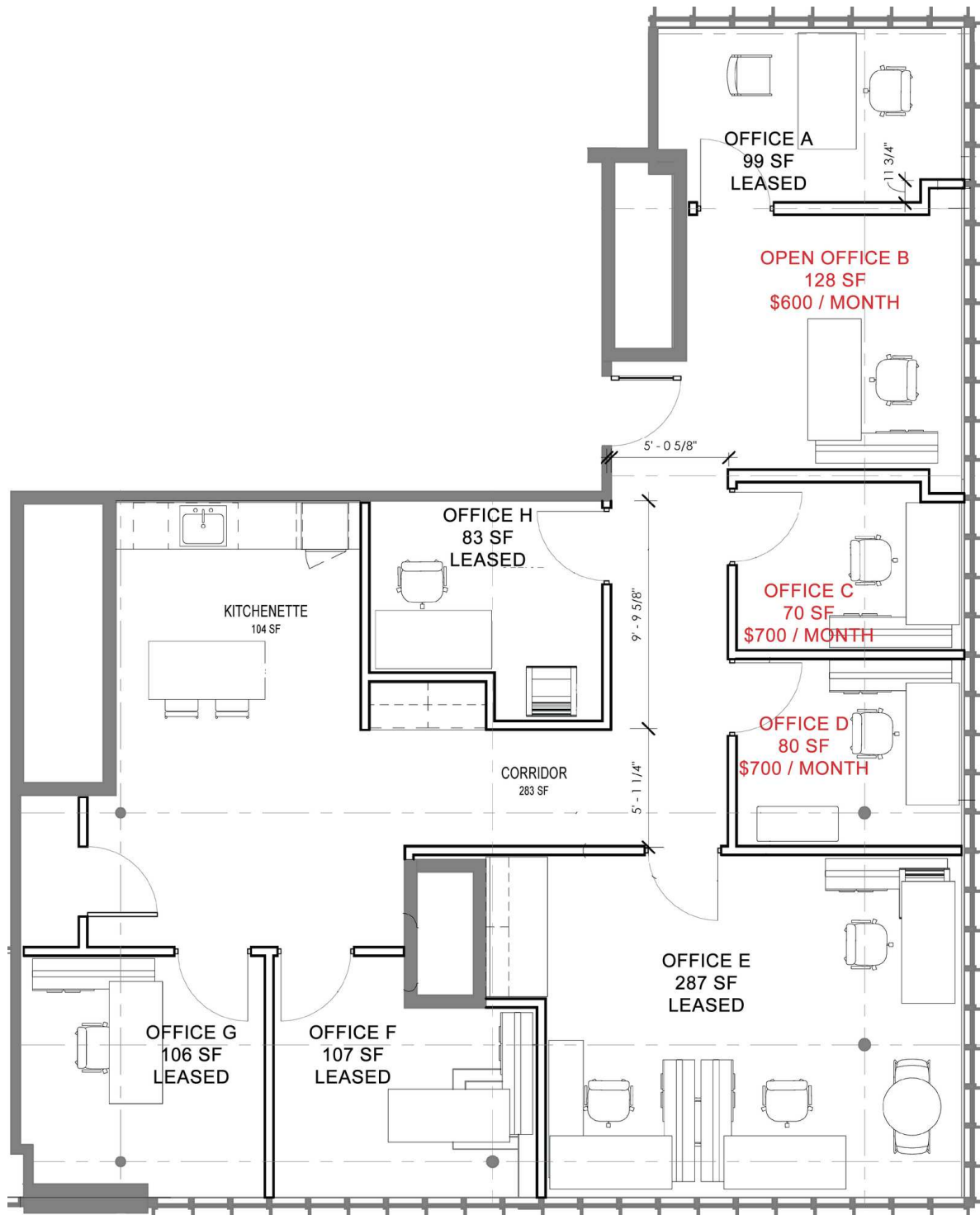
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Mitchell Moore

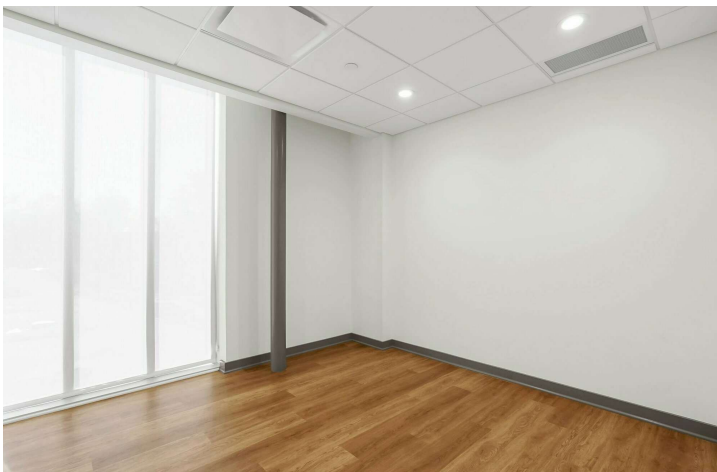
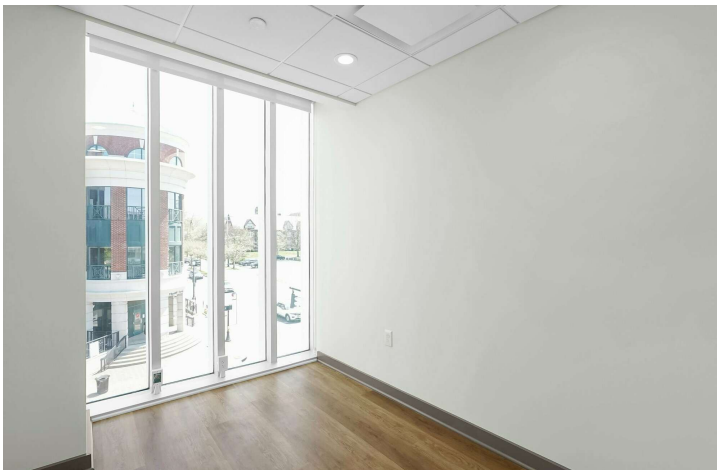
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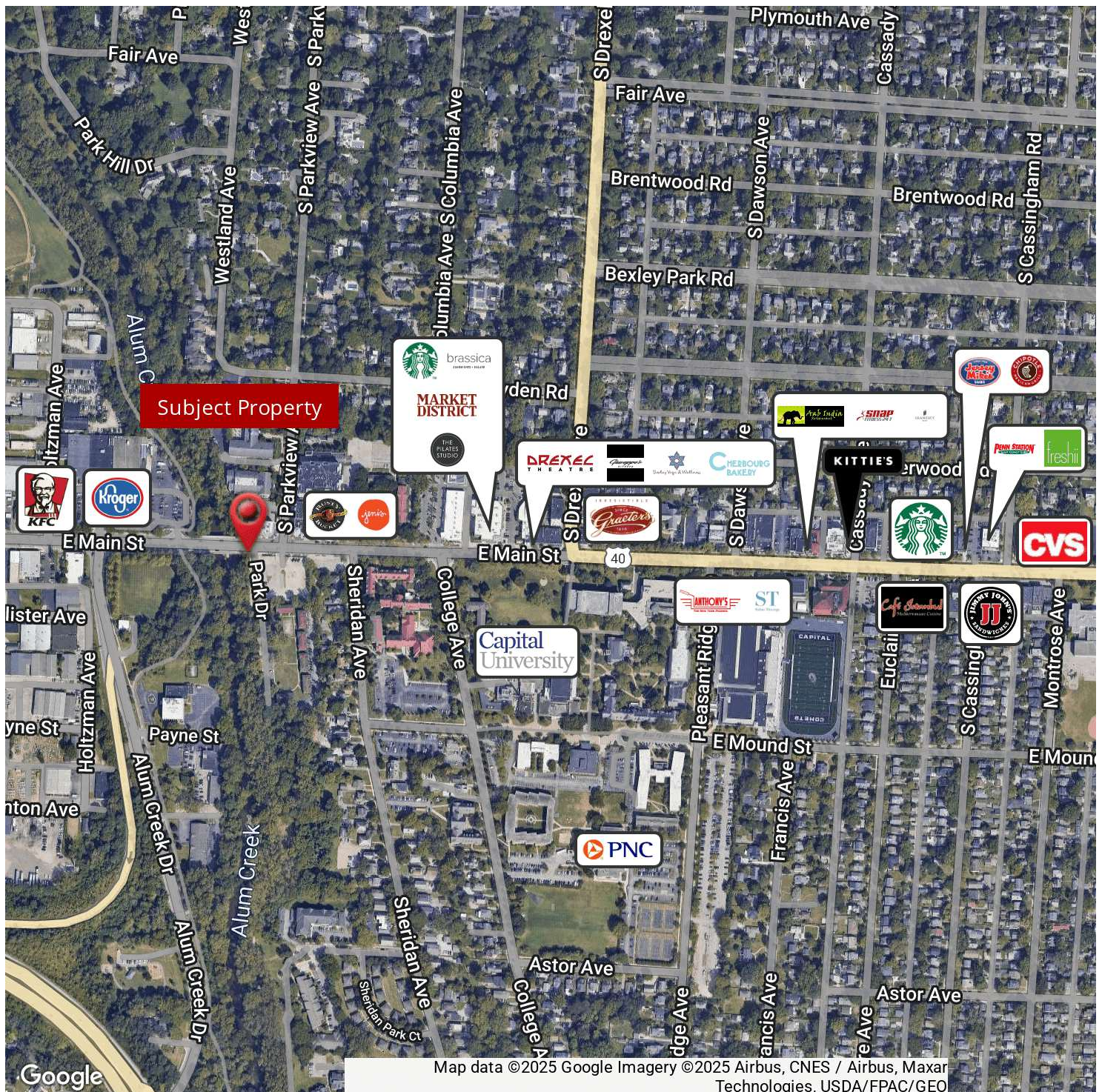


