

MILL RUN MEDICAL

OFFICE FOR LEASE

3712 RIDGE MILL DRIVE, HILLIARD, OHIO 43026



JEFF MEYER VICE PRESIDENT

MOBILE 614.301.4212
JMEYER@EQUITY.NET

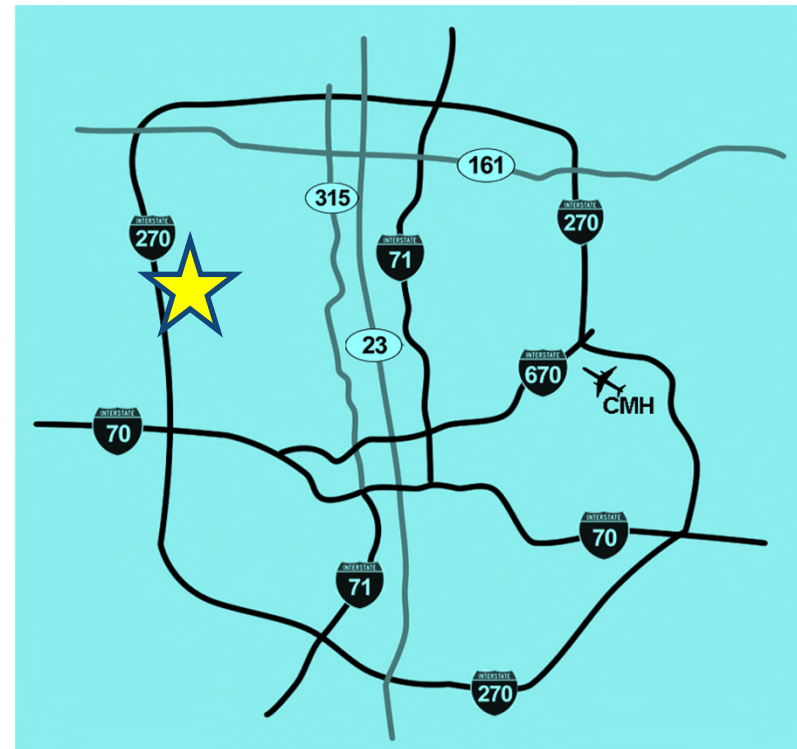


PROPERTY HIGHLIGHTS

