

## 2774-2776 E. Main Street

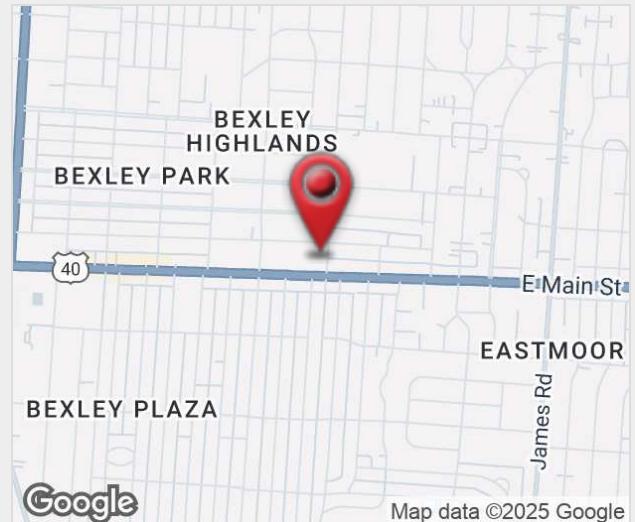
Bexley, Ohio 43209

### Property Features

- Rare Opportunity in Bexley For Sale or Lease
- ±8,379 SF Retail/Office Building
- ±6,600 SF Retail Space Available
- Numerous Potential Uses; Zoned C-4
- 1,786 SF 2nd Floor Office with Elevator
- Highly Visible Monument Signage
- 17 On-Site Parking Spaces
- Glass & Brick Facade
- ±18,500 VPD Along E. Main St.
- Half a Mile Away from Capital University
- Over 129,000 People within 3 Mile Radius

**Sale Price: \$1,500,000**

**Lease Rate: \$16.00/SF NNN**



For more information:

**John Mally**

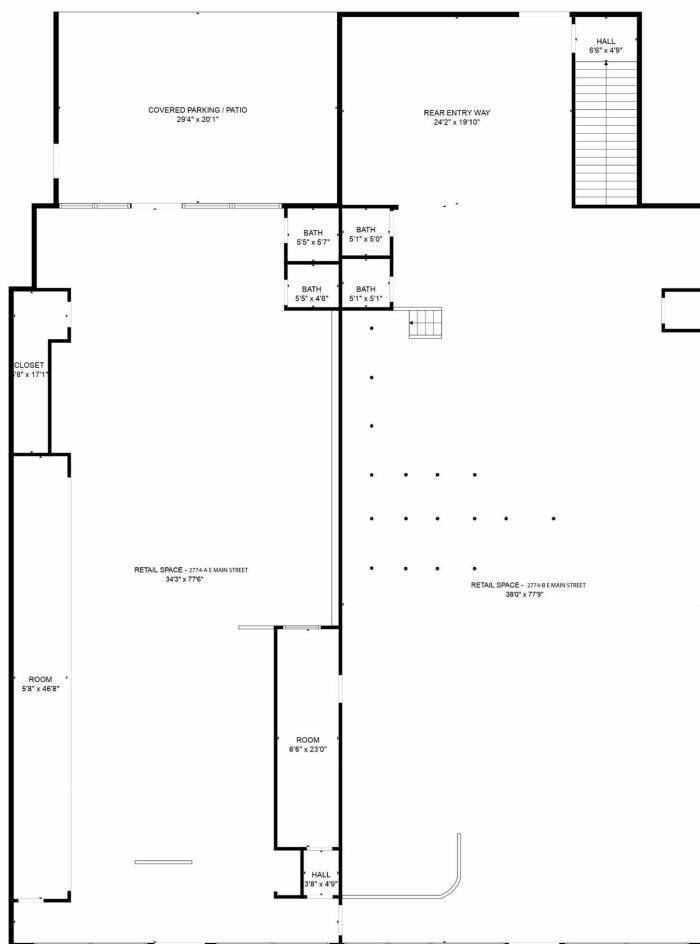
614 629 5254 • [jmally@ohioequities.com](mailto:jmally@ohioequities.com)

**Chad Boggs**

614 629 5261 • [cboggs@ohioequities.com](mailto:cboggs@ohioequities.com)

**Max Ward**

614 629 5204 • [mward@ohioequities.com](mailto:mward@ohioequities.com)



