



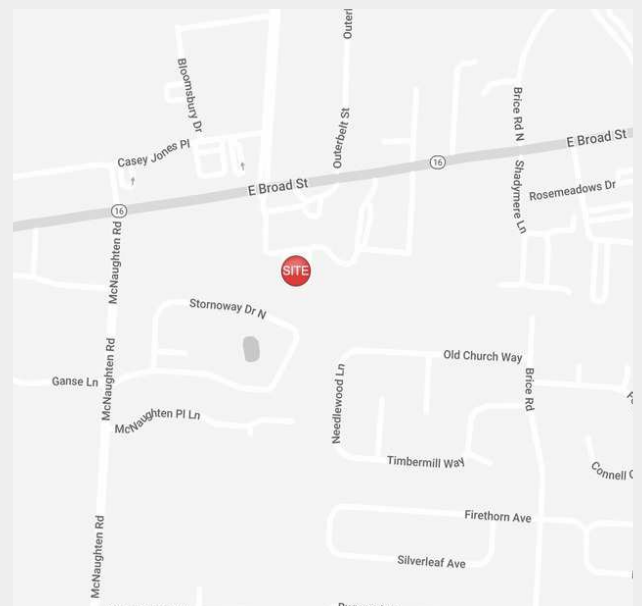
## 6351 E. Broad Street

6351 E. Broad Street, Columbus, Ohio 43213

### Property Features

- Newly Constructed - Single Story Medical Office Building
- 2,209 SF Available
- Spec Suite Ready for Tenant Finishes
- Current Tenant includes Pediatric Dentist
- Building Signage Available
- Less Than 1 Mile from Mt. Carmel East Hospital
- Numerous Amenities Nearby
- Easy Access to I-270

**Lease Rate: \$15.95 SF/Yr (NNN)**  
**Www.BroadStreetMedical.Com**



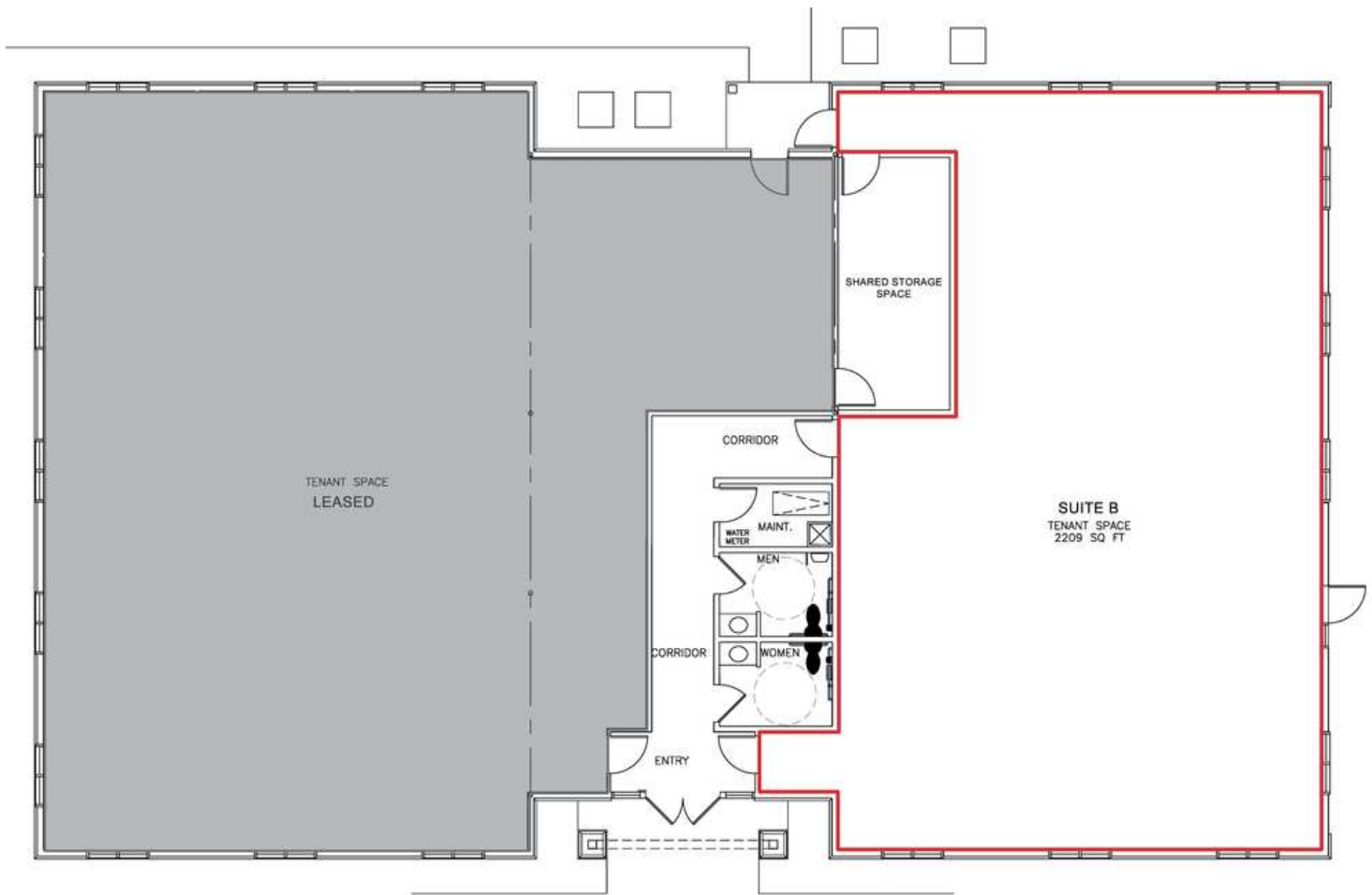
For more information:

