

# MOUNT CARMEL EAST

## MEDICAL OFFICE FOR LEASE

5969 E. BROAD STREET, COLUMBUS, OH 43113



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# PROPERTY HIGHLIGHTS

MOUNT CARMEL EAST

MEDICAL OFFICE FOR LEASE  
5969 E. BROAD STREET, COLUMBUS, OH 43213

- Medical outpatient building adjacent to Mt. Carmel East Hospital
- Prime location at East Broad Street (63,252 vpd) and I-270 (122,890 vpd)
- Refreshed common areas in 2024
- Anchored by Mt. Carmel Imaging and Radiation Oncology
- Generous concession packages
- Ample parking (4.5 per 1,000 SF)
- Covered drop-offs and north and south entrances limit patient walk distance

**1,548 SF to 4,256 SF AVAILABLE**

SUITE	SIZE	
301	4,256 SF	
302	2,570 SF	
401	3,599 SF	} 4,053 SF contiguous
402	2,417 SF	
404	1,636 SF	

# AERIALS

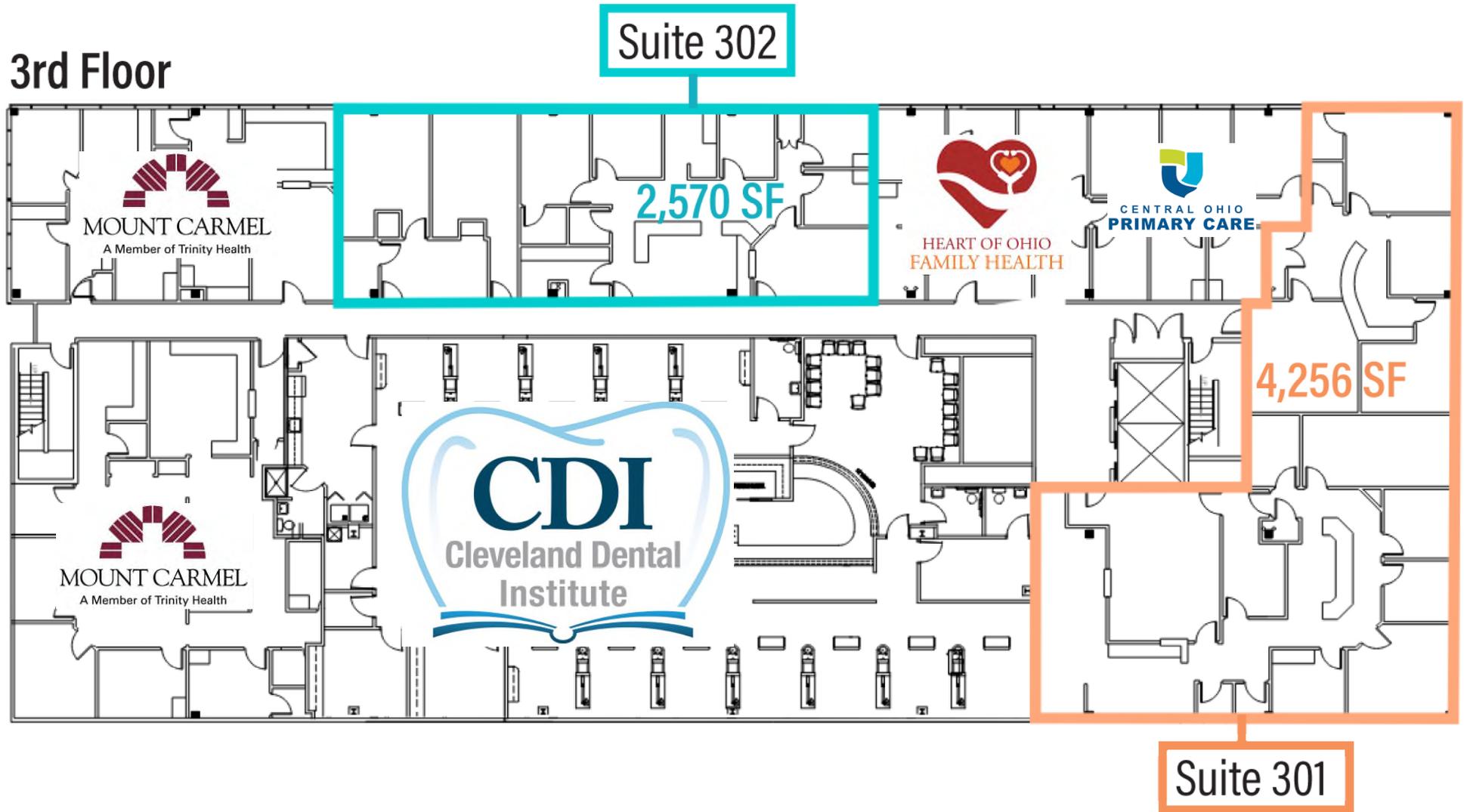


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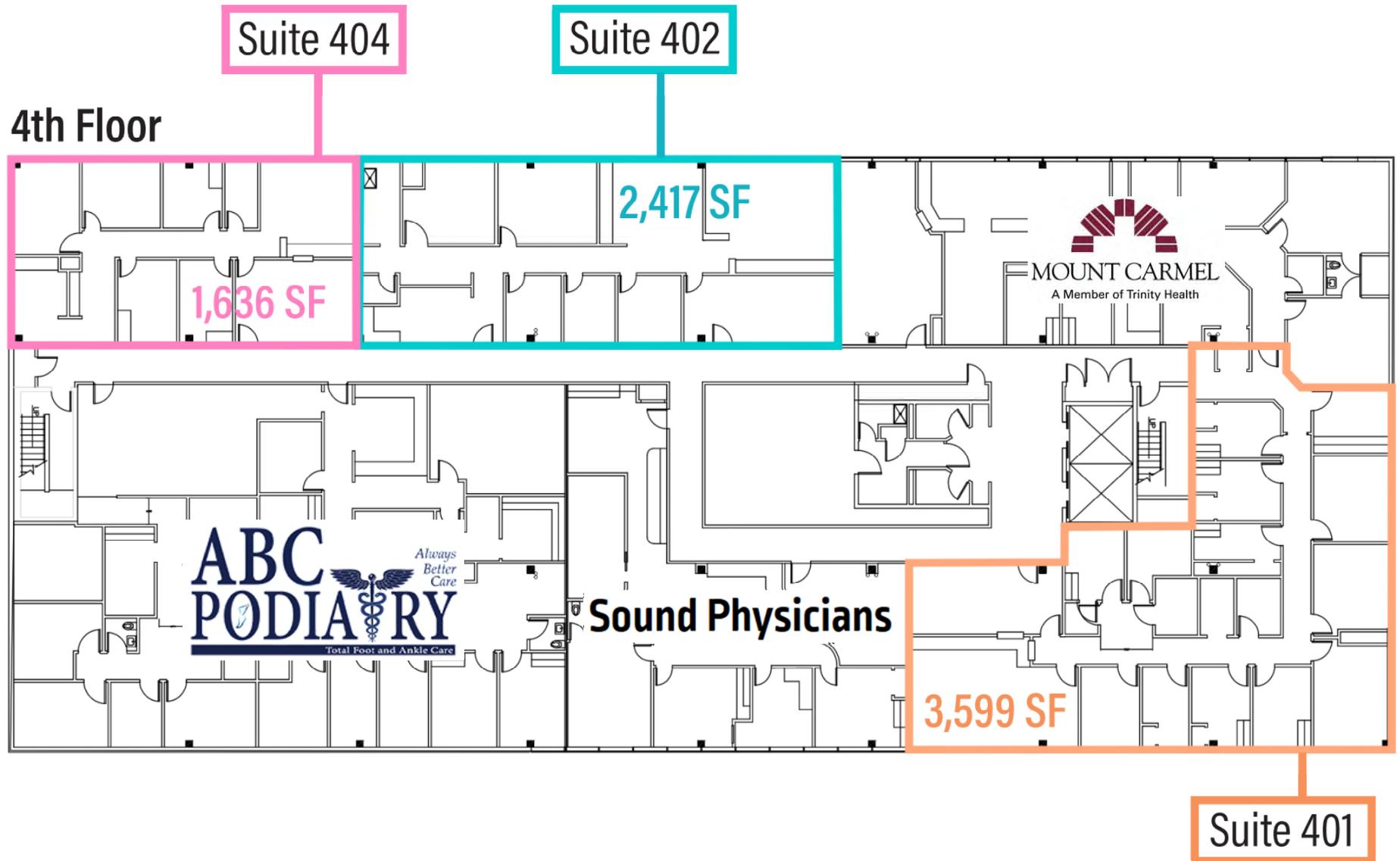


