



## 4995 Bradenton Ave

Dublin, Ohio 43017

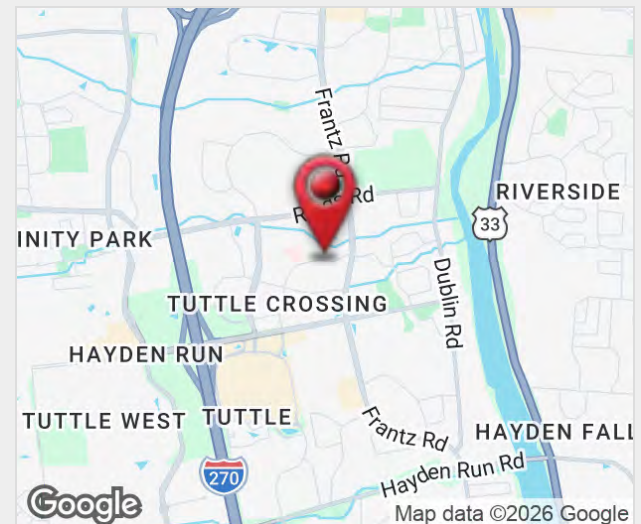
### Property Features

- Medical & General Office Space Available
- First Floor Medical Suite for Easy Patient Access
- ±1,401 SF Available
- Recently Renovated Common Areas
- Monument Signage Opportunity
- 24-Hour Key Card Access
- Immediate Access to I-270
- Surrounded by Retail, Dining & Service Amenities

**Lease Rate: \$9.50 SF/Yr (NNN)**

**Opex: \$10.29/SF**

**[www.DublinOhioOffice.com](http://www.DublinOhioOffice.com)**



For more information:

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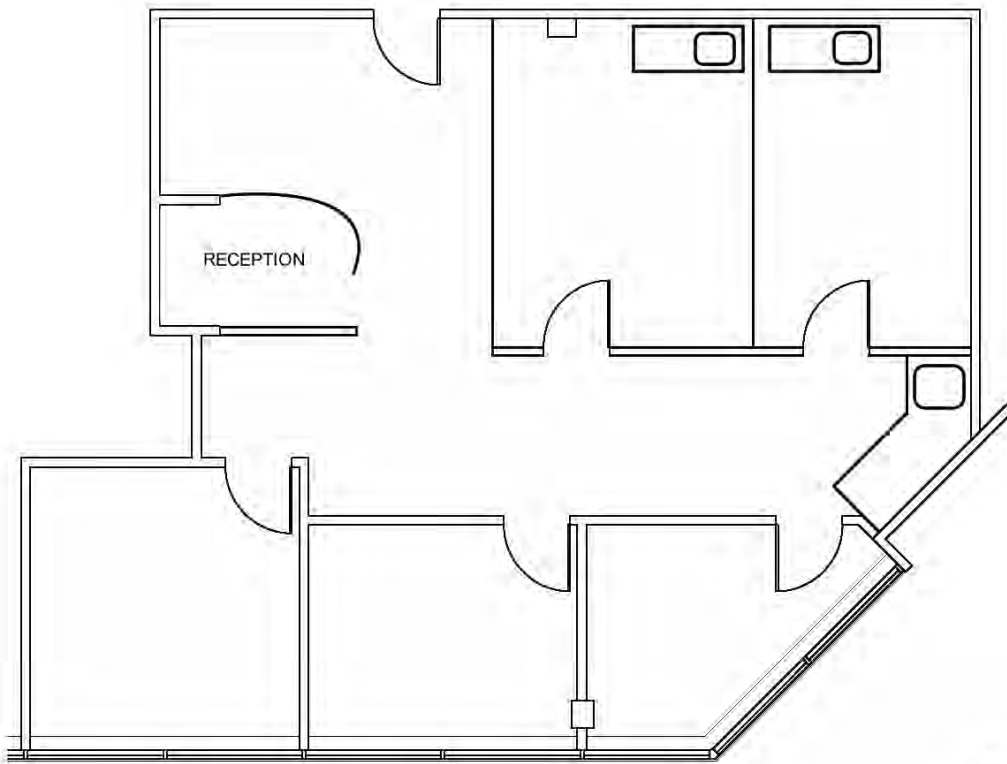


## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,401 SF	Lease Rate:	\$9.50 SF/yr