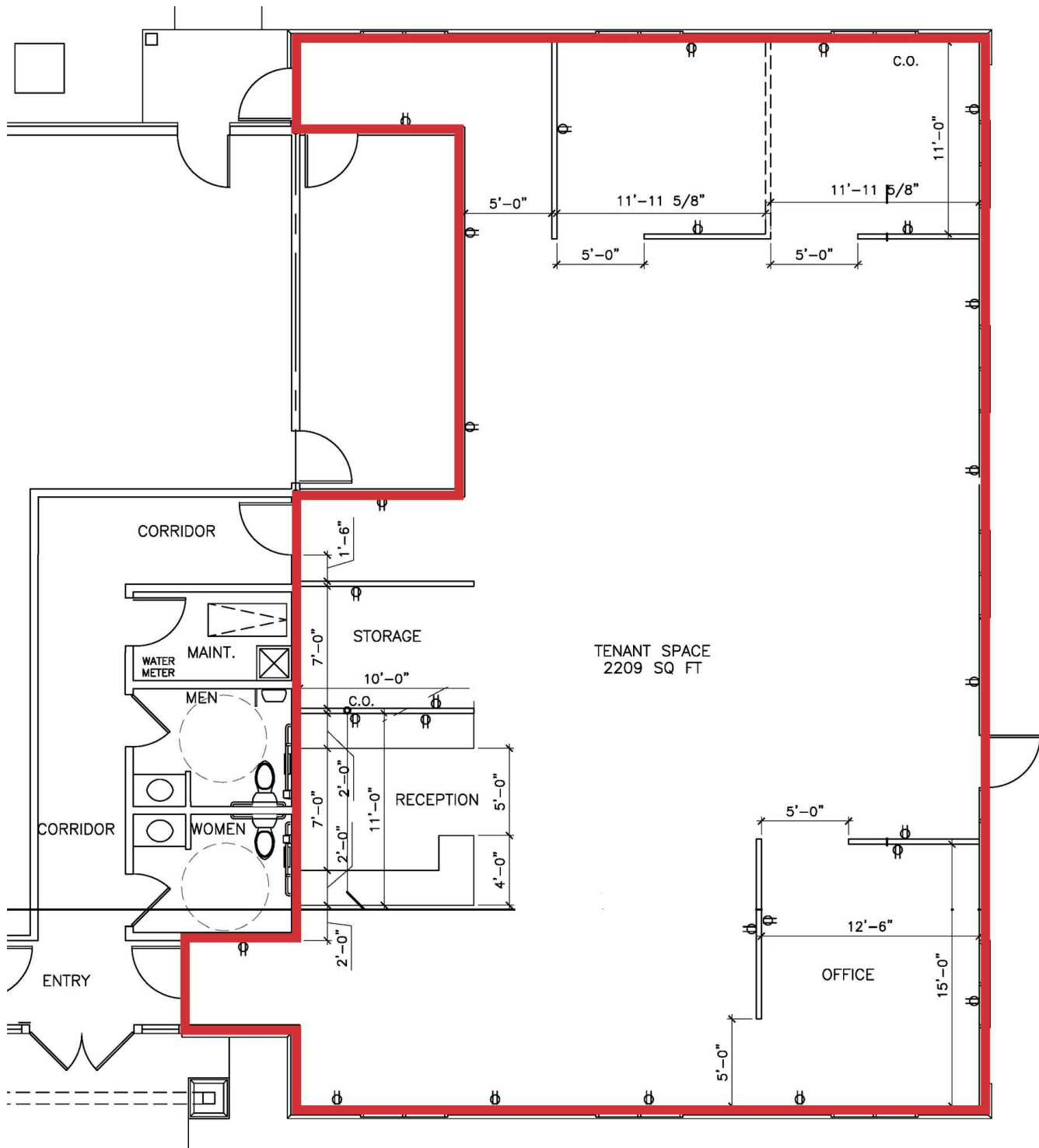
**Philip Bird, SIOR**

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**Matt Gregory, SIOR, CCIM**

