

FOR SALE & LEASE

5130

BRADENTON AVENUE  
DUBLIN, OH

3,039 SF



[www.alliedre.com](http://www.alliedre.com)





Allied Real Estate Advisors is pleased to present 5130 Bradenton Avenue. Located in the prominent suburb of Dublin, 5130 Bradenton Avenue is a freestanding, single-story medical building that consists of 11,380 SF.

### **BUILDING AMENITIES:**

- Easy access to I-270
- Located within prominent Dublin medical corridor
- Locally owned and managed with the property management office on-site
- Owner's Association maintains the exterior
- Utilities separately metered
- Restaurants, banks and hotels are located within one mile

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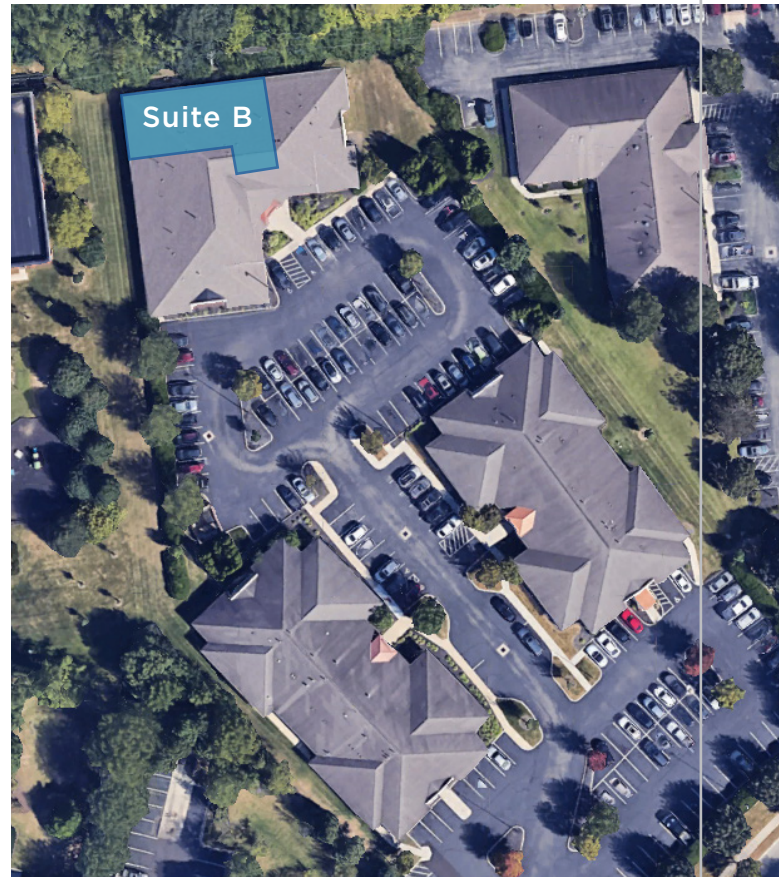


# AVAILABILITY

5130 BRADENTON AVENUE

DUBLIN

Available	March 1st, 2025
Condo Price	\$685,000
Rental Rate	\$14.95 PSF NNN
Suite Size	3,039 SF
Operating Expenses	\$7.78 PSF (estimate)