## AVAILABLE SPACES

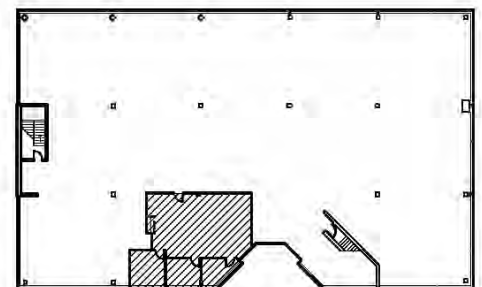
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	1,401 SF	NNN	\$9.50 SF/yr	Available 06/01/2026



### Floor Plan

SUITE 110

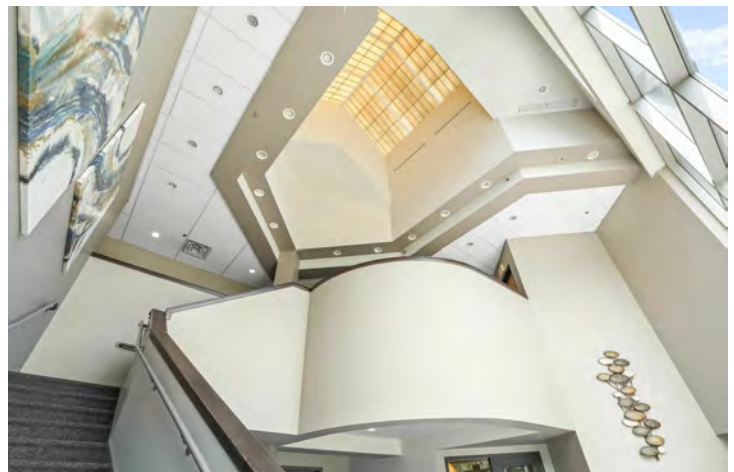
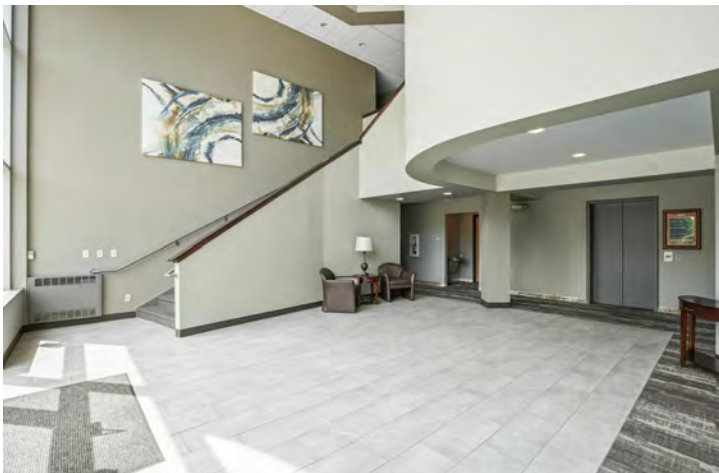
1/8" = 1'-0"