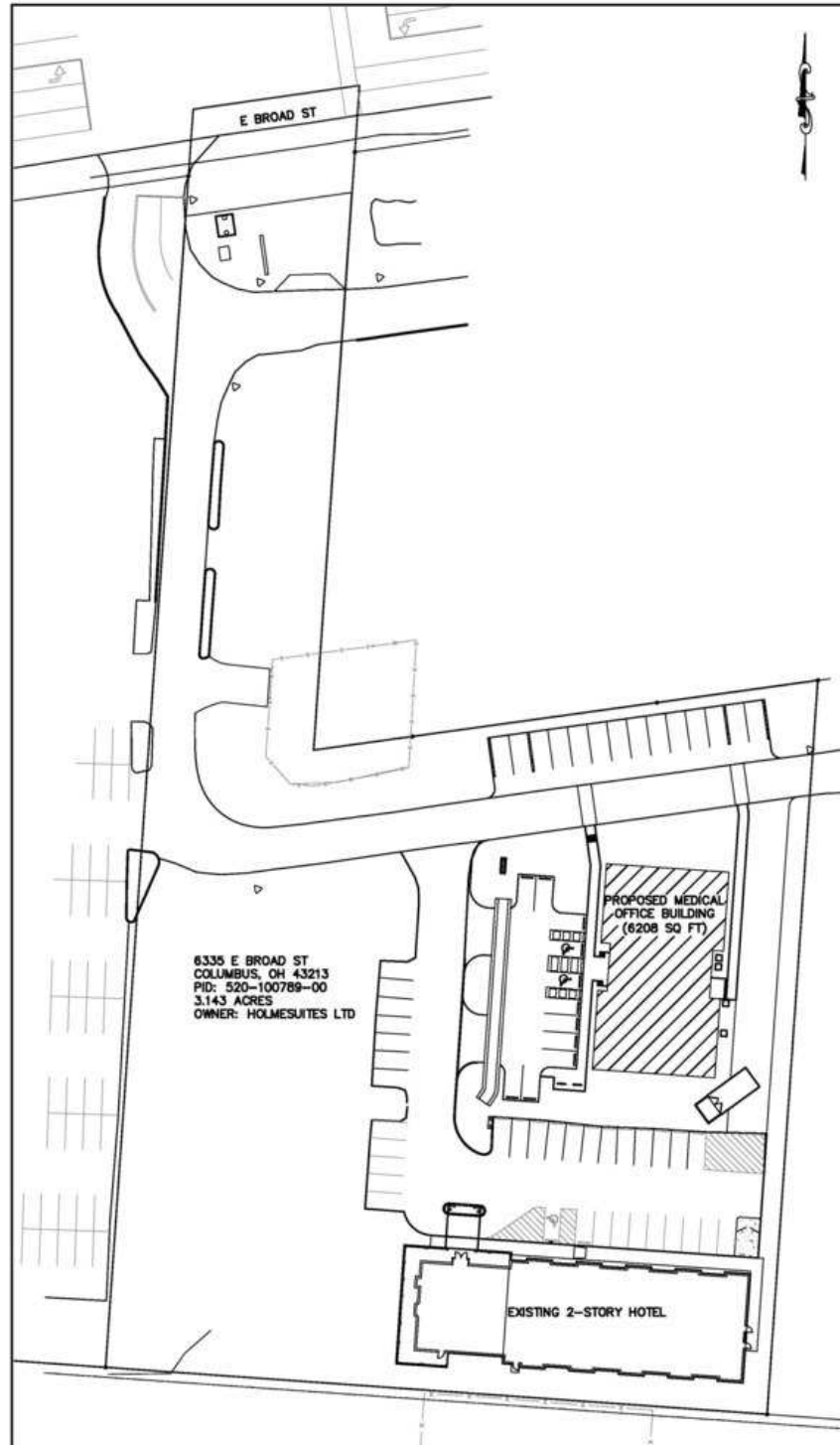
614 629 5234 • [mgregory@ohioequities.com](mailto:mgregory@ohioequities.com)

