



905 N. 21st Street

Newark, OH 43055



Offering Summary

Lease Rate:	\$4,066.00 per month (Gross)
Building Size:	8,000 SF
Available SF:	3,000 SF
Lot Size:	0.82 Acres
Year Built:	1979
Renovated:	2019
Zoning:	General Business
APN:	054-259746-00.000

Property Overview

Sublease available for a fully renovated medical/office building, completed in 2019, features this spacious top floor area ranging from 2,172 - 3,000 square feet. ADA compliant with elevator access, this unit boasts a reception area, six private offices/exam rooms (three equipped with hand washing sinks), a conference room, workstation, kitchenette, and multiple restrooms including a full bathroom and laundry facilities. Ample parking is available, along with a shared marquee road sign. The lower level is occupied by the owners' business.

Location Overview

Excellent location along highly sought after N 21st Street with over 30,000 vehicles per day.





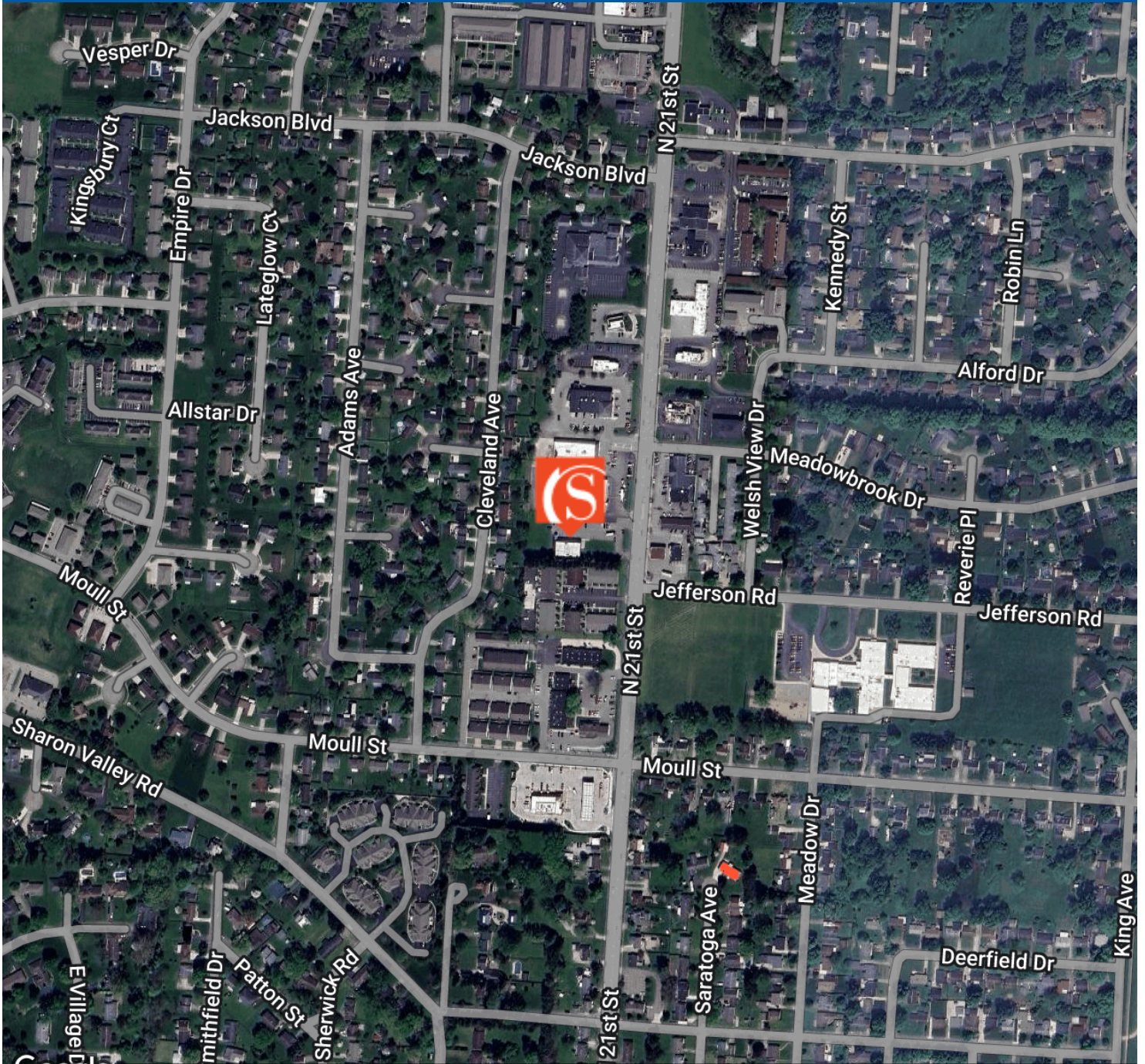
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Google