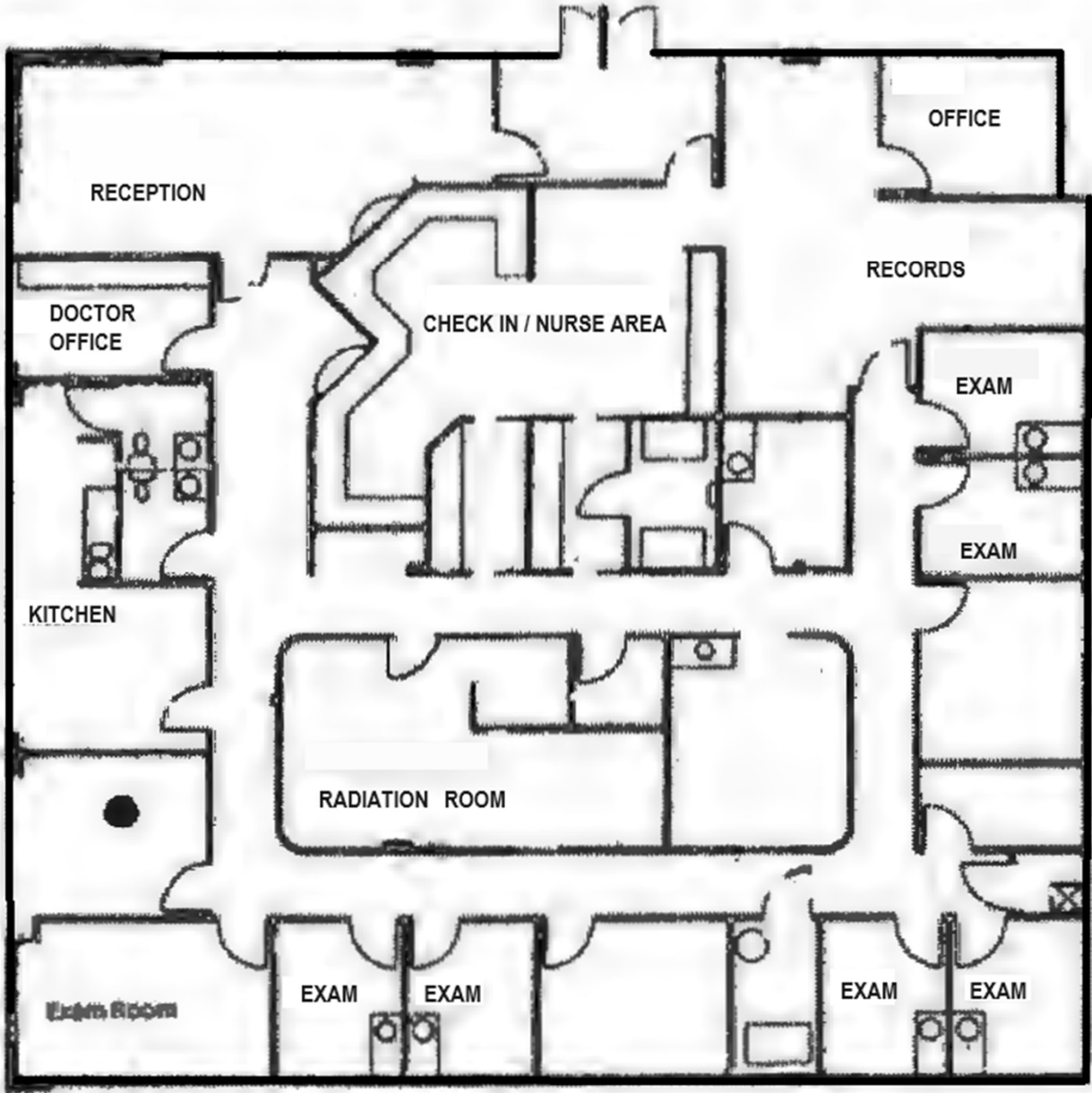
MILL RUN MEDICAL

OFFICE FOR LEASE
3712 RIDGE MILL DRIVE, HILLIARD, OHIO 43026

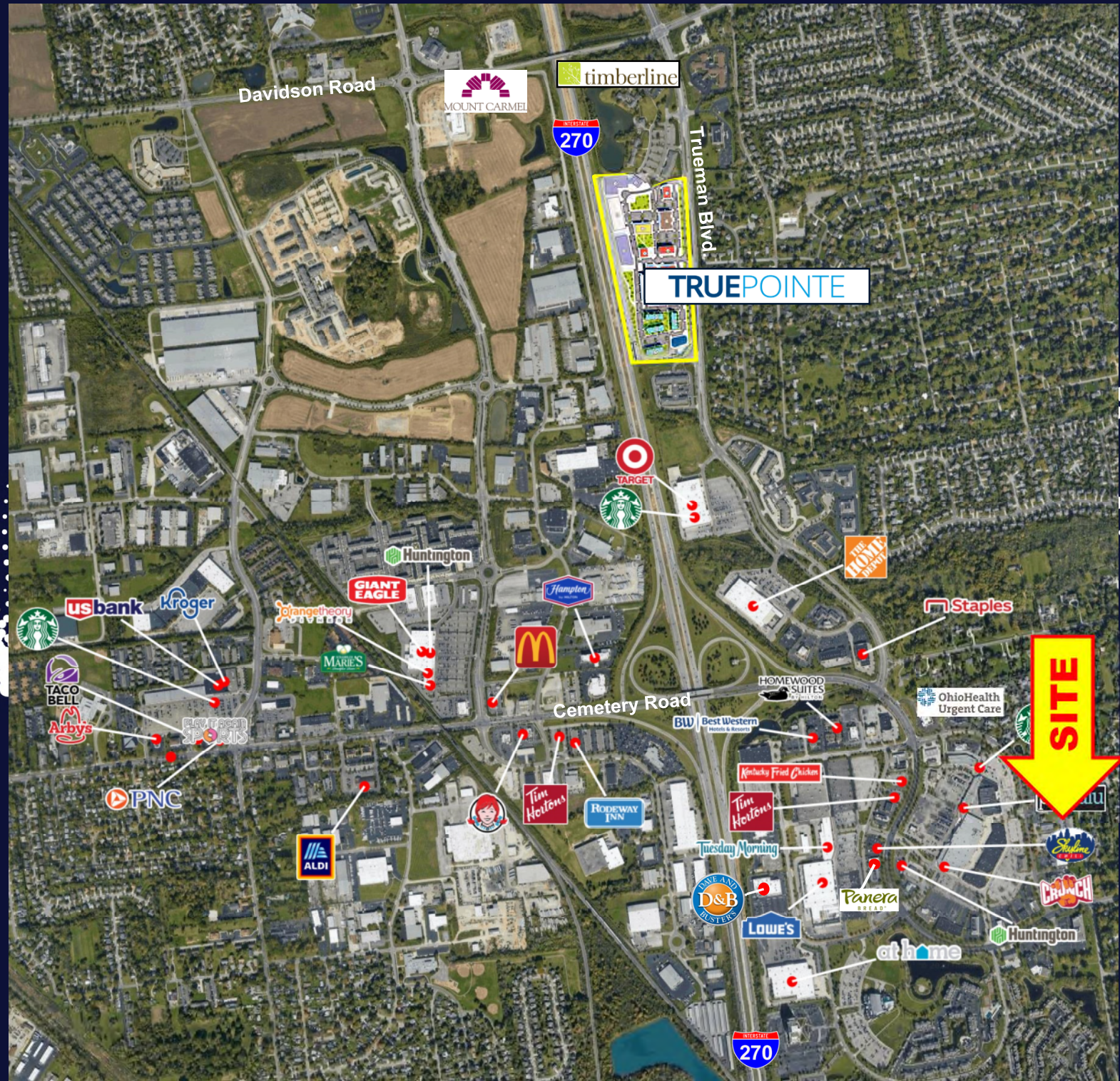
- +/- 4,630 SF space
- Built-out for medical office use
- Located in a mostly-medical office park
- Mill Run location easily accessed from Cemetery Road and I-270
- Near the new \$250M TruePointe development on Trueman Boulevard
- Lease rate: \$16.00 psf NNN