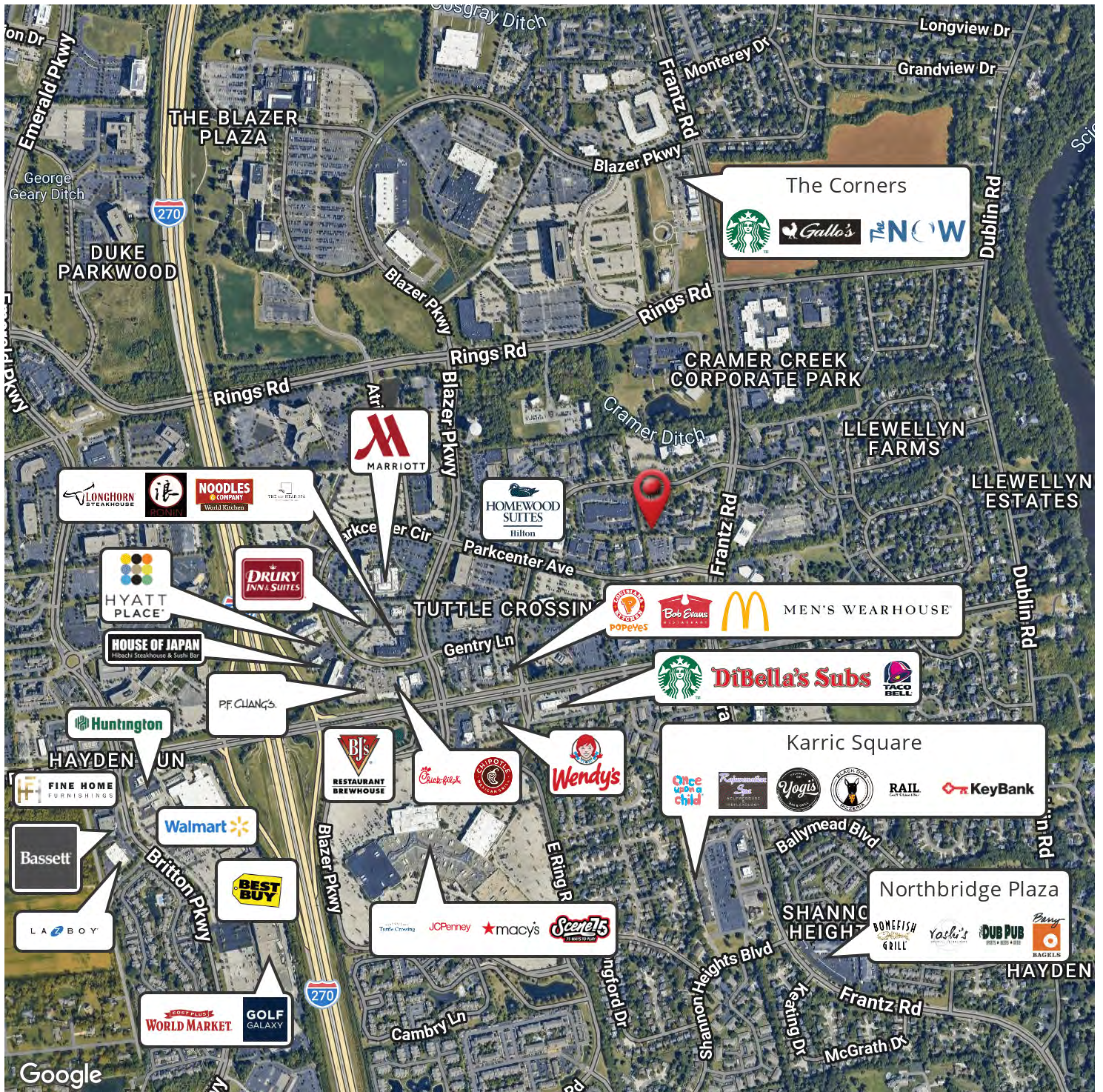
### Building Key Plan