# SPACE PLAN: 3<sup>rd</sup> FLOOR

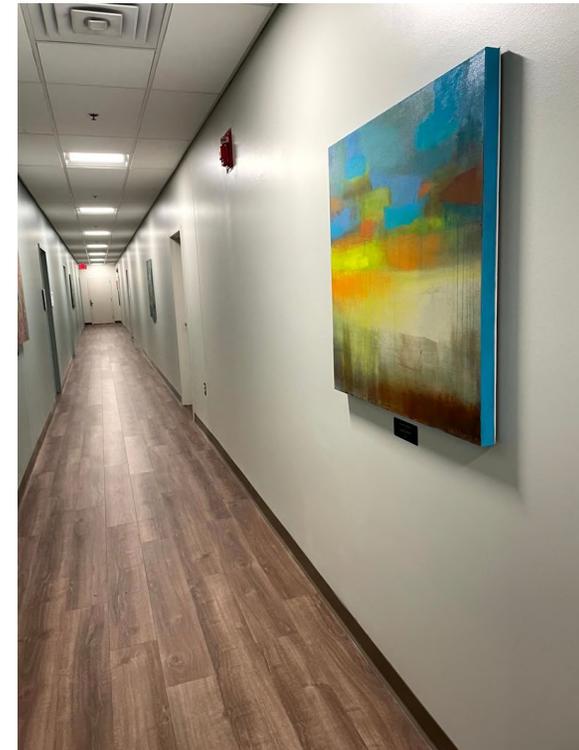
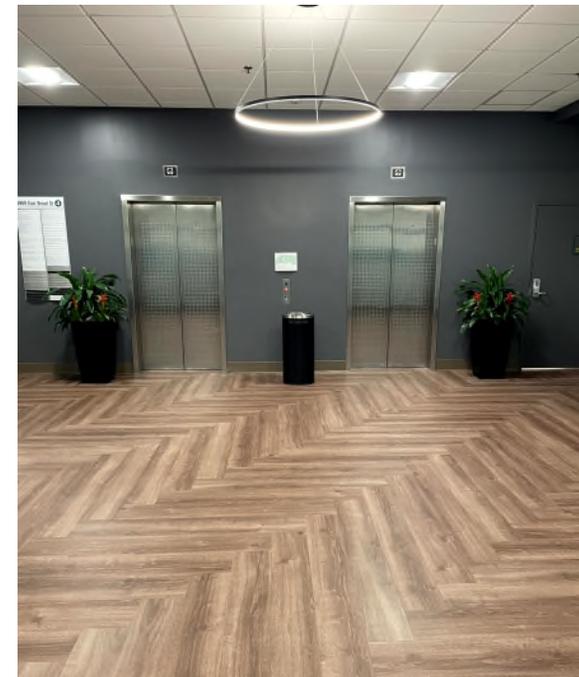
3rd Floor



