

CBRE

West Central **MEDICAL CENTER**

COLUMBUS MSA

460
WEST CENTRAL MEDICAL CENTER



**Multi-Tenant Medical Outpatient Building near
OhioHealth Grady Memorial Hospital**

454 & 460 WEST CENTRAL AVENUE, DELAWARE, OHIO

INVESTMENT HIGHLIGHTS



Directly Across from OhioHealth
Grady Memorial Hospital



Anchored by Orthopedic One,
Ohio's Largest Physician-Owned
Orthopedic Practice



All-Healthcare Rent Roll Averaging
15.23 Years of Historical Tenancy



Value-Add Opportunity through
Lease-Up of Vacant Space

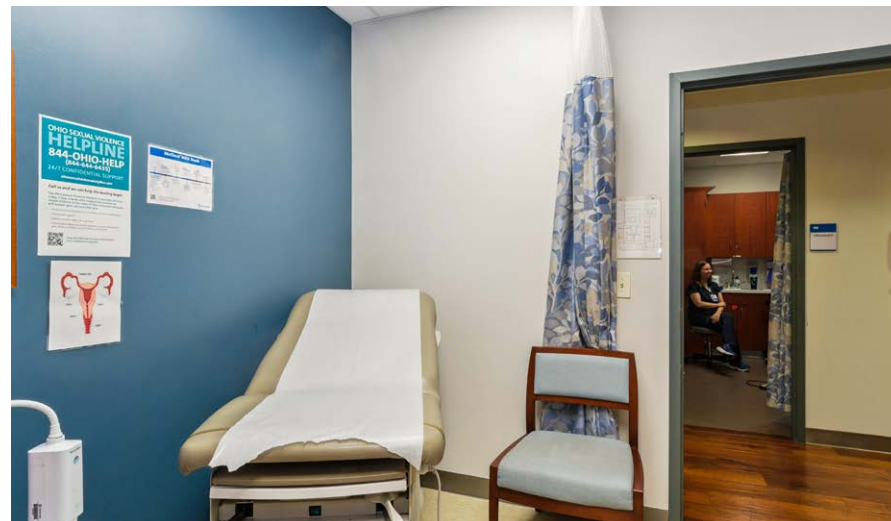


One of Ohio's Wealthiest and
Fastest-Growing Counties

PROPERTY OVERVIEW

ADDRESS	454 & 460 West Central Avenue, Delaware, OH 43015
YEAR BUILT	454 Building: 1990; 460 Building: 2008
SIZE	24,730 SF total: 18,400 SF at 460 building, 6,330 SF at 454 building
BUILDINGS	Two, single story. The 454 building includes a full finished basement
SITE AREA	3.22 acres across two contiguous parcels

PARCEL NUMBERS	519-341-05-035-000 (460 building) and 519-341-05-036-000 (454 building)
COUNTY & MSA	Delaware County, Columbus MSA
ZONING	PO-I, Planned Office-Industrial District
PARKING	111 asphalt-paved surface spaces at 4.7:1,000 SF
OWNERSHIP	Fee Simple



SITE PLAN

ADDRESS

454 & 460 West Central Avenue,
Delaware, OH 43015

YEAR BUILT

1990 (454 building)
and 2008 (460 building)

SIZE

24,730 SF

BUILDINGS

Two

COUNTY

Delaware

ZONING

PO-I, Planned Office-Industrial District

PARCEL NUMBER

519-341-05-035-000 (460 building)
519-341-05-036-000 (454 building)

OWNERSHIP

Fee Simple



460 W CENTRAL AVE
18,400 SF

454 W CENTRAL AVE
6,330 SF

PARKING
111 surface spaces
4.7:1,000 SF

3.22 ACRES

37

W CENTRAL AVE









OhioHealth

Grady Memorial Hospital



**Delaware Speech
and Hearing Center**

West Central **MEDICAL CENTER**

DELAWARE, OHIO

Demographics

2025 DEMOGRAPHICS	CITY OF DELAWARE	DELAWARE COUNTY	COLUMBUS MSA	OHIO
POPULATION	47,535	239,724	2,257,176	11,918,015
5-YR POPULATION GROWTH	15.0%	12.0%	5.5%	1.0%
MEDIAN AGE	37.4	40.2	37.3	40.5
POPULATION 65+	15.6%	16.3%	16.1%	20.4%
MEDIAN HOUSEHOLD INCOME	\$97,414	\$139,096	\$87,878	\$77,059
BACHELOR'S DEGREE OR HIGHER	48.3%	61.0%	41.6%	33.0%

Demographic Highlights



Delaware County's median household income of \$139,096 runs 1.8 times the Ohio median of \$77,059 and 58% above the Columbus MSA.



The county's population grew 37.6% since 2010 and 12.0% since 2020, adding 25,600 residents in five years. The City of Delaware grew faster still at 15.0%, reaching 47,535 residents. The county is projected to reach 258,625 by 2030.



Residents age 65 and older are projected to grow 17.1% by 2030, from 39,090 to 45,779, more than twice the rate of the county overall at 7.9%. The 75-and-older cohort grows 28.6% over the same period.



