

NEAR MT. CARMEL EAST

OFFICE / MEDICAL FOR LEASE

6351 E. BROAD STREET, COLUMBUS, OH 43213



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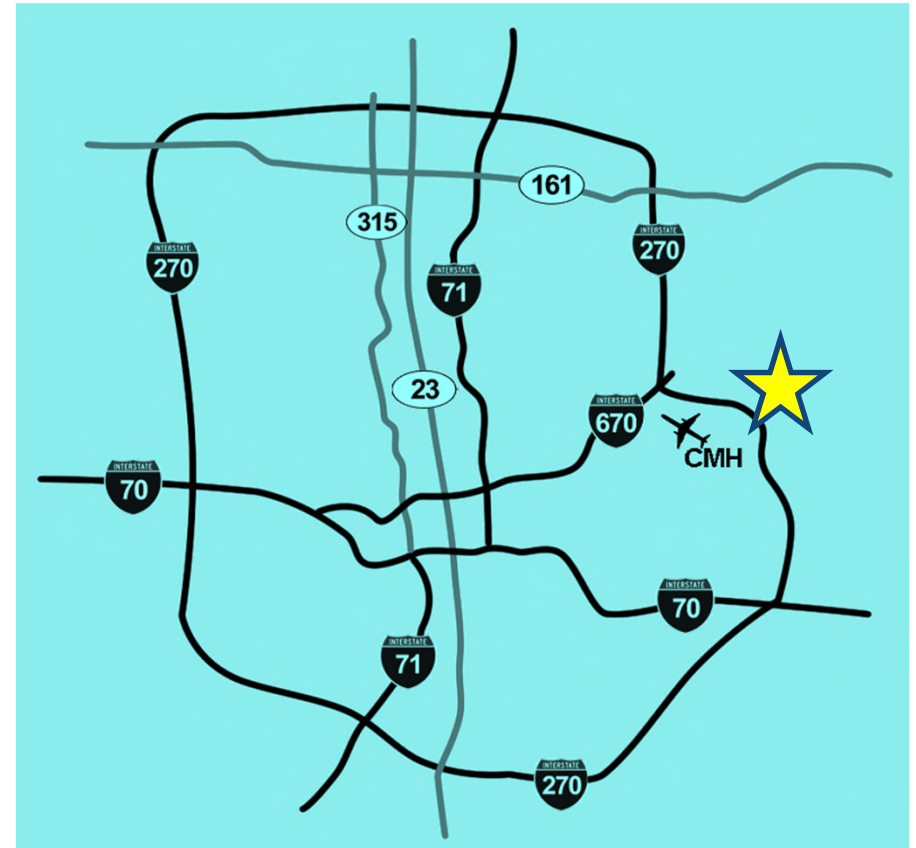