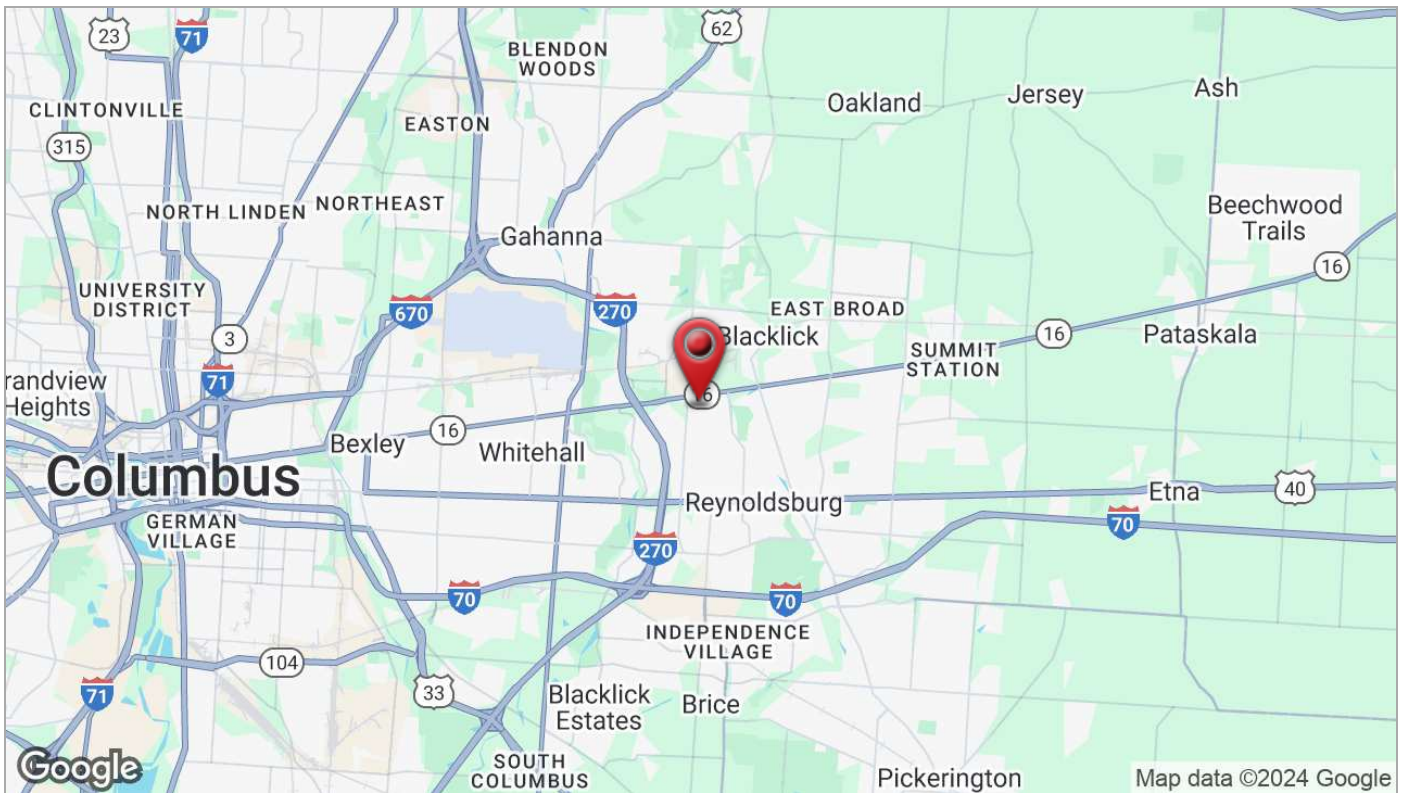