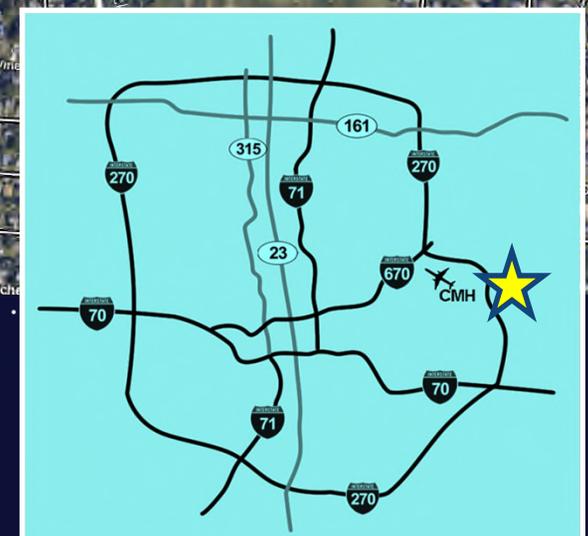
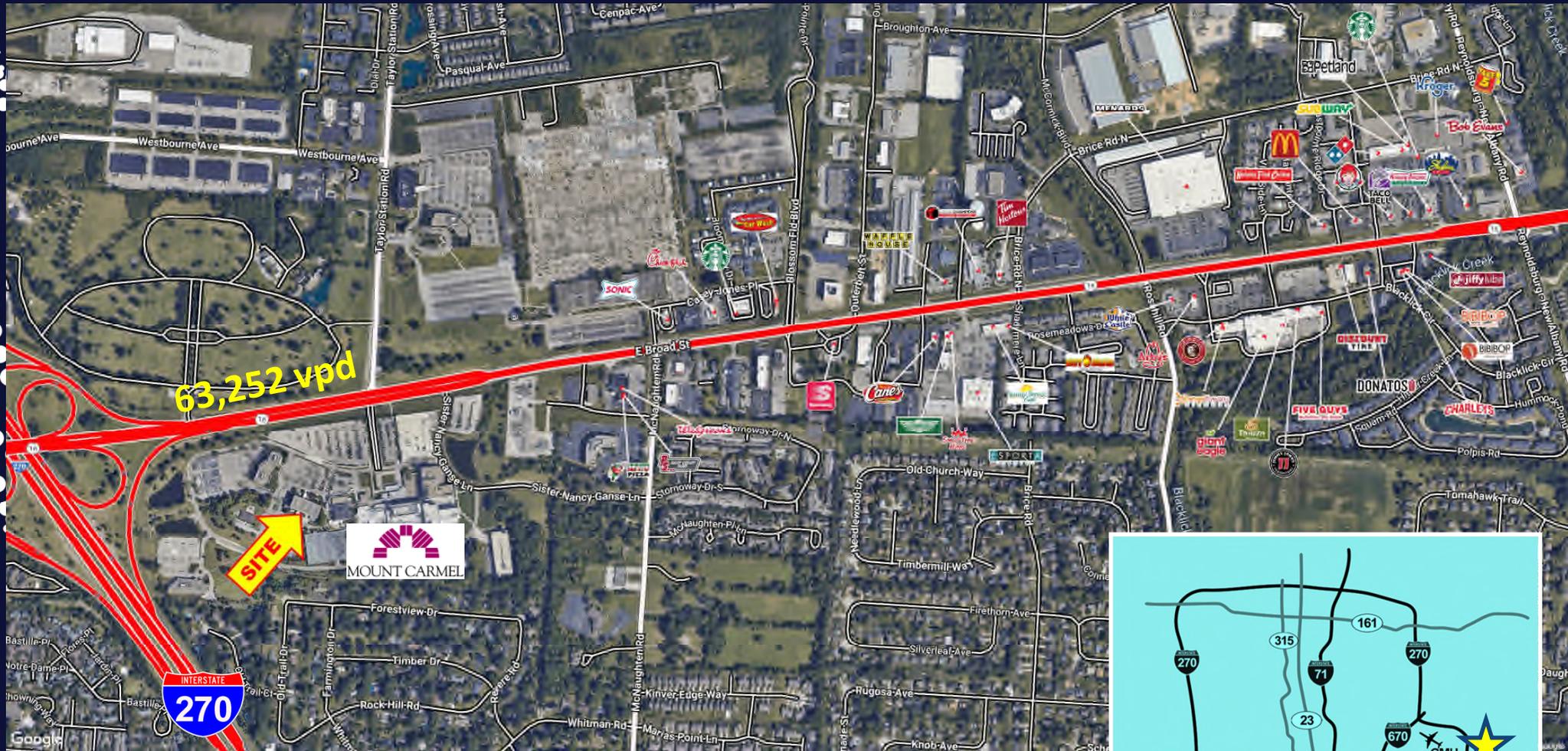
# SPACE PLAN: 4<sup>th</sup> FLOOR