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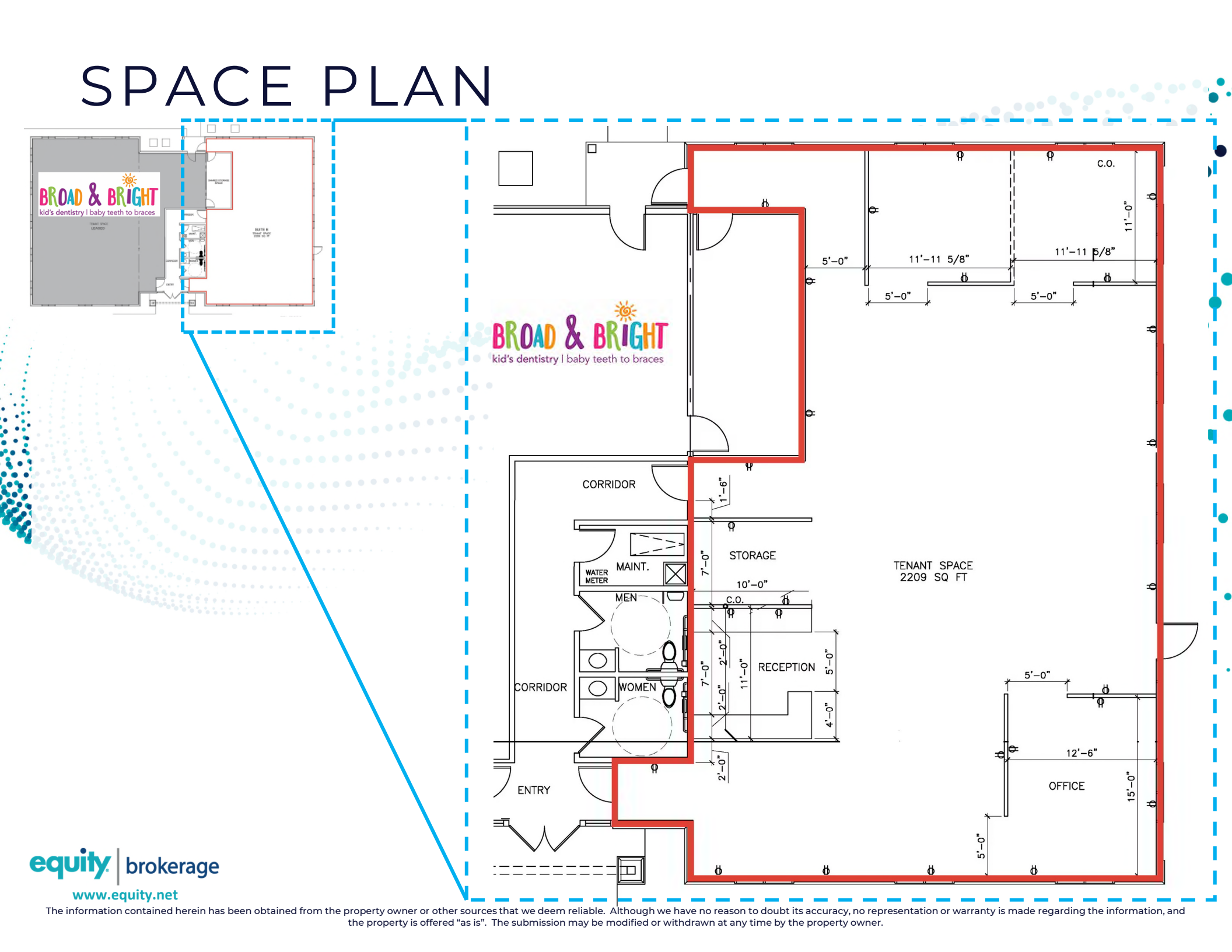
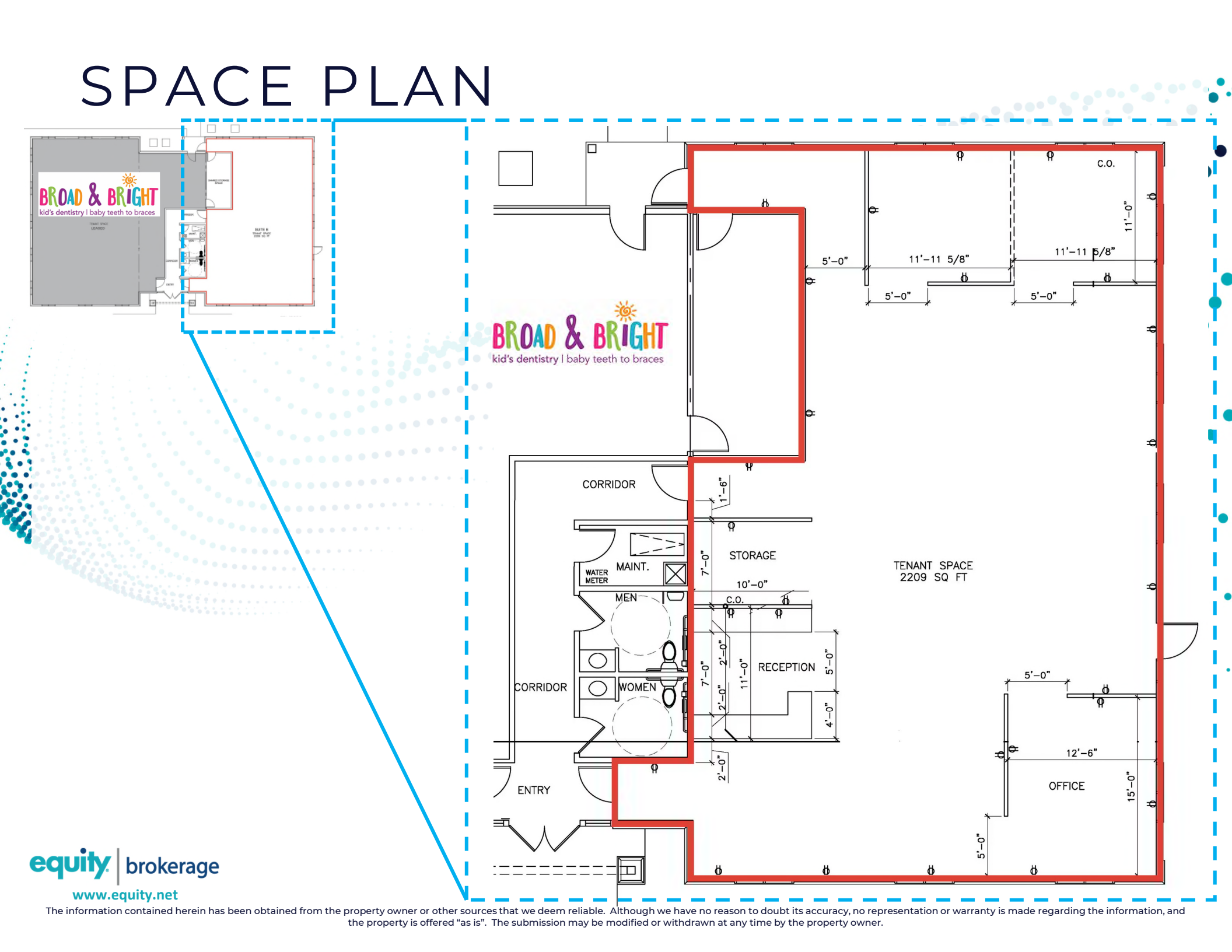
PROPERTY HIGHLIGHTS