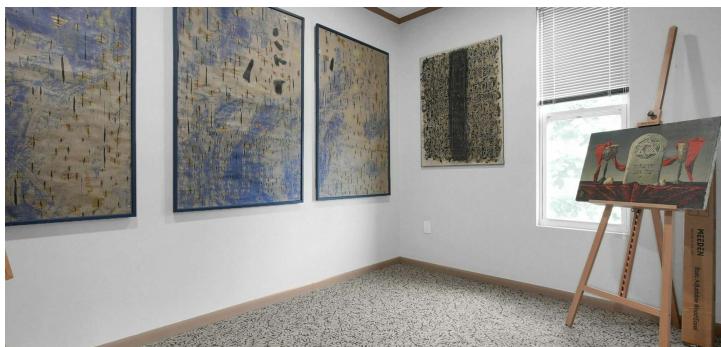
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
2774-A	Retail	\$16.00 SF/YR	NNN	2,800 - 6,600 SF	VACANT
2774-B	Retail	\$16.00 SF/YR	NNN	3,800 - 6,600 SF	VACANT
2776 - Office	Office	MTM		1,786 SF	Leased
2776 - Basement	Office	MTM		1,180 SF	Leased



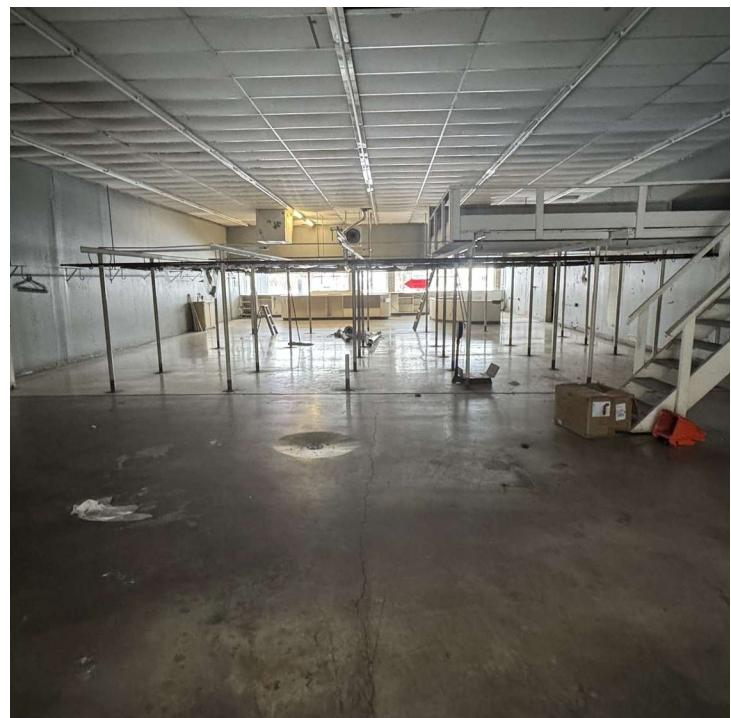
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