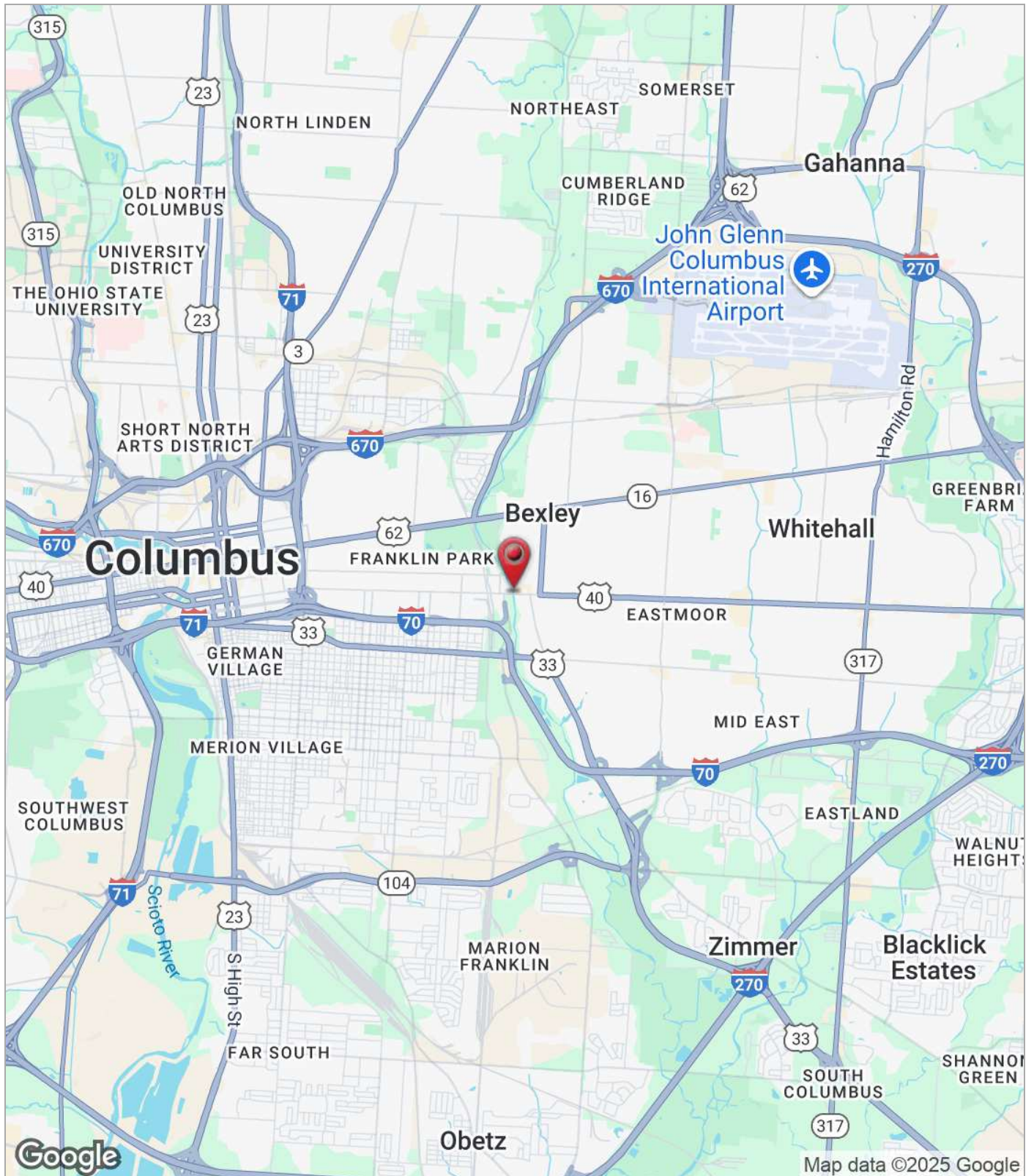
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 300	Office	\$23.95 SF/YR	NNN	2,089 SF
Individual Offices	Office	\$600 - 700 PER MONTH	Full Service	70 - 128 SF