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- +/- 2,209 SF a in a new-built (2022) two-tenant building
- Suite B is white box and ready for tenant finishes
- Co-tenant with pediatric dentist
- Building signage available
- Less than one mile from Mt. Carmel East Hospital
- Numerous nearby amenities
- Easy access to I-270
- Lease rate: \$14.50 per SF NNN



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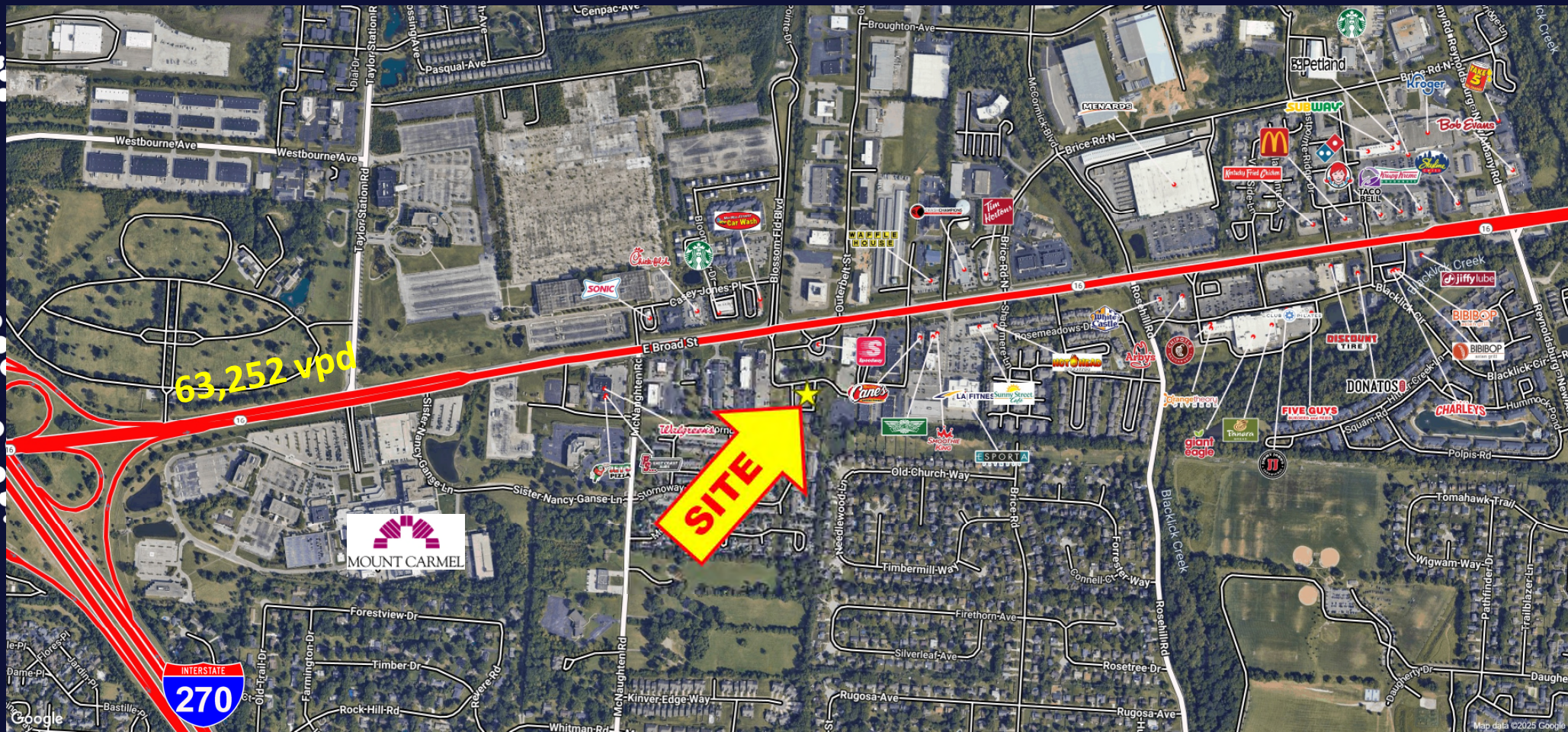
PHOTOS