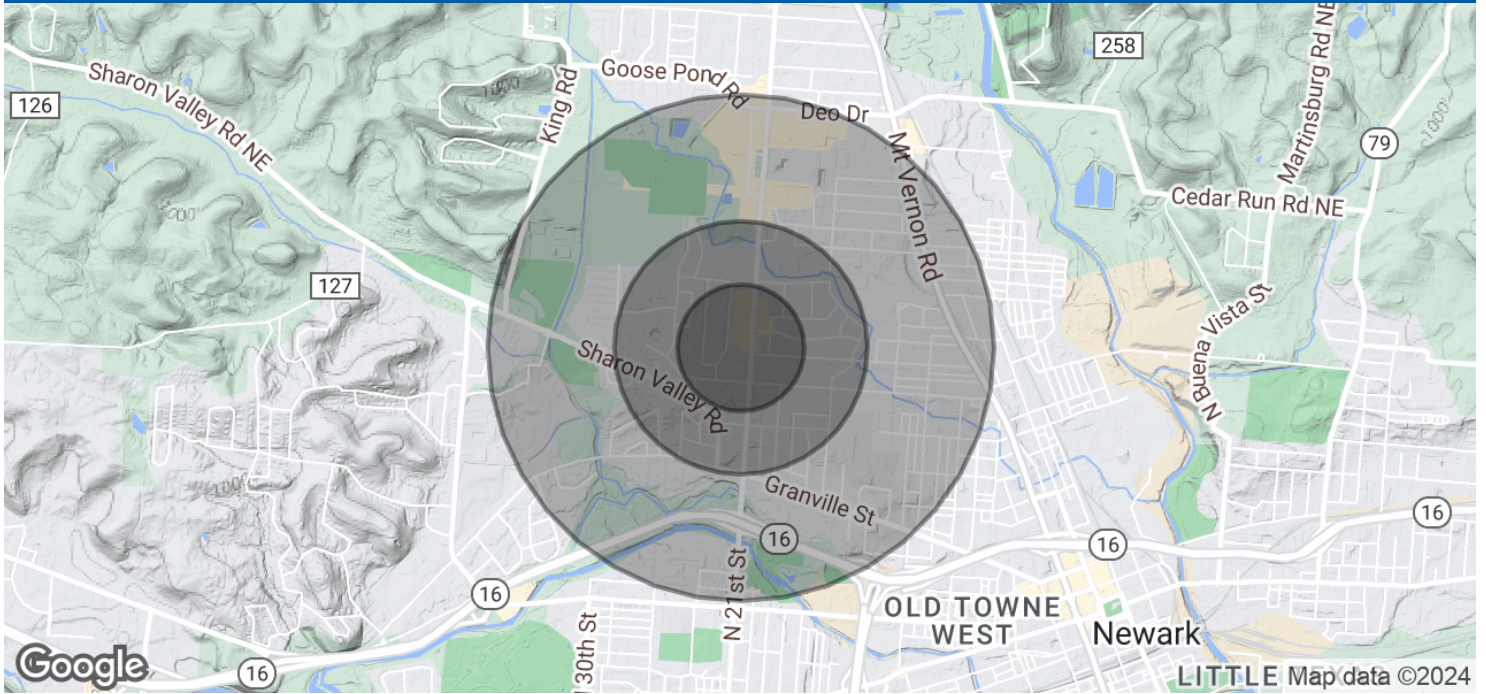
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	641	2,501	9,567
Average Age	45.9	45.1	41.8
Average Age (Male)	44.5	44.2	40.6
Average Age (Female)	55.9	50.2	43.7

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	354	1,251	4,512
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$48,461	\$55,098	\$56,340
Average House Value	\$137,034	\$144,521	\$128,246

* Demographic data derived from 2020 ACS - US Census