



## 7332 E Main Street

Reynoldsburg, Ohio 43068

### Property Features

- Olde Reynoldsburg Commercial District
- 12,000 SF Two-Story, Mixed-Use Development
- High-End Building Design & Finishes
- Suites Ranging from 1,000 up to 2,937 SF
- First or Second Floor Space Available
- Ideal for Medical, Retail or General Office
- Outdoor Patio Space Available on Ground Floor
- One Passenger Elevator
- Highly Visible Location | Signage Opportunities
- 38 On-Site Parking Spaces | Adjacent Public Lot with 39 Spaces
- Over 20,000 VPD on E Main Street
- One Mile from New COPC Out-Patient Medical Building
- Easy Access to I-270 & I-70

**Lease Rate: \$21.50 - \$24.00 SF/Yr (NNN)**

**OpEx: \$6.00/SF (Utilities & Janitorial Billed Separately)**

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



For more information:

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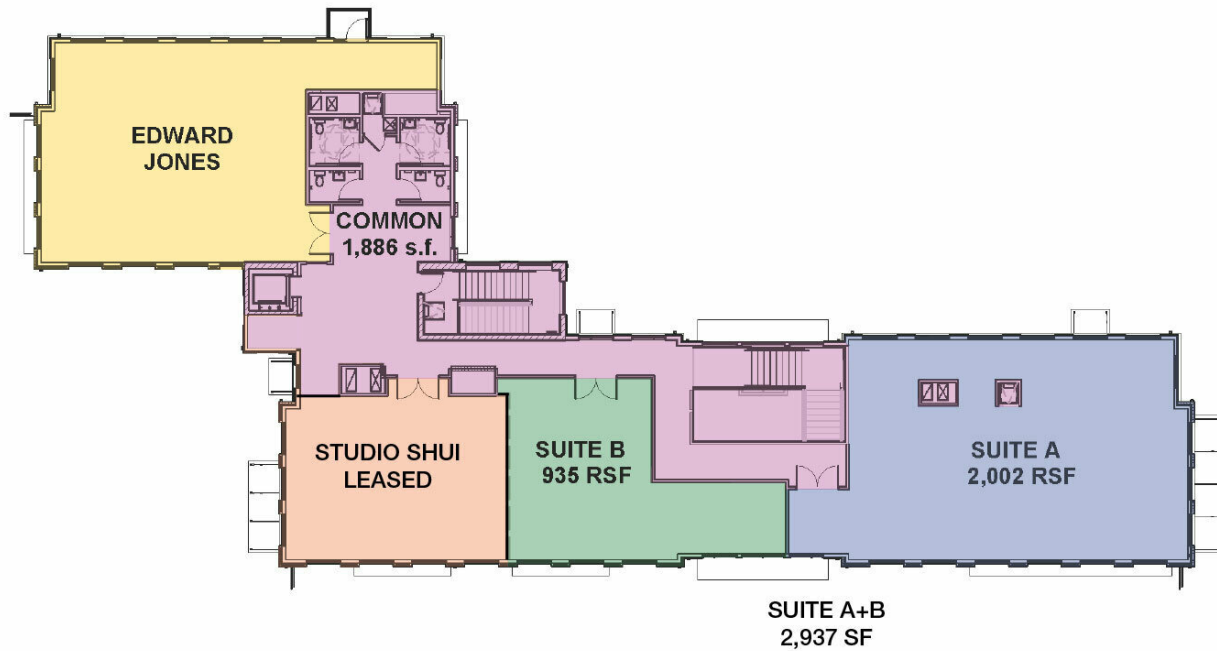
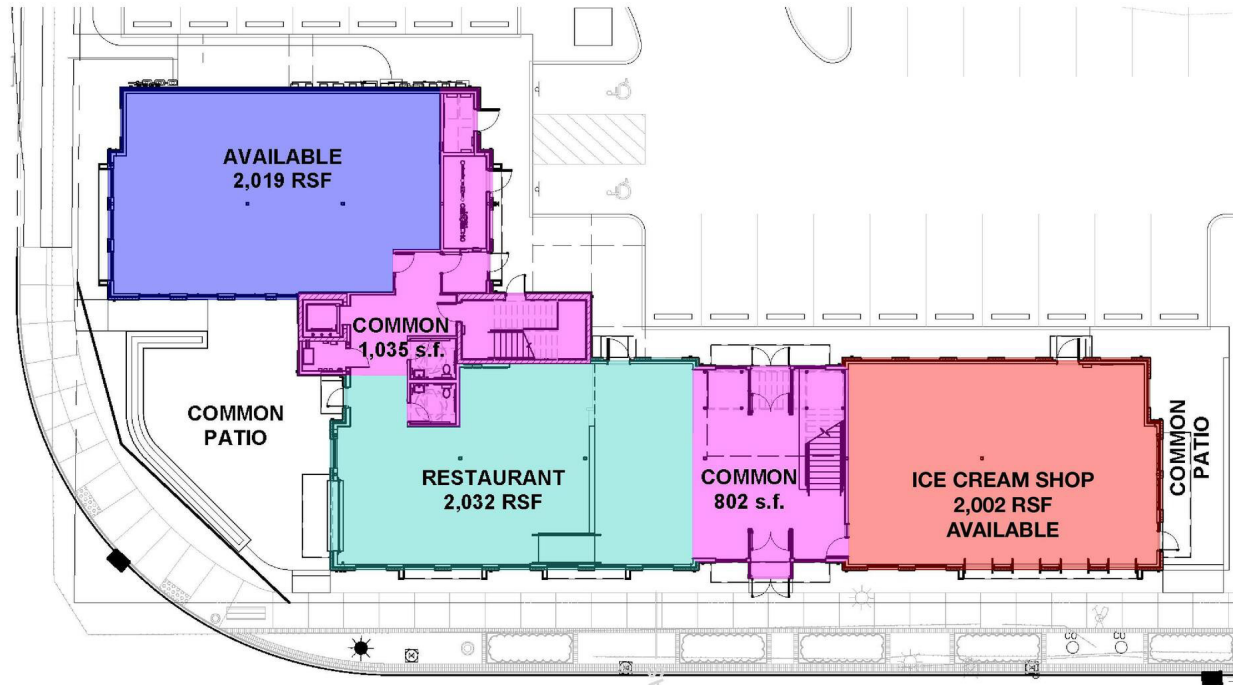
**Lease Rate:** \$21.50 - 24.00 SF/YR (NNN)