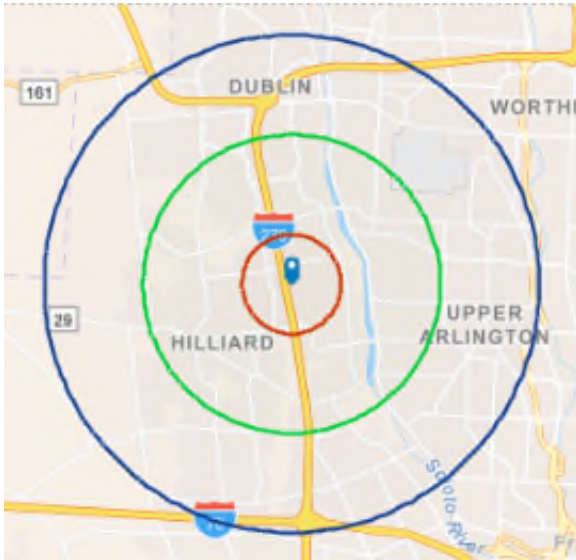
SPACE PLAN



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

10,669
Population

2.3
Average
Household Size

38.6
Median Age

\$103,167
Median Household Income

BUSINESS

281

Total Businesses

4,852

Total Employees

EDUCATION

2%
No High School
Diploma

11%
High School
Graduate

16%
Some
College

71%
Bachelor's/Grad/Prof
Degree

INCOME

\$60,477
Per Capita
Income

\$103,167
Median
Household
Income

\$138,562
Average
Household
Income

EMPLOYMENT

81.0
White
Collar %

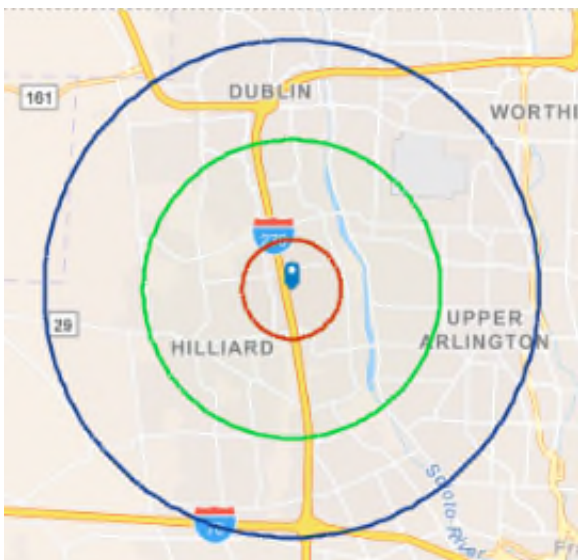
10.3
Blue
Collar %

8.6
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 The submission may be modified or withdrawn at any time by the property owner.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

94,195

Population



Average
Household Size



Median Age

\$88,339

Median Household Income

BUSINESS



Total Businesses

3,051



Total Employees

43,872

EDUCATION



3%

No High School
Diploma



15%

High School
Graduate



20%

Some
College



61%

Bachelor's/Grad/Prof
Degree

INCOME



\$51,391

Per Capita
Income



\$88,339

Median
Household
Income



\$119,609

Average
Household
Income

EMPLOYMENT



77.2

White
Collar %



12.5

Blue
Collar %



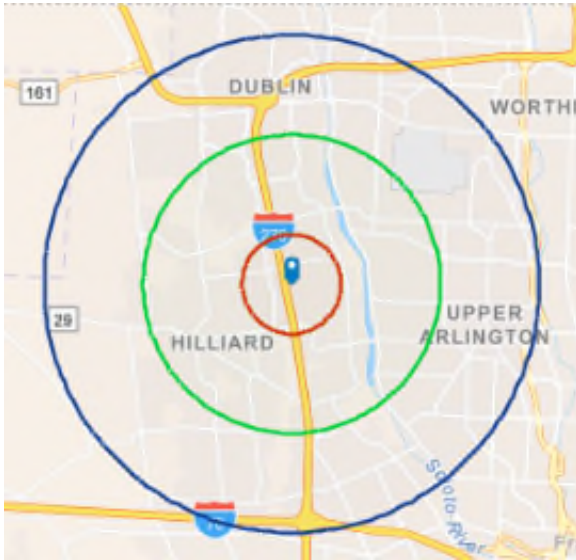
10.3

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.

5-MILE RADIUS DEMOS



KEY FACTS

221,953
Population

2.3
Average
Household Size

37.4
Median Age

\$91,068
Median Household Income

BUSINESS

8,811

Total Businesses

139,489

Total Employees

EDUCATION

3%
No High School
Diploma

14%
High School
Graduate

20%
Some
College

63%
Bachelor's/Grad/Prof
Degree

INCOME

\$53,503
Per Capita
Income

\$91,068
Median
Household
Income

\$125,127
Average
Household
Income

EMPLOYMENT

77.8
White
Collar %

11.6
Blue
Collar %

10.6
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.