Educational attainment runs nearly double the state level, with 61.0% of county residents age 25 and older holding a bachelor's degree or higher against 33.0% statewide. Median home value of \$488,487 is twice the Ohio median.



Delaware County households grew from 77,713 in 2020 to 88,066 in 2025 and are projected to reach 95,637 by 2030, a 23.1% increase across the decade. Owner-occupancy runs 77.0%.

CBRE U.S. HEALTHCARE CAPITAL MARKETS

Private Capital

CHRIS MANASSERO

Associate

+1 714 742 0121

chris.manassero@cbre.com

Investment Properties

CHRIS BODNAR

Vice Chair

+1 720 635 2653

chris.bodnar@cbre.com

BRANNAN KNOTT

Executive Vice President

+1 443 983 6039

brannan.knott@cbre.com

COLE REETHOF

First Vice President

+1 404 504 7864

cole.reethof@cbre.com

Debt & Structured Finance

ZACK HOLDERMAN

Senior Vice President

+1 858 337 9412

zack.holderman@cbre.com

ANTHONY SARDO

Senior Vice President

+1 978 337 9980

anthony.sardo@cbre.com

JESSE GRESHIN

Vice President

+1 860 808 4810

jesse.greshin@cbre.com

CBRE HEALTHCARE LEASING

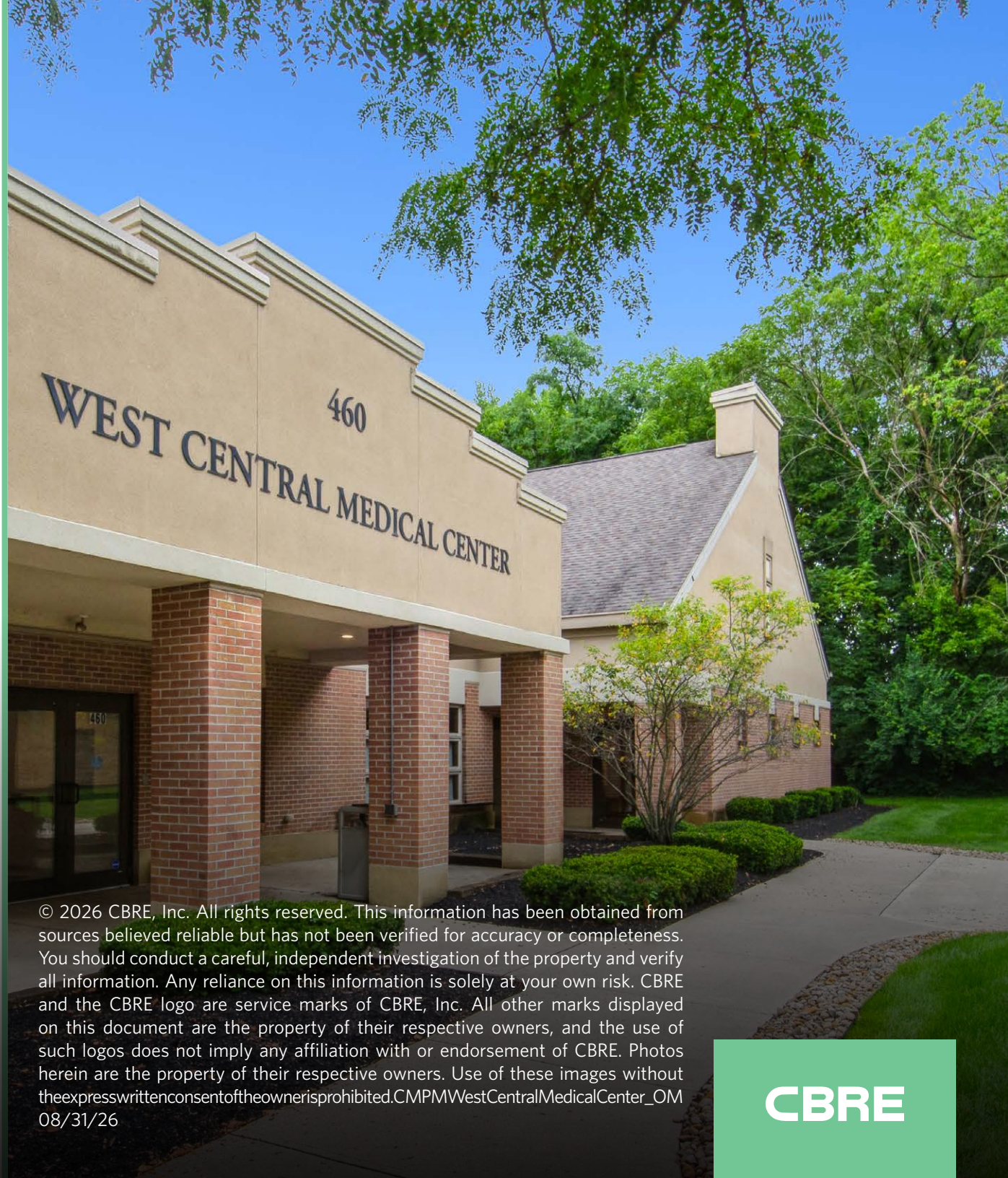
Columbus

MOLLY LEACH

Senior Vice President

+1 614 332 4795

molly.leach@cbre.com



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