

MOUNT CARMEL EAST

MEDICAL OFFICE FOR LEASE

5969 E. BROAD STREET, COLUMBUS, OH 43113



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PROPERTY HIGHLIGHTS

MOUNT CARMEL EAST

MEDICAL OFFICE FOR LEASE
5969 E. BROAD STREET, COLUMBUS, OH 43213

- Medical outpatient building adjacent to Mt. Carmel East Hospital
- Prime location at East Broad Street (63,252 vpd) and I-270 (122,890 vpd)
- Refreshed common areas in 2024
- Anchored by Mt. Carmel Imaging and Radiation Oncology
- Generous concession packages
- Ample parking (4.5 per 1,000 SF)
- Covered drop-offs and north and south entrances limit patient walk distance

1,548 SF to 4,256 SF AVAILABLE

SUITE	SIZE	
301	4,256 SF	
302	2,570 SF	
401	3,599 SF	} 4,053 SF contiguous
402	2,417 SF	
404	1,636 SF	

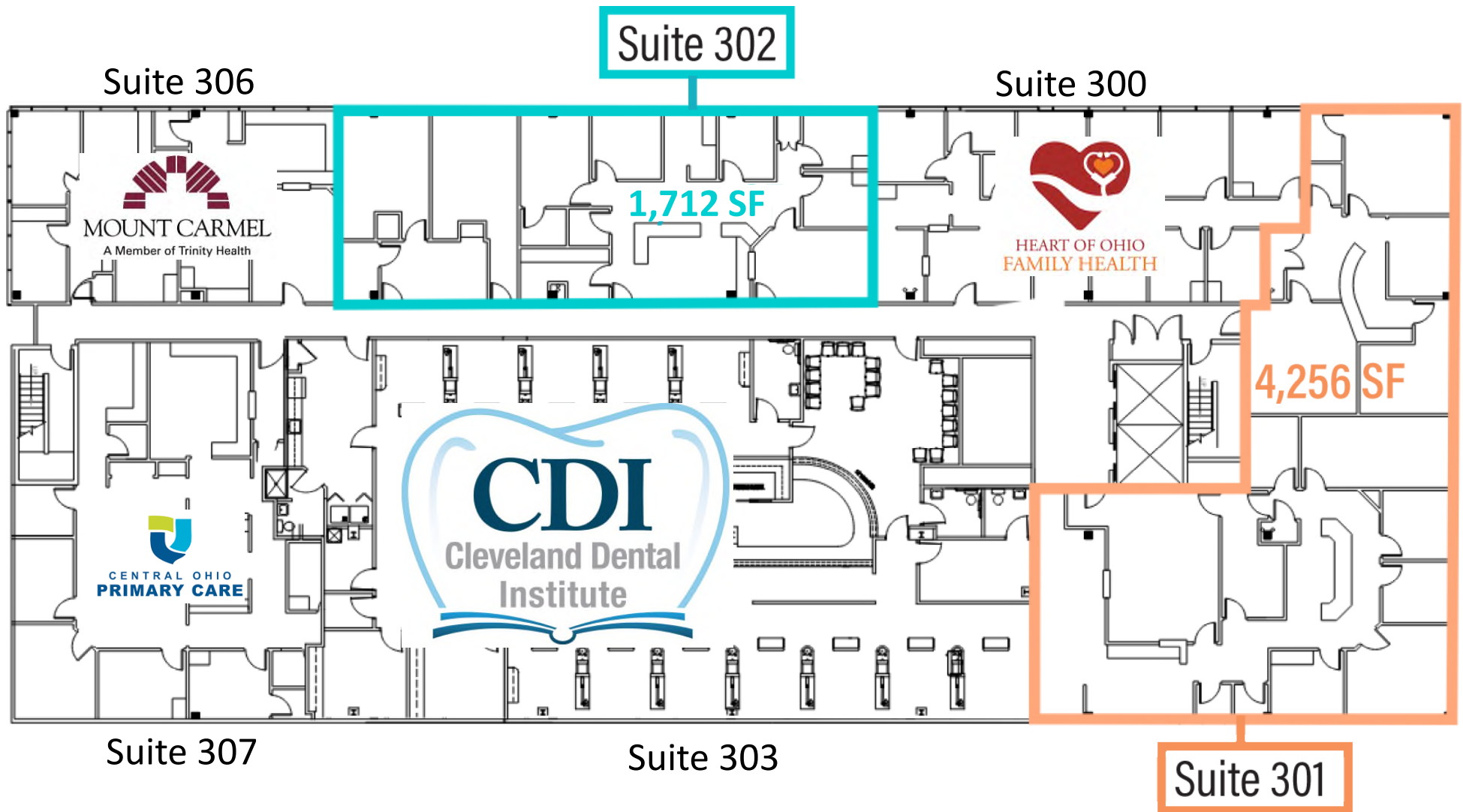
AERIALS



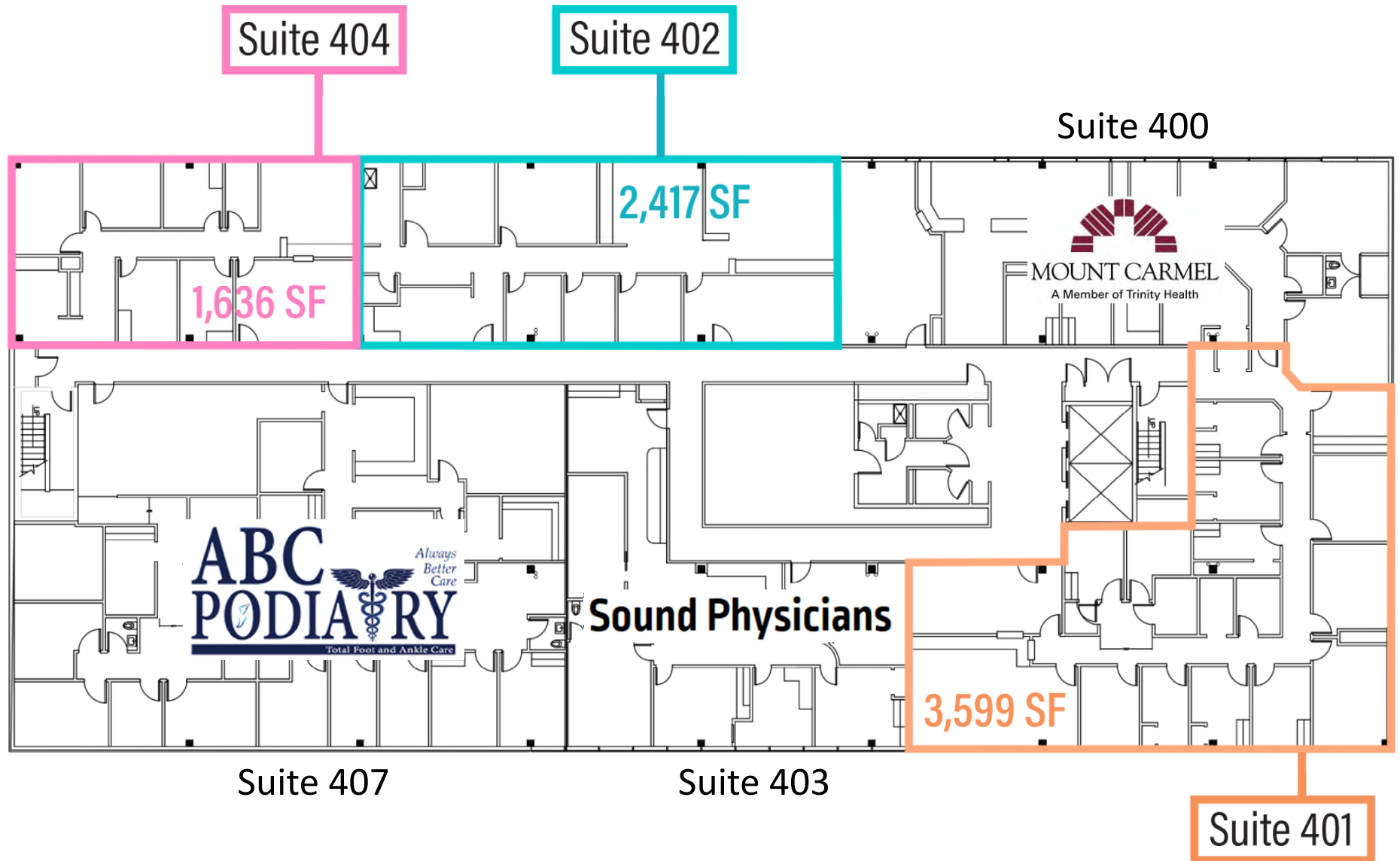
AERIALS



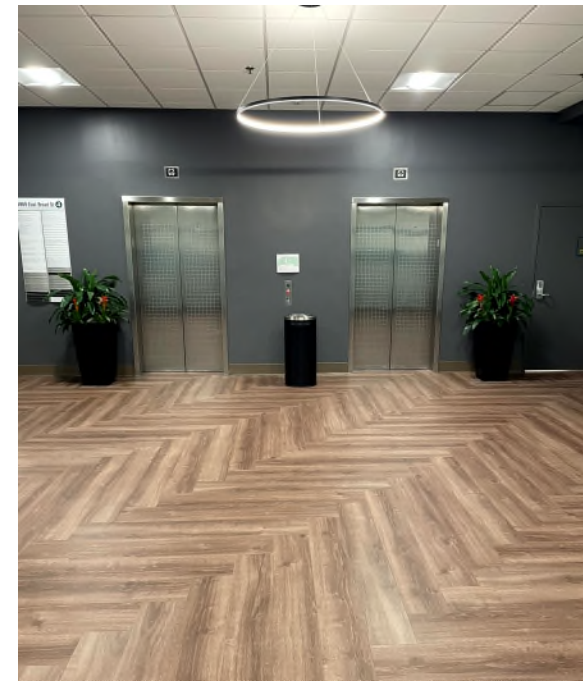
SPACE PLAN: 3rd FLOOR



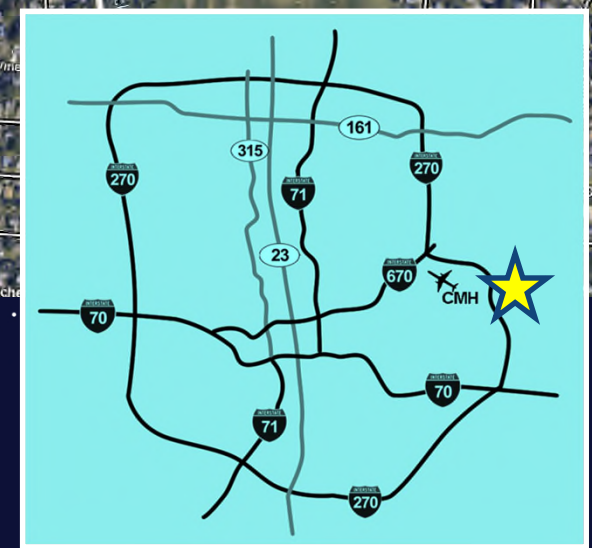
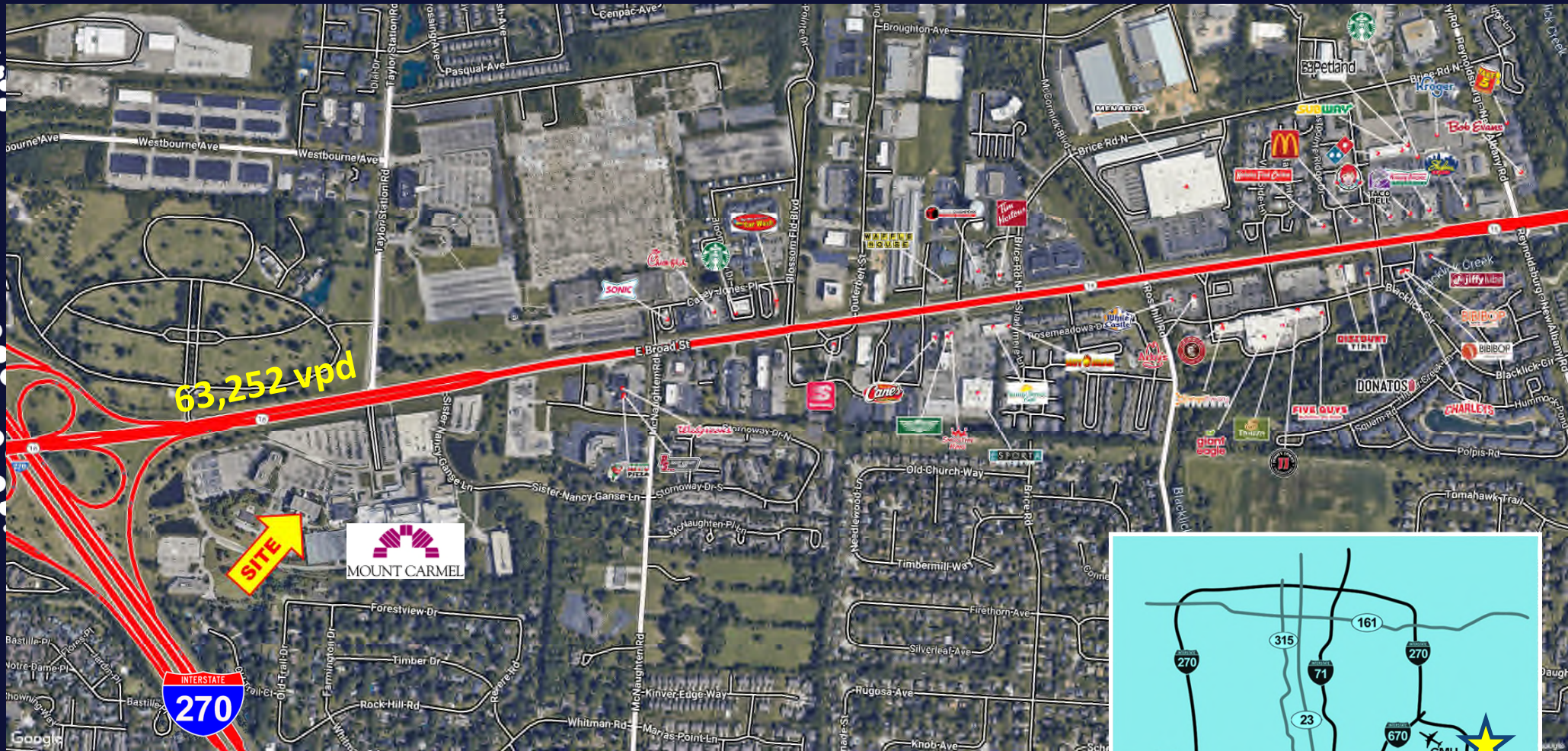
SPACE PLAN: 4th FLOOR