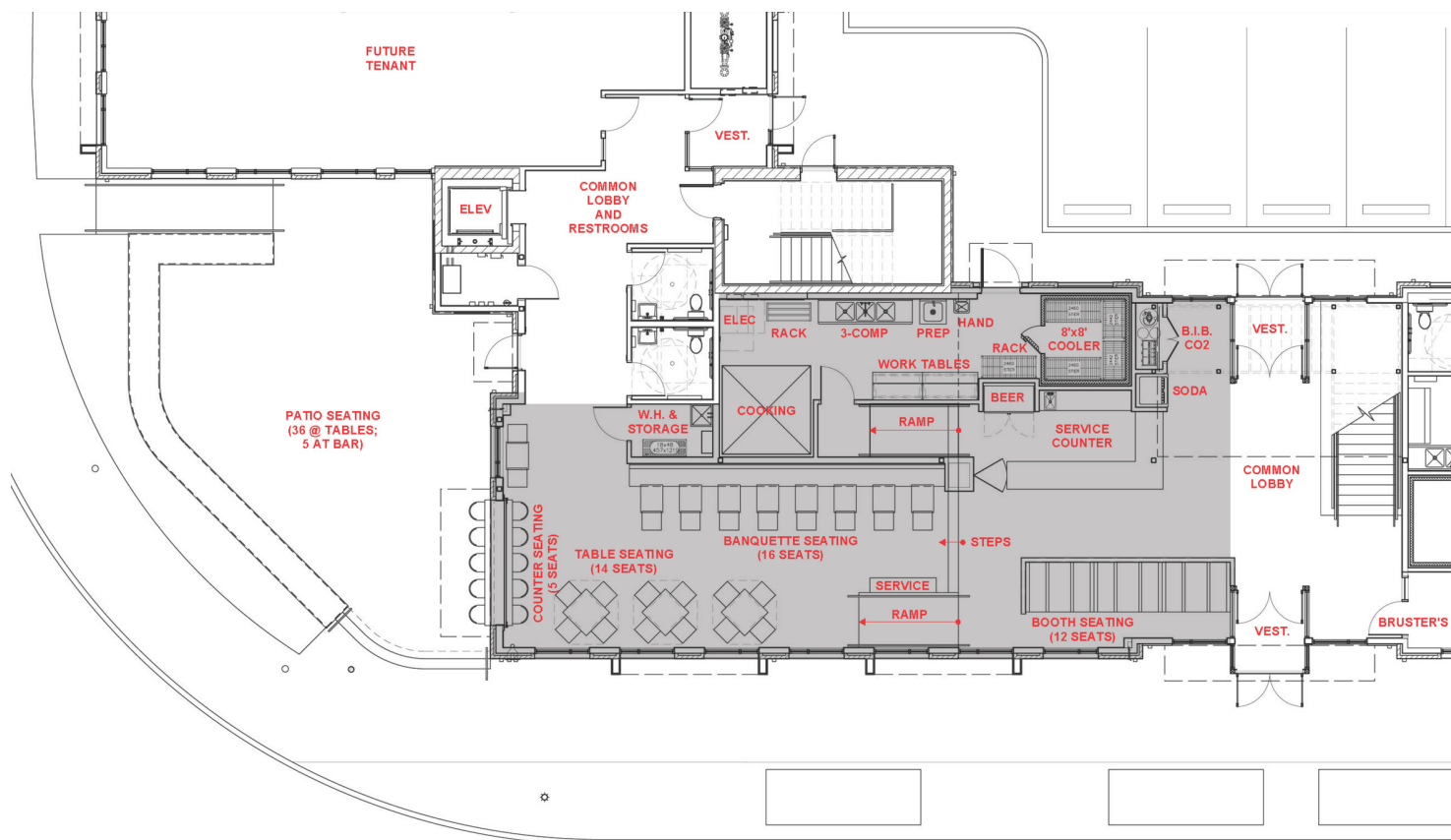
**Total Space** 935 - 2,937 SF

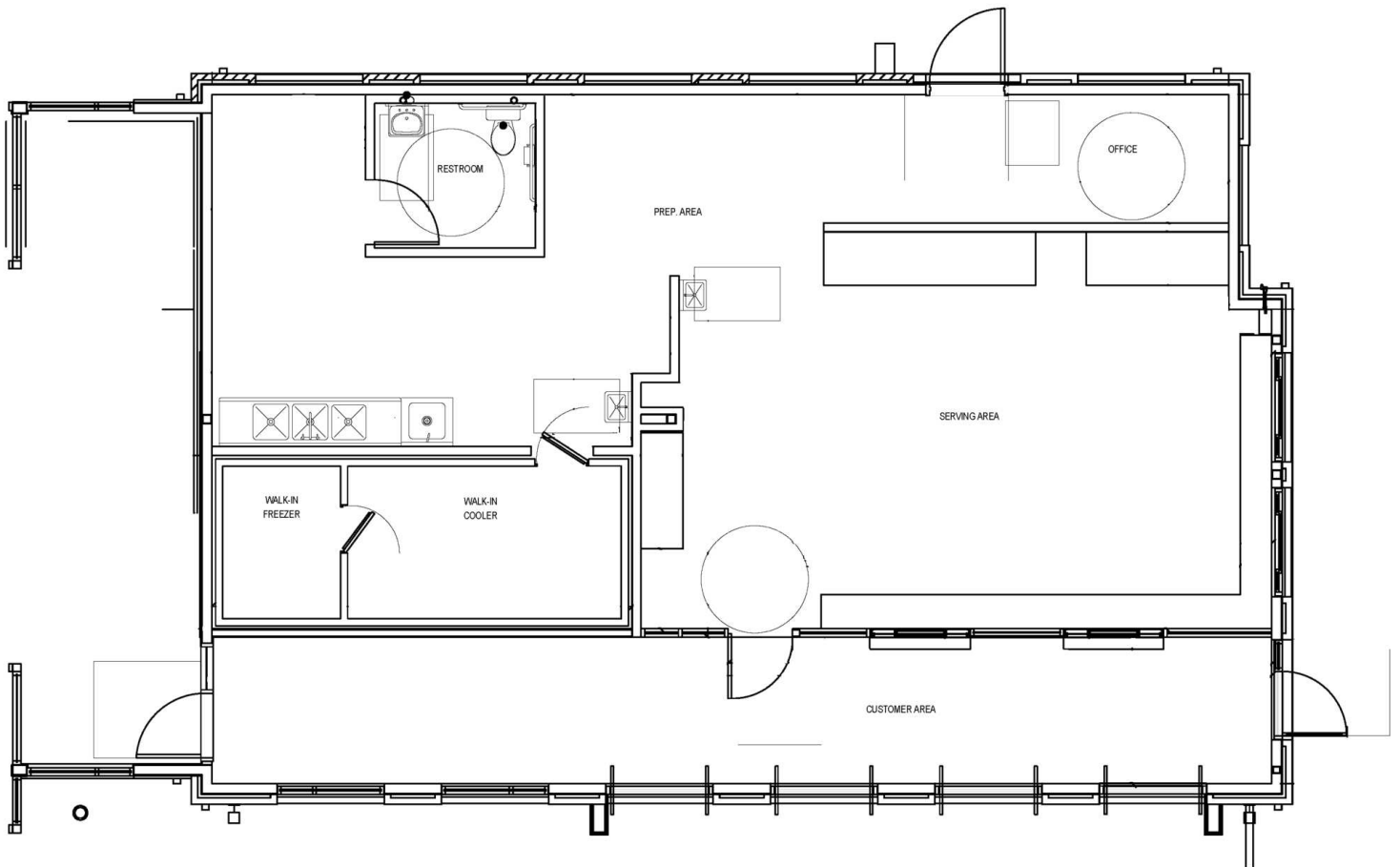
**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A+B	Office/Medical	\$21.50 SF/Yr	NNN	2,937	VACANT
Suite A	Office/Medical	\$21.50 SF/Yr	NNN	2,002	VACANT
Suite B	Office/Medical	\$21.50 SF/Yr	NNN	935	VACANT
Retail	Street Retail	\$24.00 SF/Yr	NNN	2,019	VACANT
Restaurant	Restaurant	\$24.00 SF/Yr	NNN	2,032	VACANT
Ice Cream Shop	Street Retail	\$24.00 SF/Yr	NNN	2,002	VACANT





