



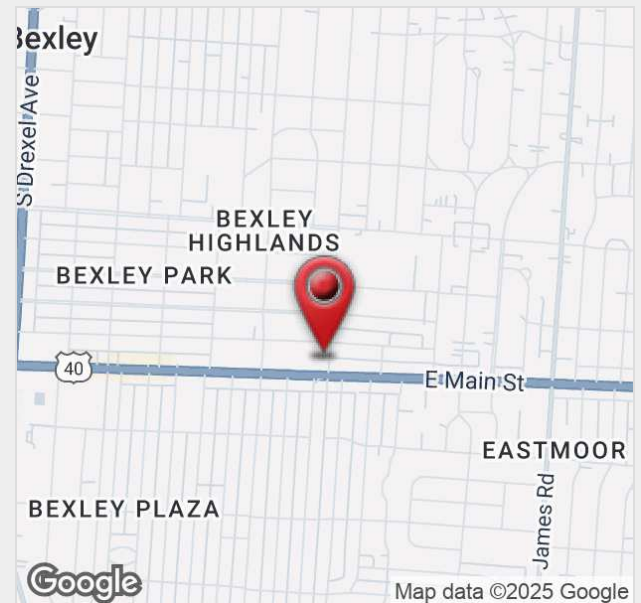
2774 E Main St

Bexley, Ohio 43209

Property Features

- 2,587 SF - 5,974 SF of Retail Space for Lease
- Basement Storage Available
- Prime Central Bexley Location
- Blocks Away from Capital University
- ±16,000 VPD Along E. Main St.
- Monument Signage Available
- 14 Parking Spaces Plus On-Street Parking Available
- Glass Facade with High Visibility
- Updated Roof in 2024
- Front and Rear Parking Available
- City of Bexley Grant is Available for Tenant

Lease Rate: \$16.00 SF/Yr (\$3.49 NNN)



For more information:

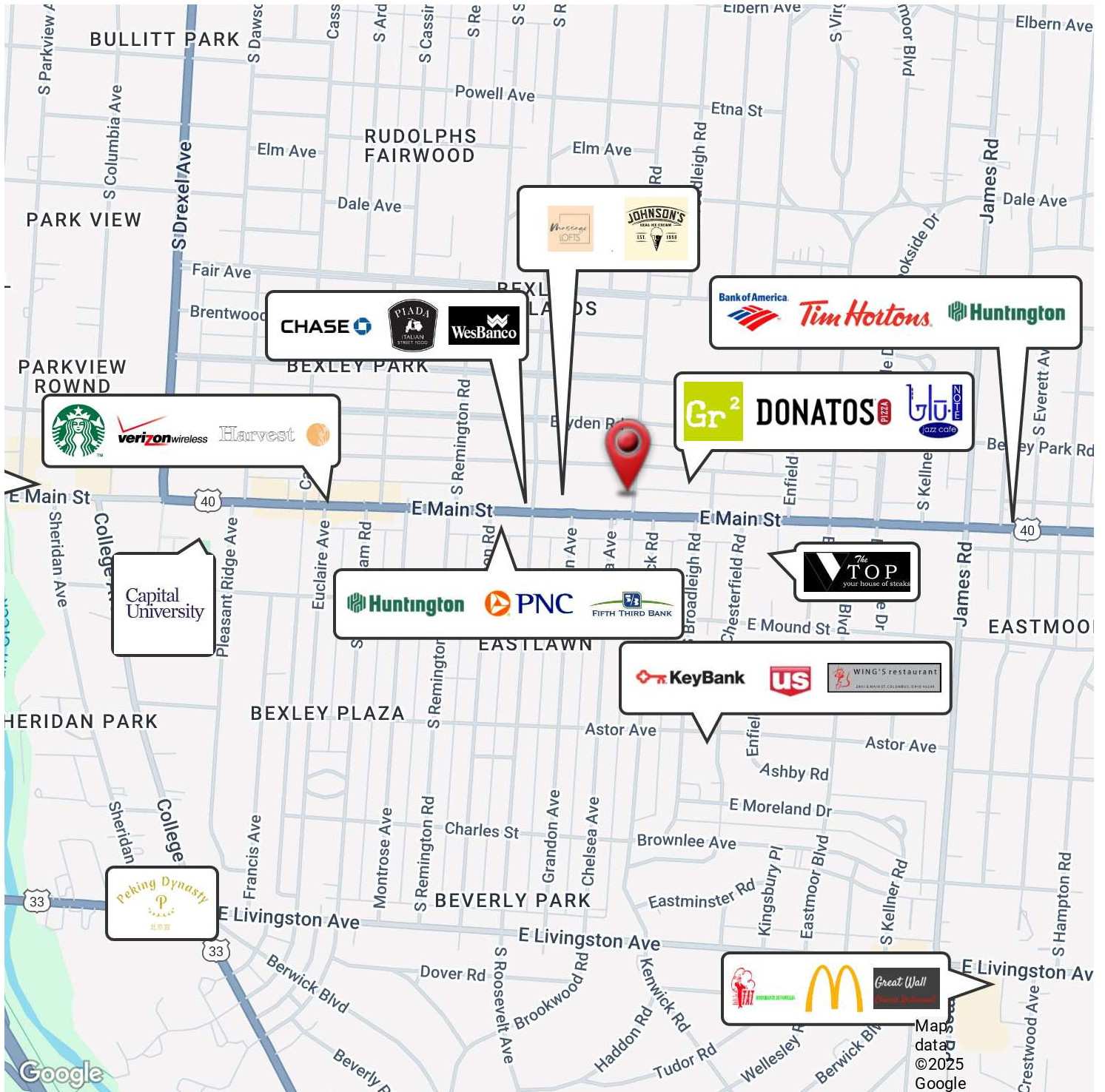
John Mally

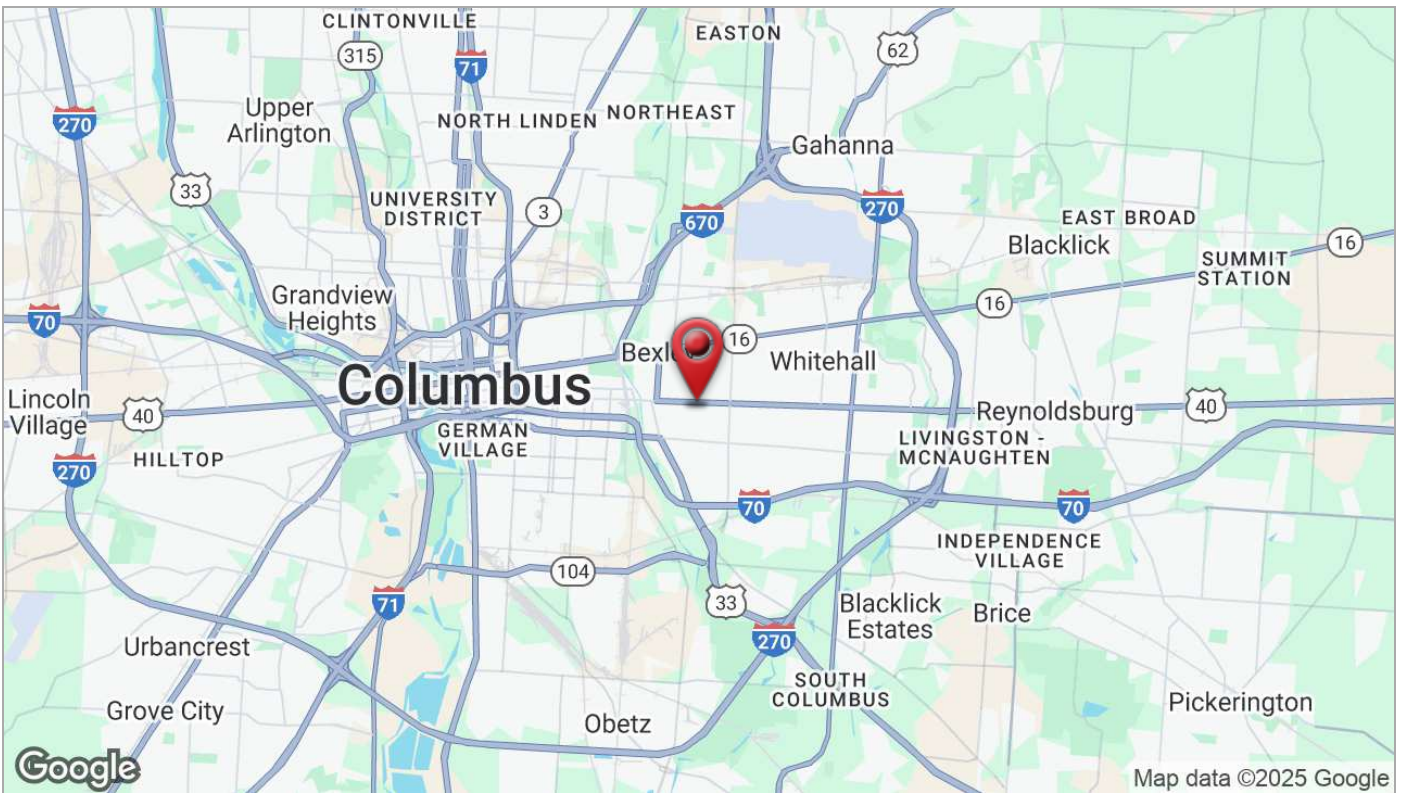
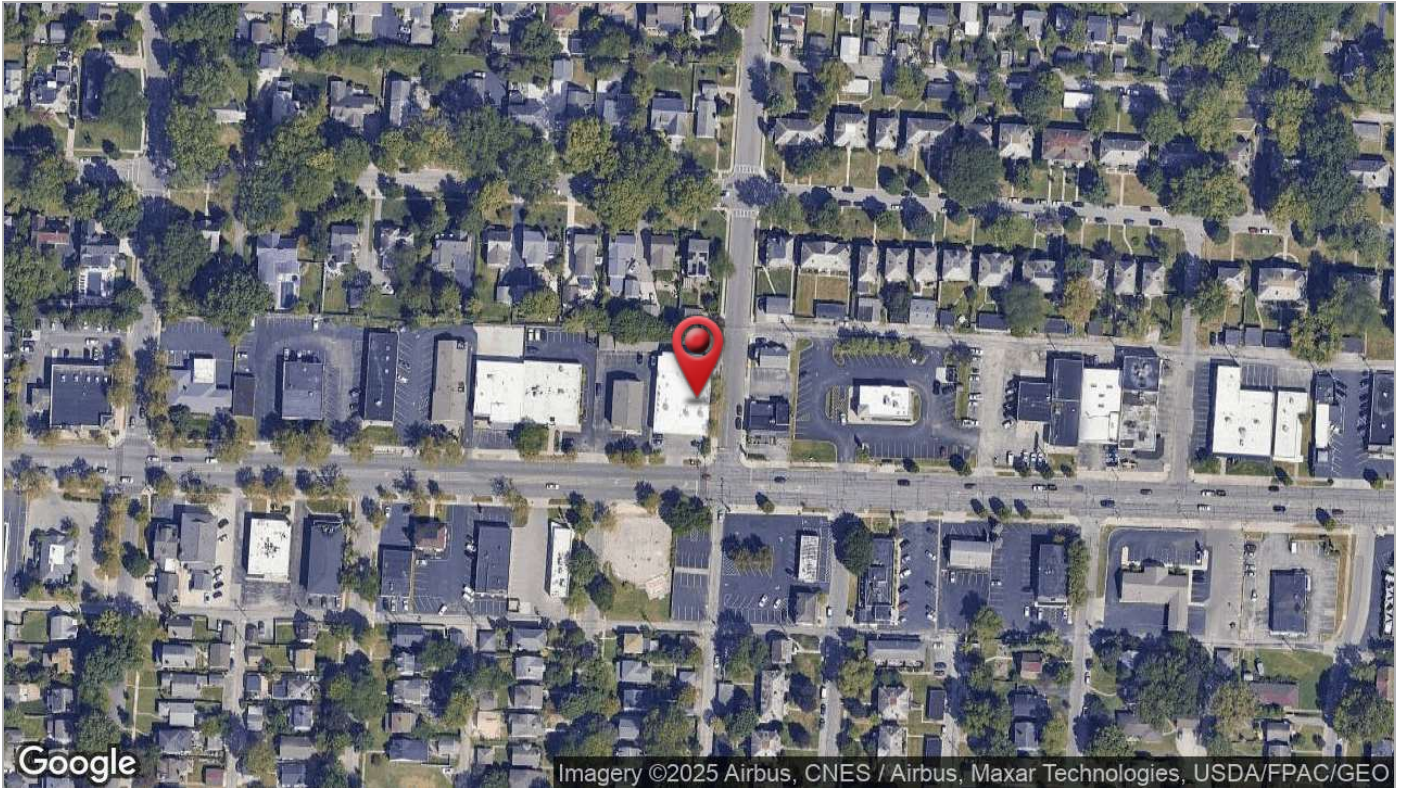
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