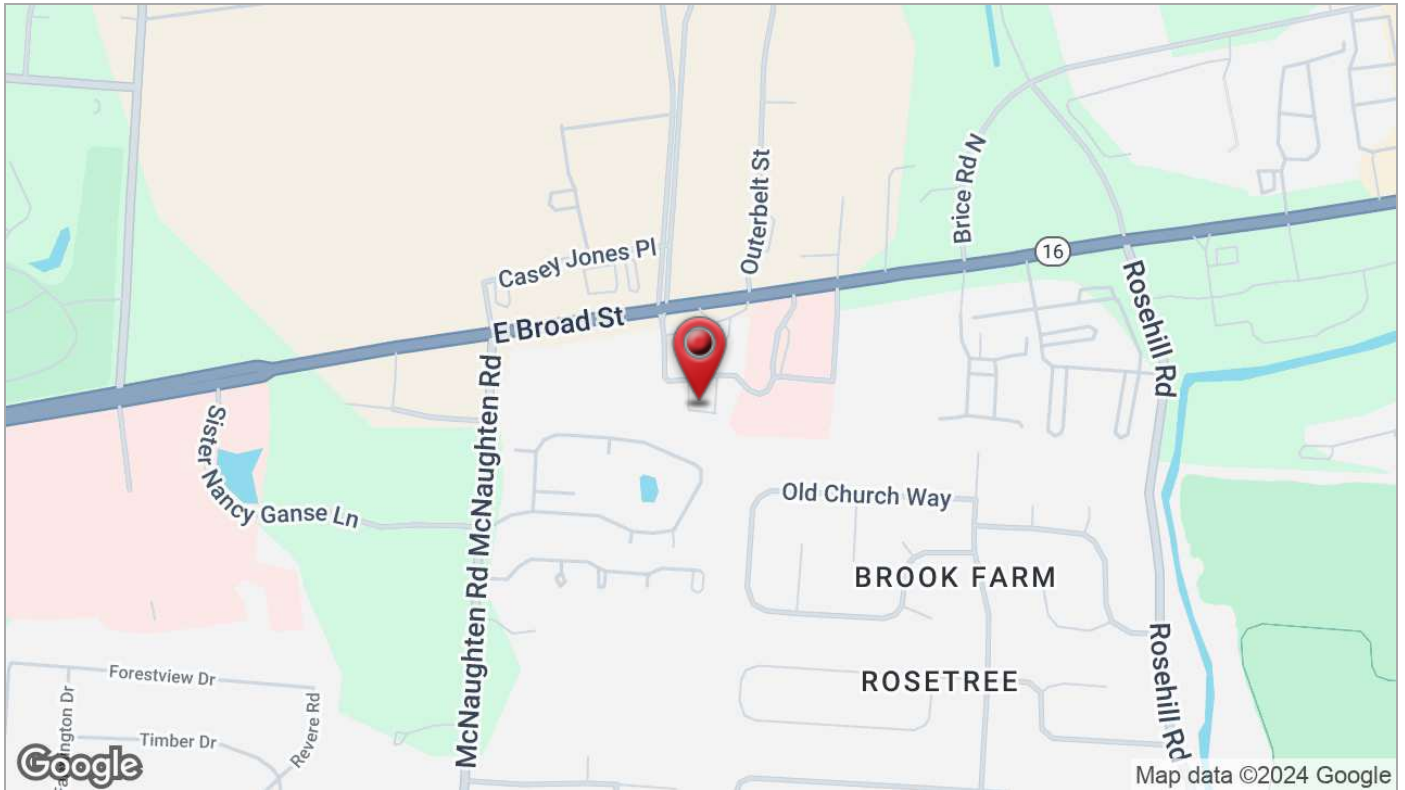