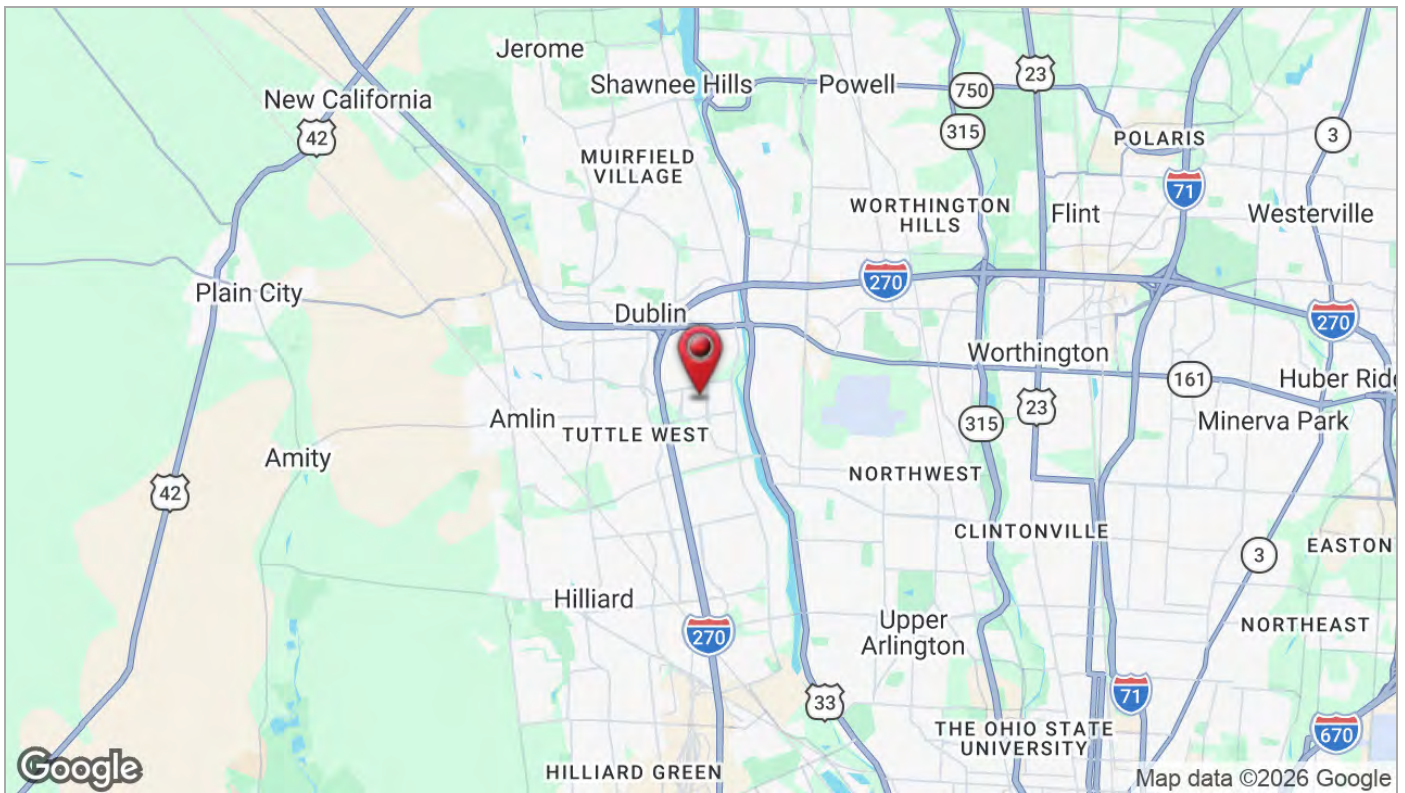
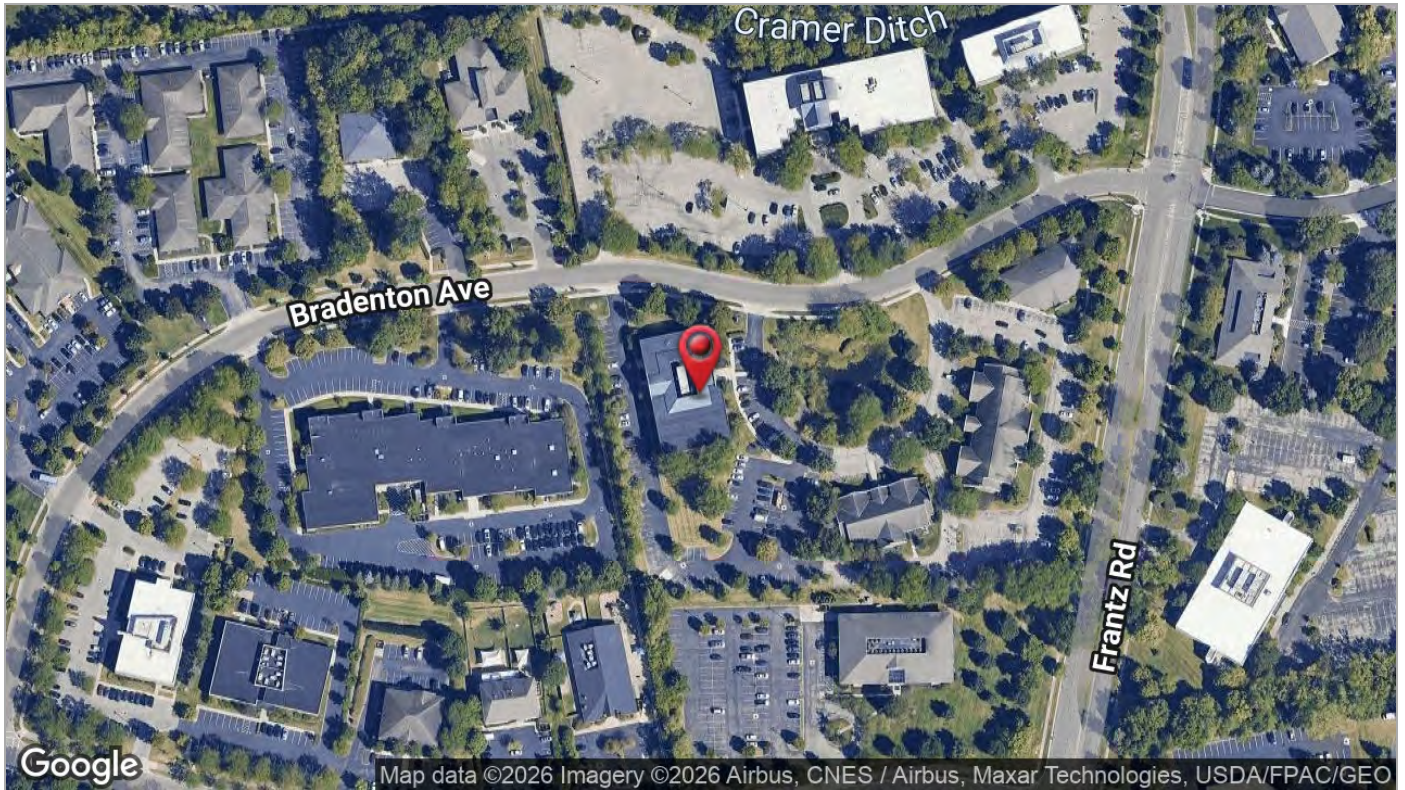
FIRST FLOOR

