

GROVEPORT

MEDICAL OFFICE FOR LEASE

5323-5345 HENDRON ROAD, GROVEPORT, OH 43125



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PROPERTY HIGHLIGHTS

- Up to +/- 4,528 SF contiguous available
- Available: Suite 5335 +/- 2,055 SF
- Available: Suite 5339 +/- 2,473 SF
- Direct entry, built-out medical suites
- Exterior building and monument signage
- Parking ratio: 3.4 per 1,000 SF
- Located near the heart of Groveport

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SPACE PLAN



MOUNT CARMEL

Suite #	Tenant	Occupant Area	Rentable Area
Suite 5323	Novacare Rehab.	2,155.20	2,181.13
Suite 5327	Sedalia Dental	2,350.33	2,378.61
Suite 5335	AVAILABLE	2,031.07	2,055.51
Suite 5339	AVAILABLE	2,443.72	2,473.12
Suite 5343	Dr. Wise	899.02	909.84
Suite 5345	Pulmonary & Sleep	9,233.68	9,344.78



INTERIOR



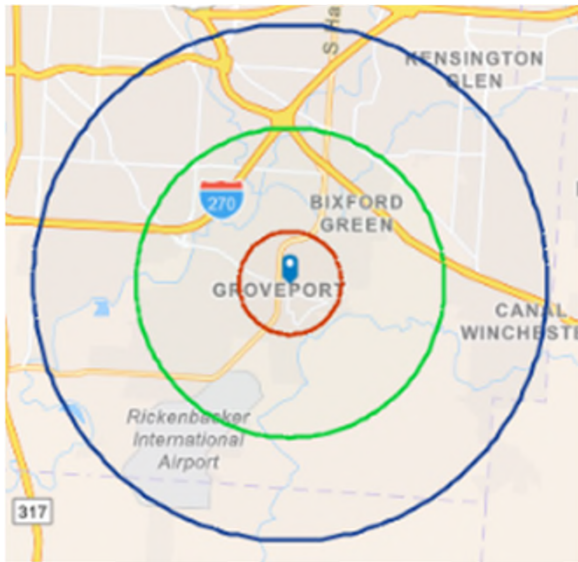
SIDE PHOTO



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

3,987
Population

2.4
Average
Household Size

42.1
Median Age

\$70,943
Median Household Income

BUSINESS

183

Total Businesses

3,657

Total Employees

EDUCATION

6%

No High School
Diploma

43%

High School
Graduate

28%

Some
College

24%

Bachelor's/Grad/Prof
Degree

INCOME



\$36,028
Per Capita
Income



\$70,943
Median
Household
Income



\$86,765
Average
Household
Income

EMPLOYMENT

57.8
White
Collar %

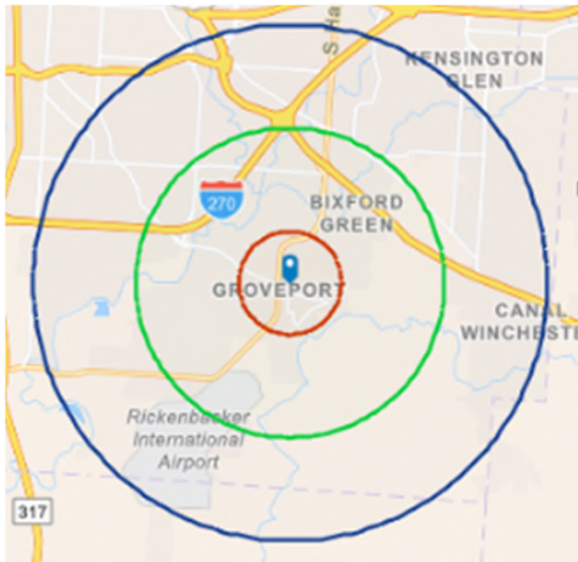
31.5
Blue
Collar %

10.5
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 The submission may be modified or withdrawn at any time by the property owner.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

20,552
Population

2.4
Average
Household Size

39.8
Median Age

\$68,381
Median Household Income

BUSINESS

662

Total Businesses

16,120

Total Employees

EDUCATION

6%

No High School
Diploma

39%

High School
Graduate

30%

Some
College

25%

Bachelor's/Grad/Prof
Degree

INCOME



36,617
Per Capita
Income



\$68,381
Median
Household
Income



\$88,983
Average
Household
Income

EMPLOYMENT



56.6
White
Collar %



32.0
Blue
Collar %

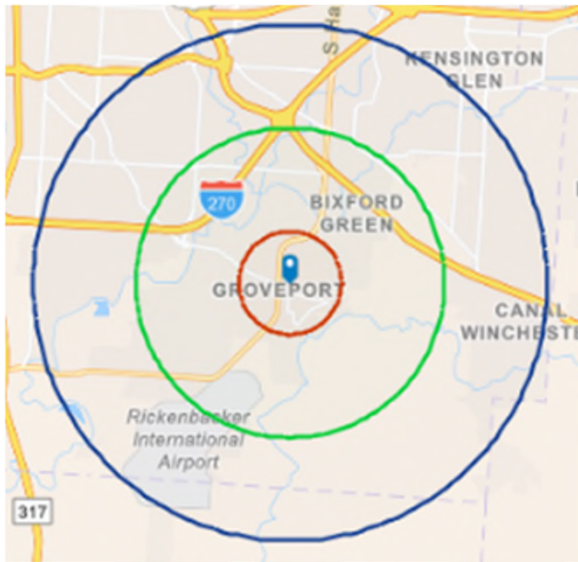


11.4
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

94,642
Population

2.5
Average
Household Size

36.3
Median Age

\$59,707
Median Household Income

BUSINESS

1,900

Total Businesses

34,042

Total Employees

EDUCATION

9%

No High School
Diploma

39%

High School
Graduate

29%

Some
College

23%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,317
Per Capita
Income



\$59,707
Median
Household
Income



\$80,204
Average
Household
Income

EMPLOYMENT



56.2
White
Collar %



28.5
Blue
Collar %



15.3
Services
%

equity | brokerage

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