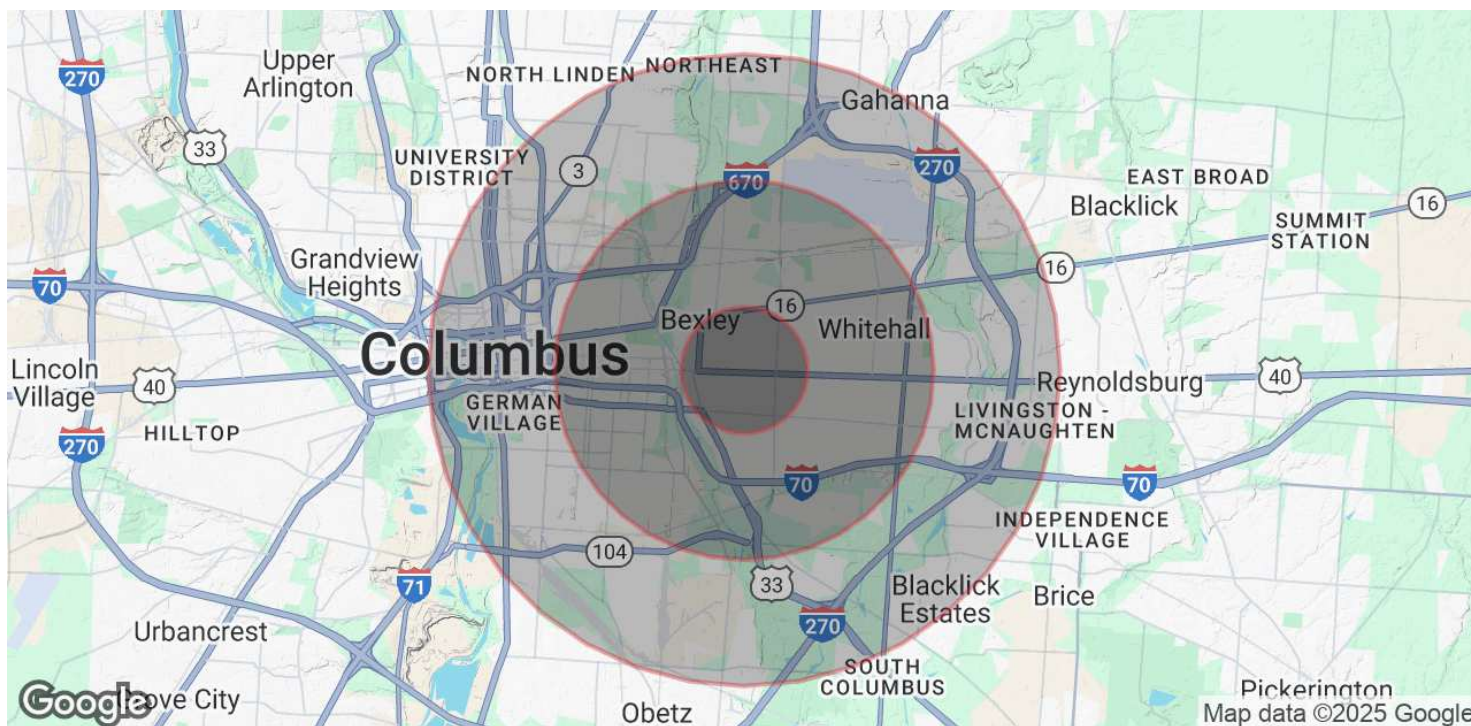
Chad Boggs

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,086	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	7,324	49,053	122,128
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$116,739	\$73,470	\$74,610
Average House Value	\$425,889	\$270,451	\$290,999

Demographics data derived from AlphaMap