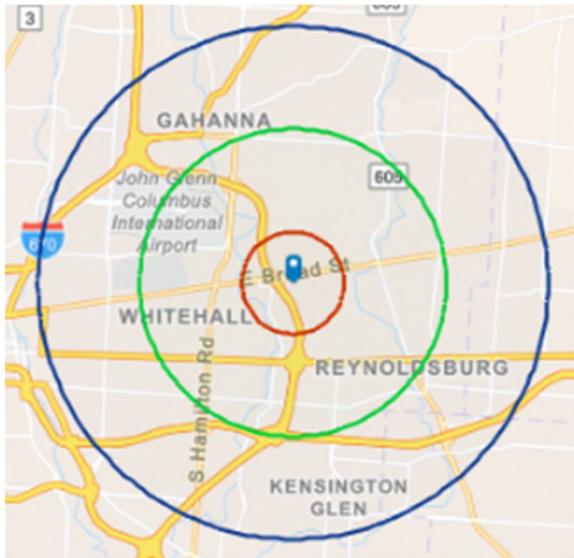
# INTERIOR PHOTOS



# EAST BROAD STREET AERIAL



# 1-MILE RADIUS DEMOS



## KEY FACTS

**7,859**  
Population

**2.1**  
Average  
Household Size

**40.7**  
Median Age

**\$69,287**  
Median Household Income

## BUSINESS

**318**

Total Businesses

**5,933**

Total Employees

## EDUCATION

**4%**

No High School  
Diploma

**25%**

High School  
Graduate

**29%**

Some  
College

**42%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$45,087**  
Per Capita  
Income



**\$69,287**  
Median  
Household  
Income



**\$93,060**  
Average  
Household  
Income

## EMPLOYMENT

**68.3**  
White  
Collar %

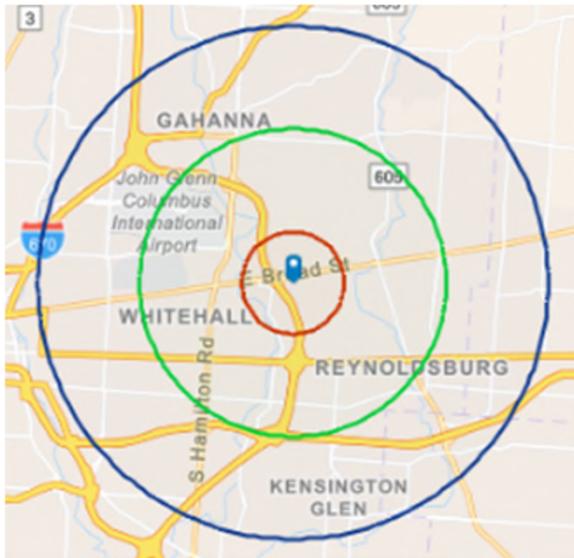
**17.4**  
Blue  
Collar %

**14.3**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

# 3-MILE RADIUS DEMOS



## KEY FACTS

**93,557**  
Population



**2.4**  
Average  
Household Size



**37.1**  
Median Age

**\$62,010**  
Median Household Income

## BUSINESS



Total Businesses

**3,327**



Total Employees

**48,899**

## EDUCATION



**8%**

No High School  
Diploma



**32%**

High School  
Graduate



**31%**

Some  
College



**29%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$36,413**

Per Capita  
Income



**\$62,010**

Median  
Household  
Income



**\$88,393**

Average  
Household  
Income

## EMPLOYMENT



**57.0**

White  
Collar %



**25.8**

Blue  
Collar %



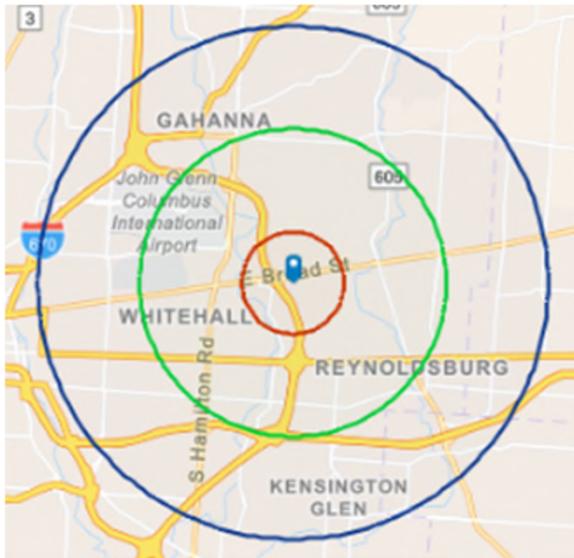
**17.1**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**261,167**  
Population

**2.5**  
Average  
Household Size

**37.0**  
Median Age

**\$67,896**  
Median Household Income

## BUSINESS

**7,528**

Total Businesses

**103,095**

Total Employees

## EDUCATION

**8%**  
No High School  
Diploma

**29%**  
High School  
Graduate

**28%**  
Some  
College

**34%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$39,013**  
Per Capita  
Income

**\$67,896**  
Median  
Household  
Income

**\$98,766**  
Average  
Household  
Income

## EMPLOYMENT

**59.6**  
White  
Collar %

**23.3**  
Blue  
Collar %

**17.1**  
Services  
%

**equity** | brokerage

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