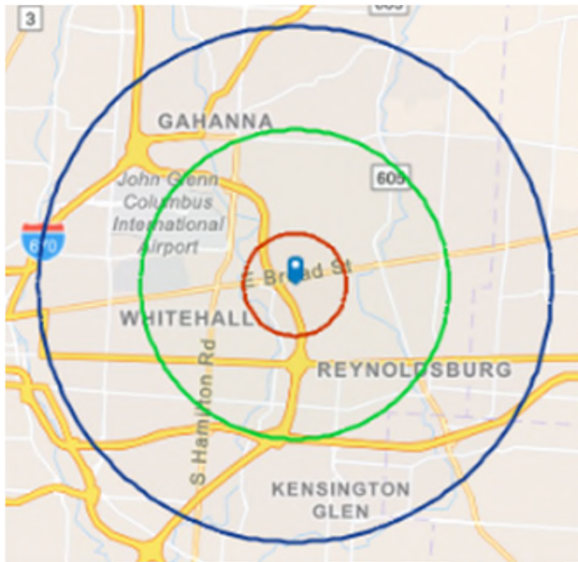
INTERIOR PHOTOS



EAST BROAD STREET AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

7,859
Population

2.1
Average
Household Size

40.7
Median Age

\$69,287
Median Household Income

BUSINESS

318

Total Businesses

5,933

Total Employees

EDUCATION

4%

No High School
Diploma

25%

High School
Graduate

29%

Some
College

42%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,087
Per Capita
Income



\$69,287
Median
Household
Income



\$93,060
Average
Household
Income

EMPLOYMENT

68.3
White
Collar %

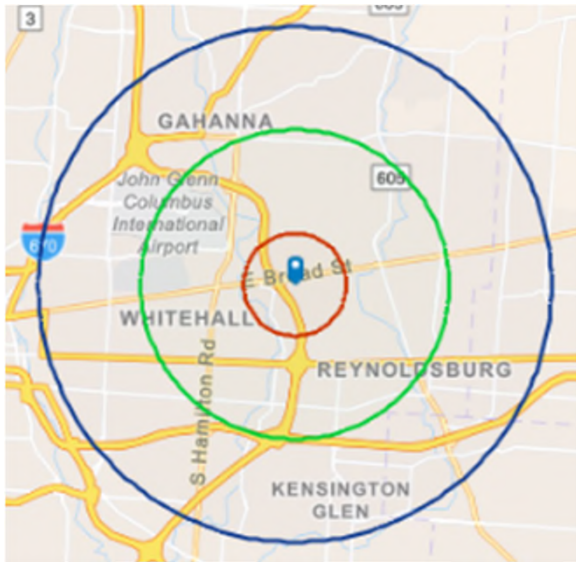
17.4
Blue
Collar %

14.3
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

93,557
Population



Average
Household Size



Median Age

\$62,010
Median Household Income

BUSINESS



Total Businesses

3,327



Total Employees

48,899

EDUCATION



8%

No High School
Diploma



32%

High School
Graduate



31%

Some
College



29%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,413

Per Capita
Income



\$62,010

Median
Household
Income



\$88,393

Average
Household
Income

EMPLOYMENT



57.0

White
Collar %



25.8

Blue
Collar %



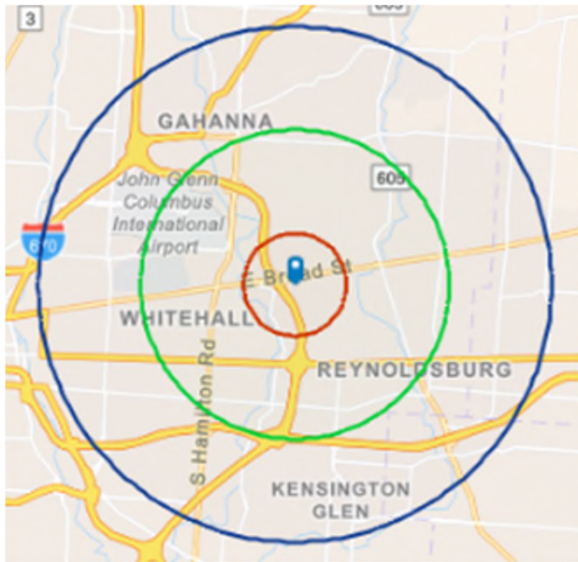
17.1

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

261,167
Population

2.5
Average
Household Size

37.0
Median Age

\$67,896
Median Household Income

BUSINESS

7,528

Total Businesses

103,095

Total Employees

EDUCATION

8%
No High School
Diploma

29%
High School
Graduate

28%
Some
College

34%
Bachelor's/Grad/Prof
Degree

INCOME

\$39,013
Per Capita
Income

\$67,896
Median
Household
Income

\$98,766
Average
Household
Income

EMPLOYMENT

59.6
White
Collar %

23.3
Blue
Collar %

17.1
Services
%

equity | brokerage

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