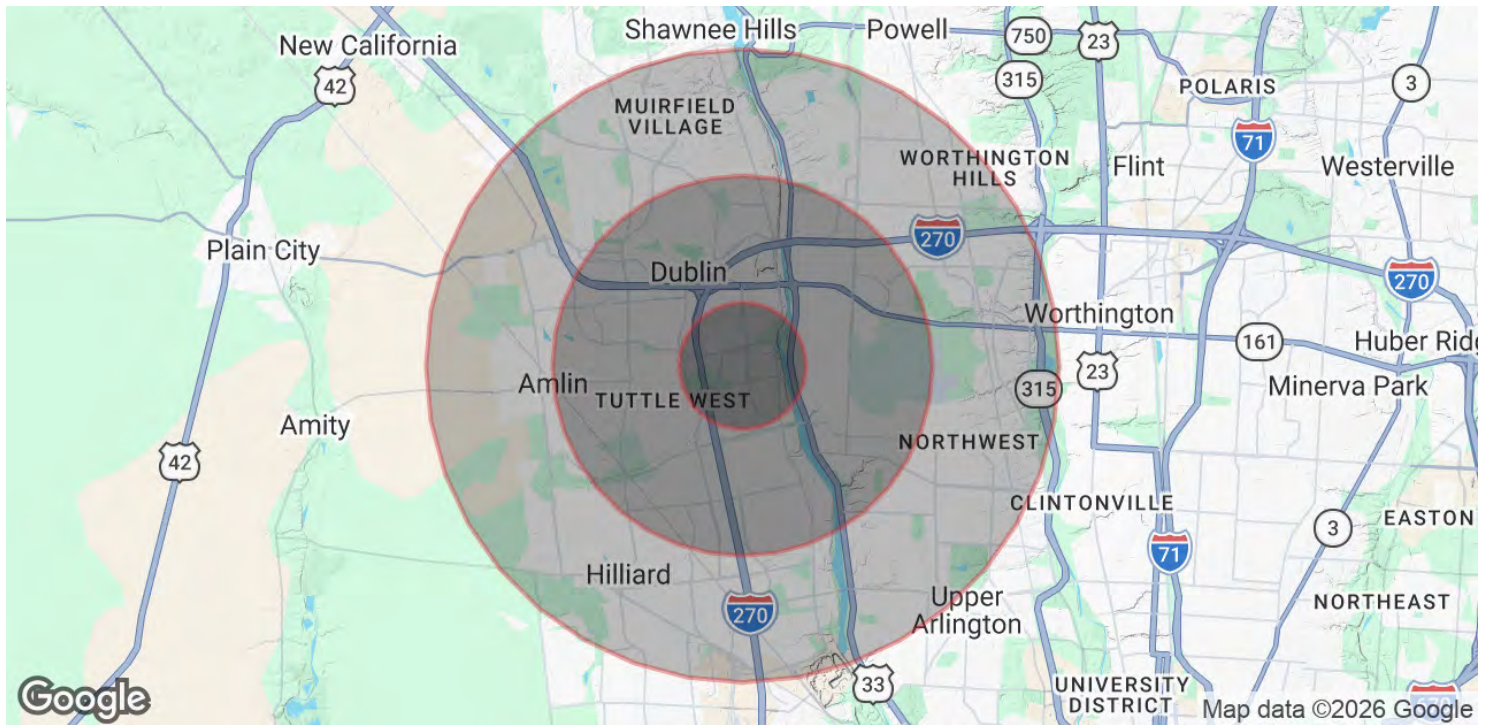
N.T.S.











## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,612	64,722	184,351
Average Age	35.9	34.5	35.8
Average Age (Male)	36.1	33.9	34.8
Average Age (Female)	35.5	35.2	36.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,620	27,463	74,507
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$93,070	\$88,561	\$94,070
Average House Value	\$266,043	\$253,184	\$275,542

2020 American Community Survey (ACS)