



TURN-KEY DENTAL PRACTICE | WEDGEWOOD PROFESSIONAL VILLAGE
Ideal for a new or expanding practice - also suitable for general office use

Property:

- Professional medical or general office condominium available
- ±2,019 SF unit available
- Excellent visibility with ±29,500 vehicles per day
- Prominent frontage and signage along Sawmill Parkway
- Zoned B-1, allowing a wide range of medical and office uses
- Ample on-site parking for staff and clients

Location:

- Located in the Wedgewood Professional Village
- Close proximity to restaurants, banks, and shopping
- Less than 1 mile South of Powell Rd. (SR 750)
- ± 2.5 miles to I-270 at Sawmill Rd.



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Property Specifications:

- ±4,038 Sq. Ft. Class B medical/general office building
- ±2,019 Sq. Ft. available for lease
- Built in 2008
- Zoned B-1, suitable for medical or general office use
- Ample on-site parking

Rate:

- \$21.95/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$9.71/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities and janitorial

Notable Equipment (in available suite):

- Carestream CT Scan (30-scan) with Carestream/ Lenovo workstation (to remain with scanner)
- Carestream intraoral sensor and intraoral camera
- Midmark PowerAir oil-less compressor

Available:

Unit	Size SF	Max Size	Rate	Private Offices	Floor
10260	2,019	2,019	\$21.95 NNN	1	1

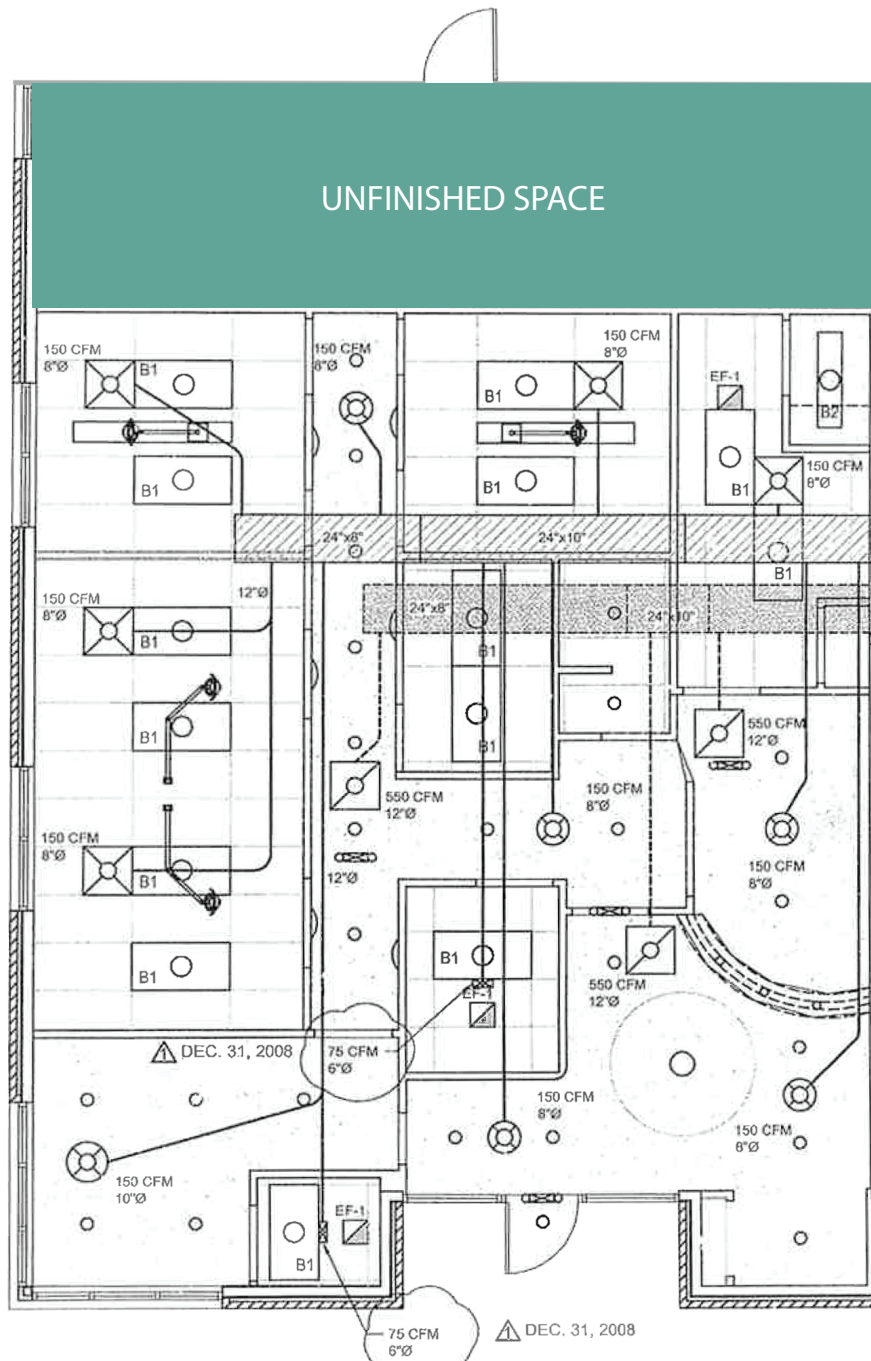
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 10260-10262 Sawmill Pkwy, Powell, OH 43065