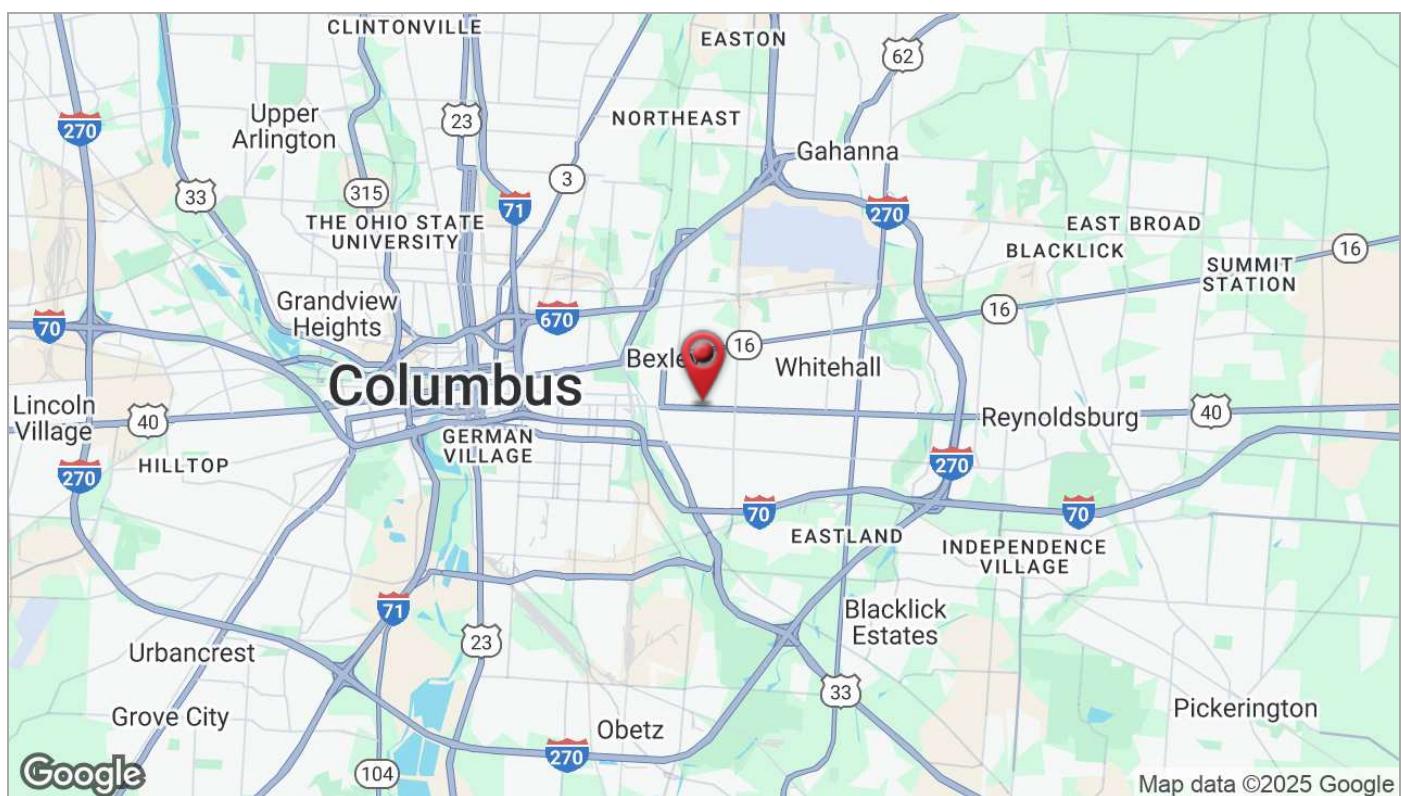
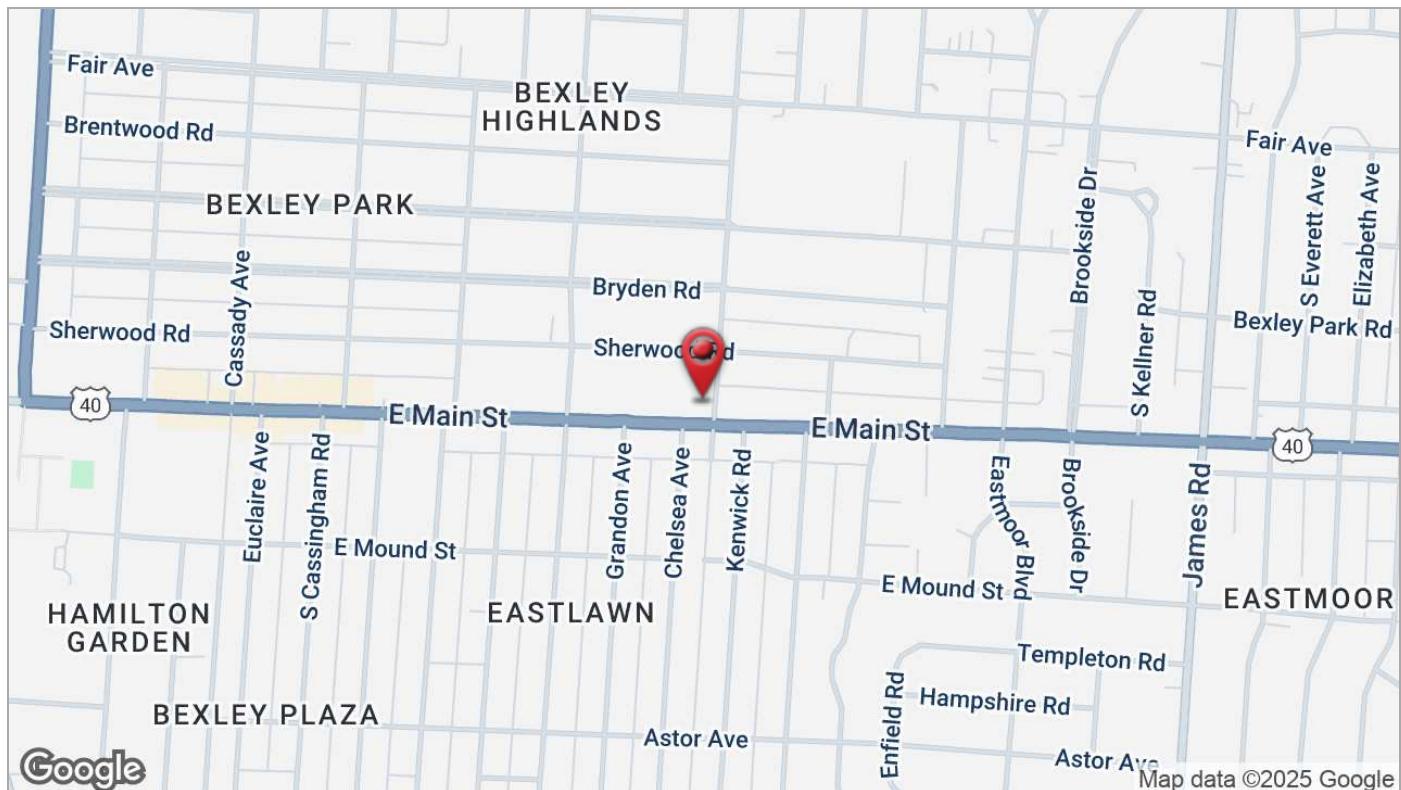