5130 BRADENTON AVENUE



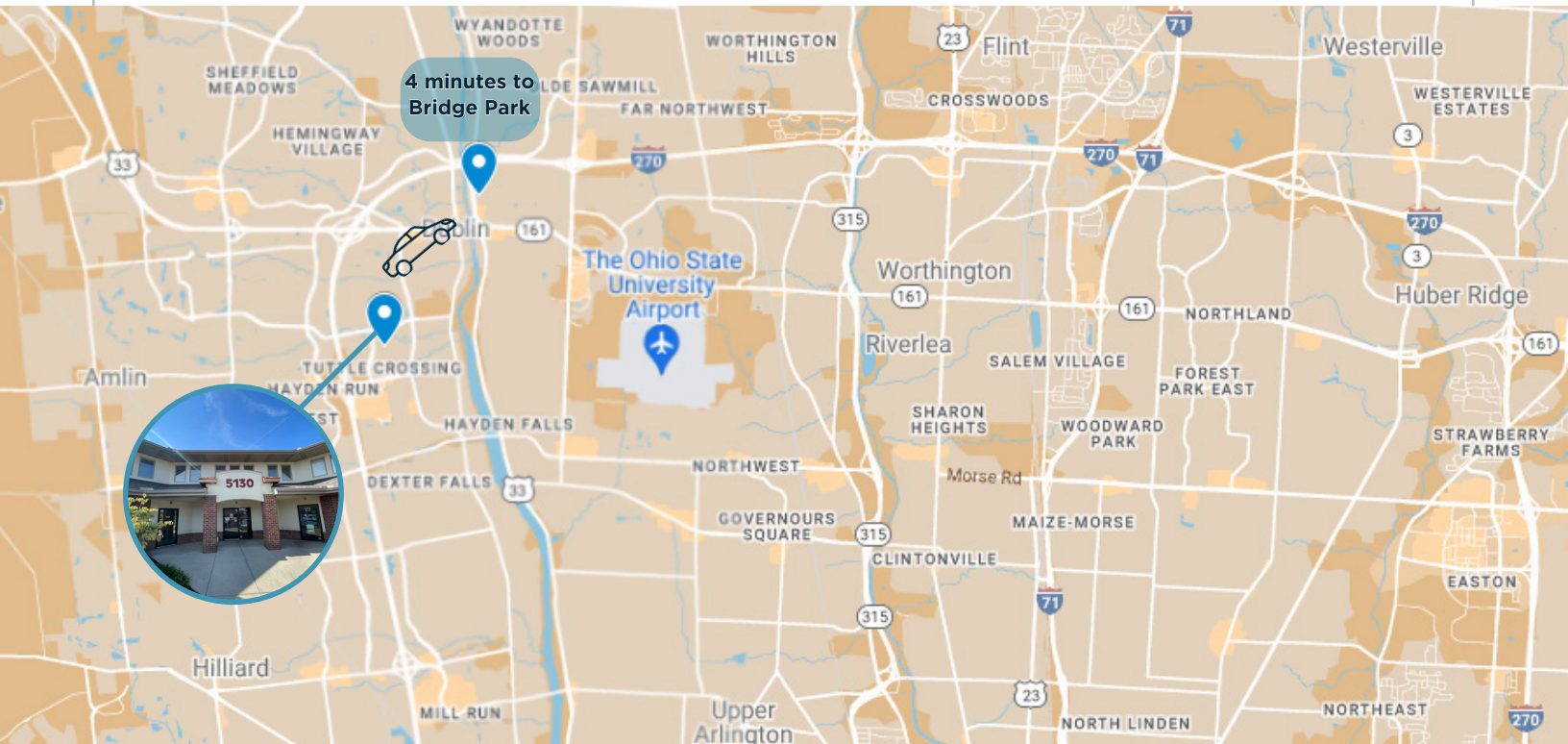
# LOCATION

5130 BRADENTON AVENUE

DUBLIN

## NEARBY AMENITIES

- Pins Mechanical
- Vaso
- The Roosevelt Room
- Cap City Fine Diner
- North Market Bridge Park
- Kitchen Social
- Urban Meyer's Pint House
- Home2 Suites
- Local Cantina
- Mesh Fitness
- Fado Pub & Kitchen
- Sweetwaters Coffee & Tea
- Rebol
- Bates and Brown
- AC Mariott
- And more



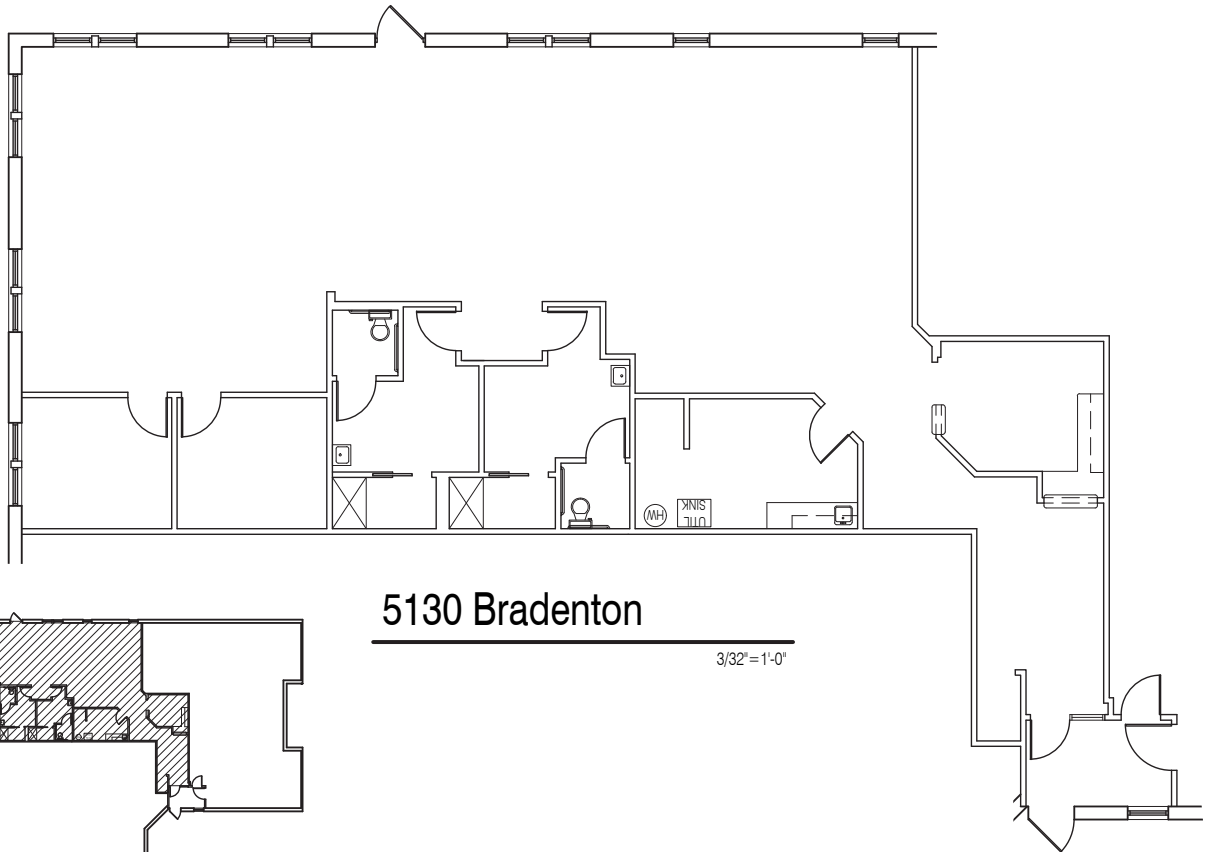
5130 BRADENTON AVENUE

# AVAILABLE SUITE B

5130 BRADENTON AVENUE

DUBLIN

Scan or click the QR Code below or  
[click here](#) to experience a 360 Tour!



5130 Bradenton

3/32"=1'-0"

5130 BRADENTON AVENUE



# PROPERTY PHOTOS

5130 BRADENTON AVENUE

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