CITY, STATE

Powell, OH

POPULATION

65,486

AVG. HH SIZE

2.70

MEDIAN HH INCOME

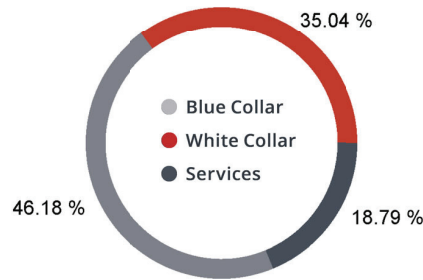
\$100,454

HOME OWNERSHIP

Renters: **6,864**

Owners: **17,493**

EMPLOYMENT



54.82 %

Employed

1.05 %

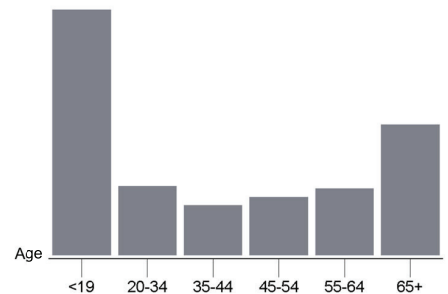
Unemployed

GENDER & AGE

49.43 %



50.57 %



RACE & ETHNICITY

White: **83.74 %**

Asian: **9.75 %**

Native American: **0.04 %**

Pacific Islanders: **0.00 %**

African-American: **1.77 %**

Hispanic: **2.34 %**

Two or More Races: **2.36 %**

EDUCATION

High School Grad: **13.43 %**

Some College: **19.83 %**

Associates: **6.29 %**

Bachelors: **61.95 %**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional.

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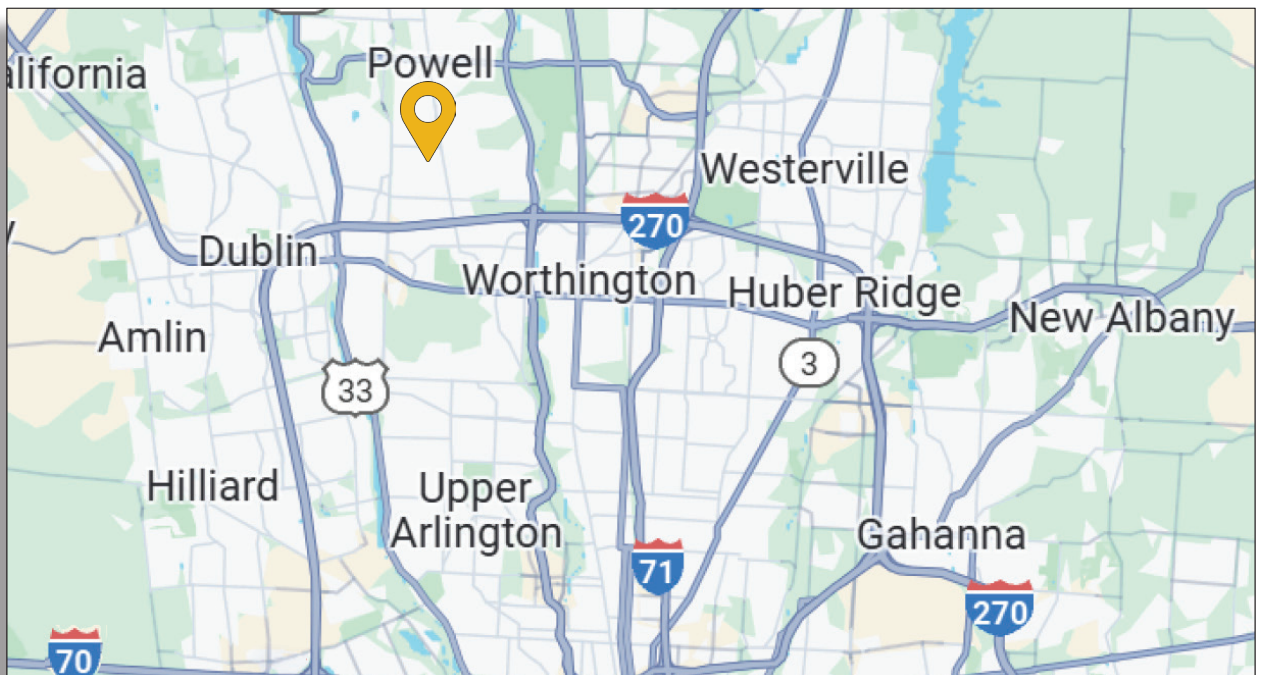
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