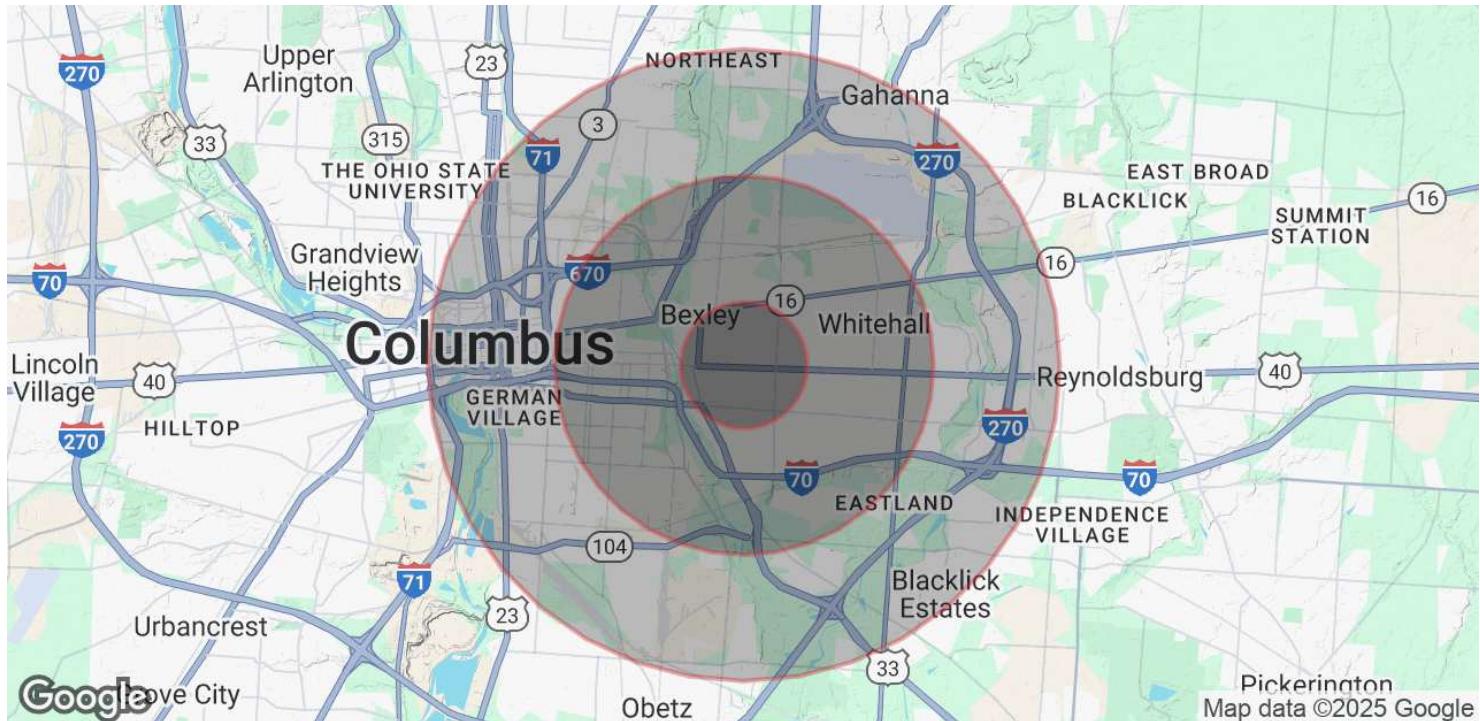












#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,200	118,070	279,132
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	38

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,360	49,053	122,128
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$117,387	\$73,470	\$74,610
Average House Value	\$428,470	\$270,451	\$290,999

Demographics data derived from AlphaMap