Suite 302	Office	\$1,800 PER MONTH	Full Service	370 SF

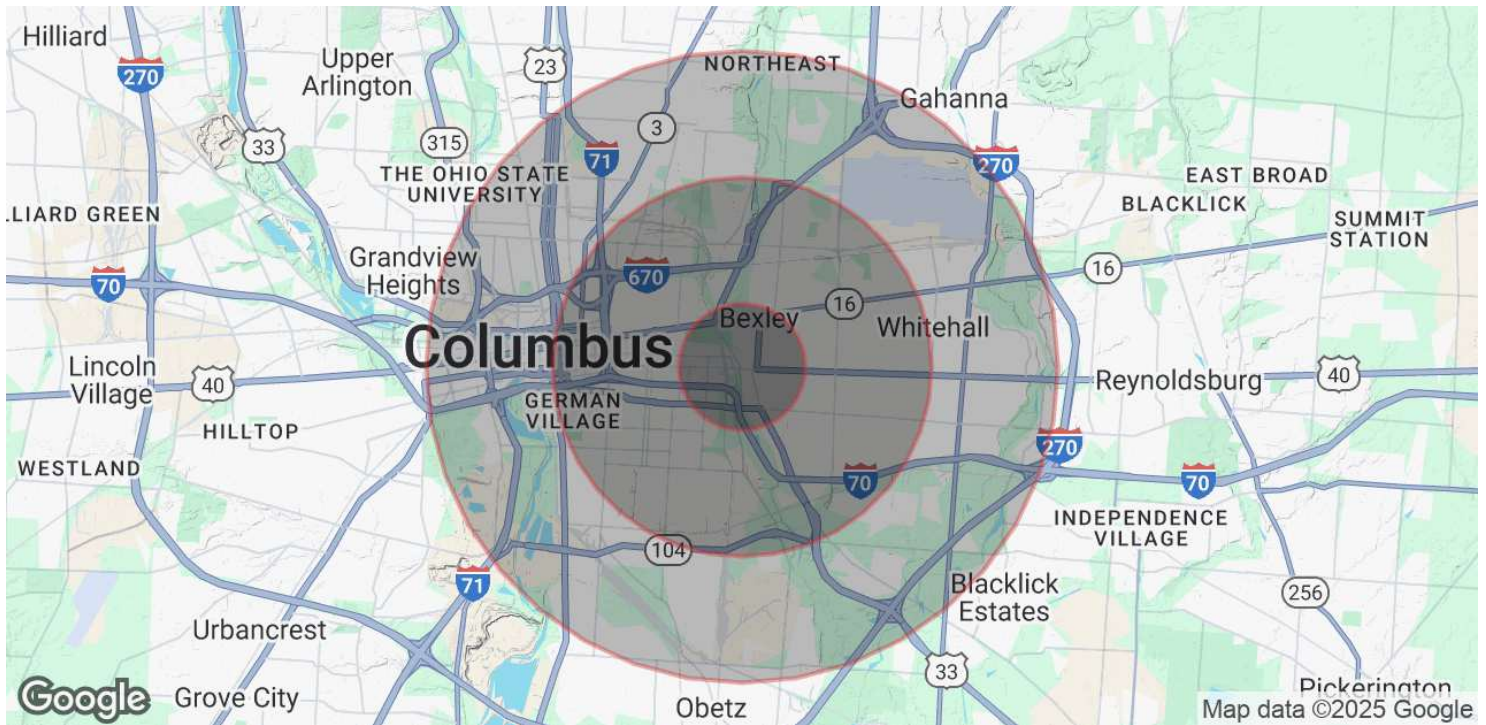












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,338	123,098	303,817
Average age	38	38	36
Average age (Male)	37	37	36
Average age (Female)	39	39	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,789	54,494	130,773
# of persons per HH	2.6	2.3	2.3
Average HH income	\$124,696	\$77,386	\$73,042
Average house value	\$495,433	\$316,142	\$292,793

* Demographic data derived from 2020 ACS - US Census