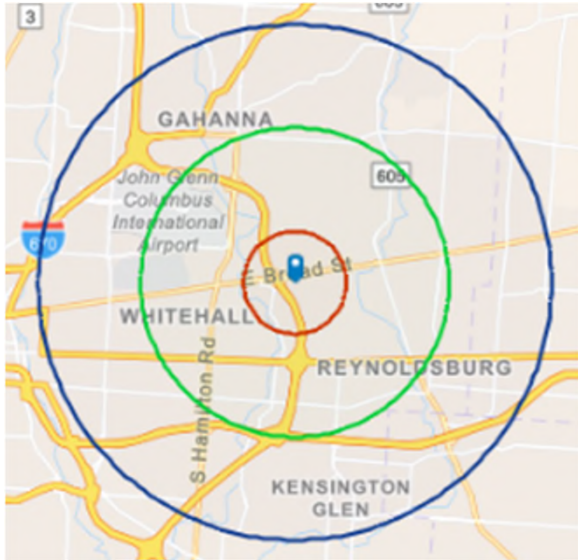
PHOTOS



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 %

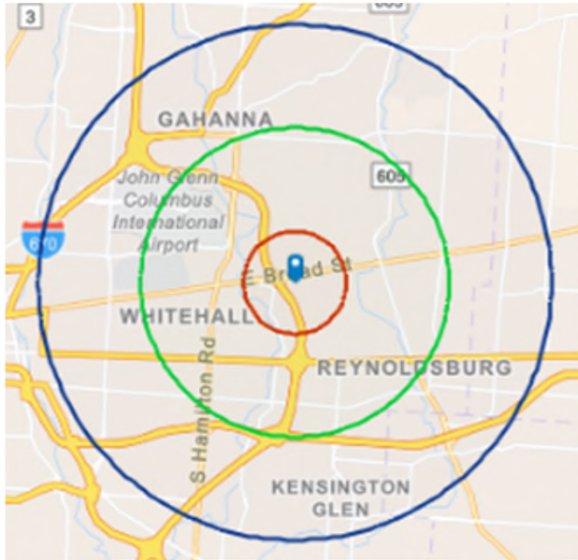
17.4
Blue
Collar %

14.3
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

93,557
Population

2.4
Average
Household Size

37.1
Median Age

\$62,010
Median Household Income

BUSINESS

3,327

Total Businesses

48,899

Total Employees

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

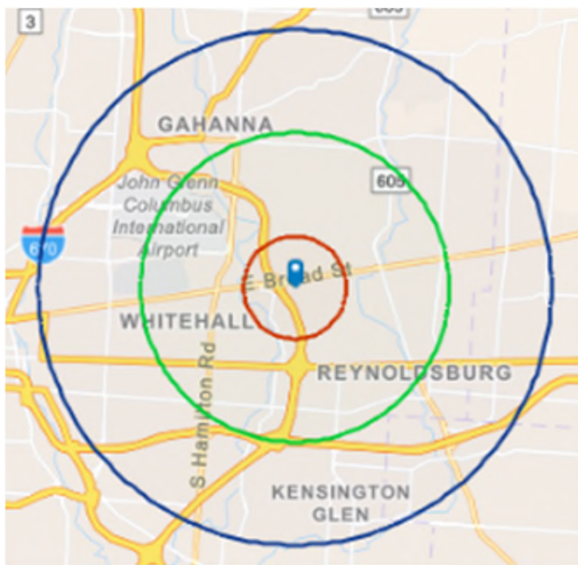
EMPLOYMENT

57.0
White
Collar %

25.8
Blue
Collar %

17.1
Services
%

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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