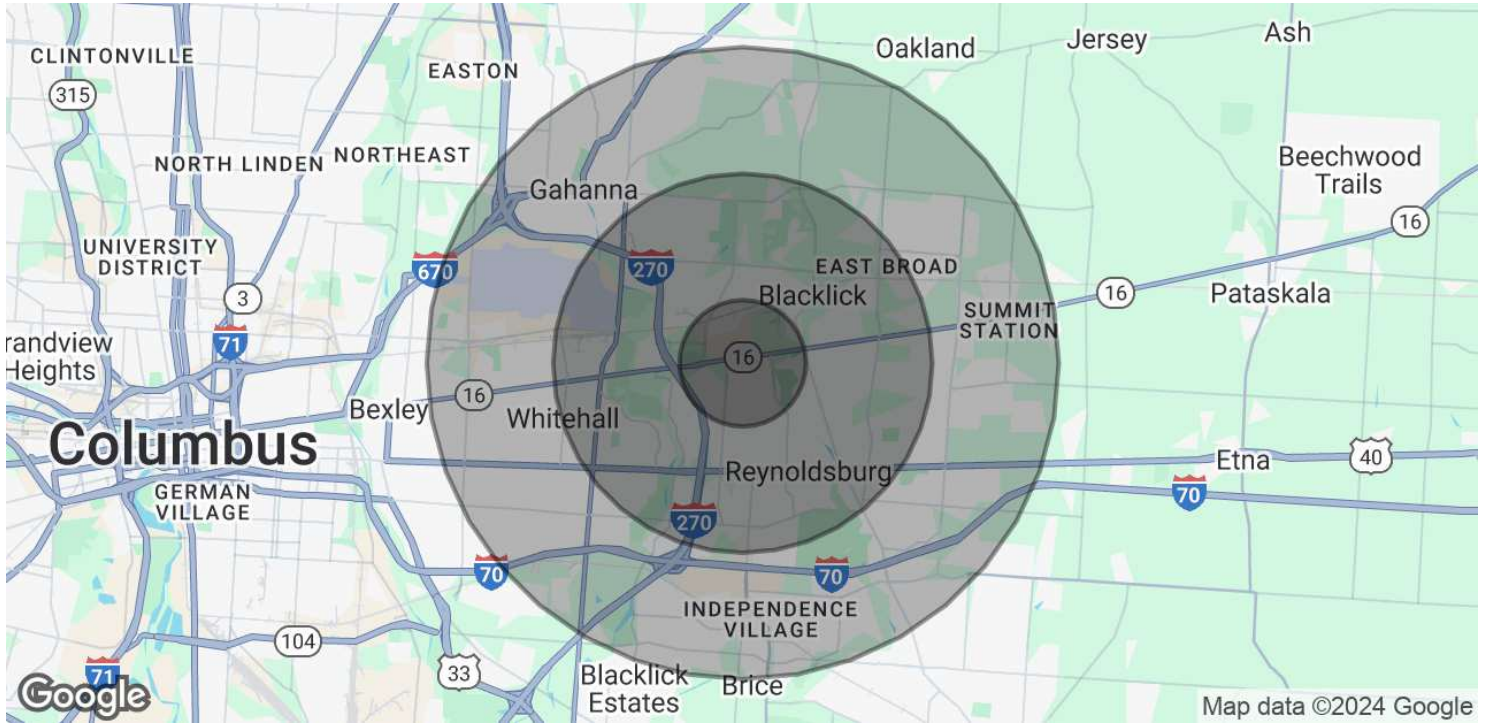












### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,083	77,081	200,372
Average Age	36.5	35.6	35.1
Average Age (Male)	34.8	33.8	33.7
Average Age (Female)	38.3	37.0	36.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,603	31,666	80,343
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,312	\$64,568	\$62,929
Average House Value	\$161,501	\$174,813	\$167,542

\* Demographic data derived from 2020 ACS - US Census