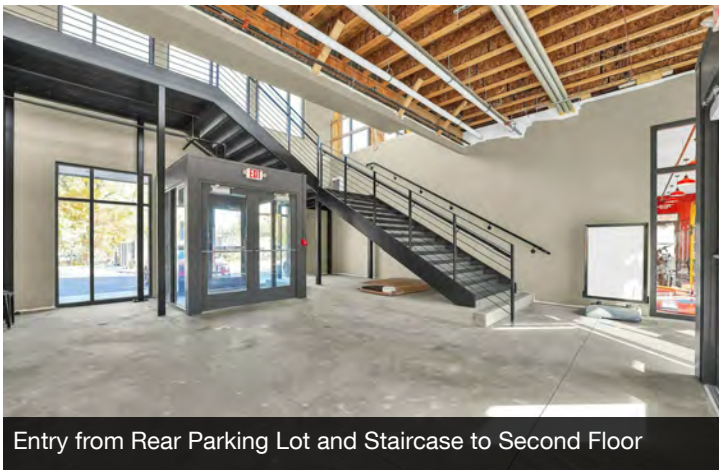




Front



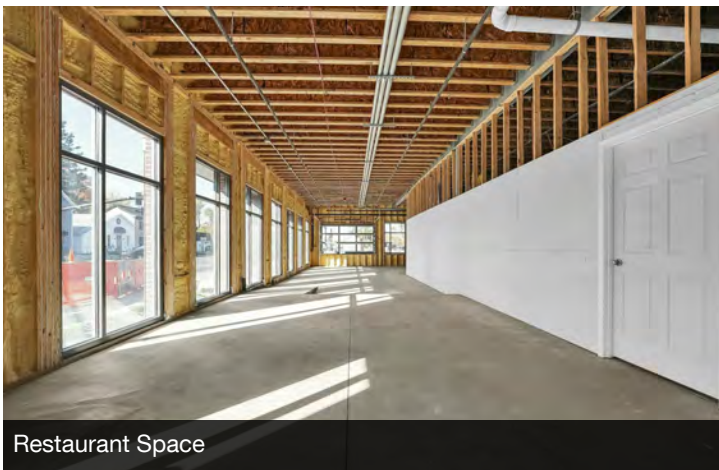
Back & Rear Parking Lot



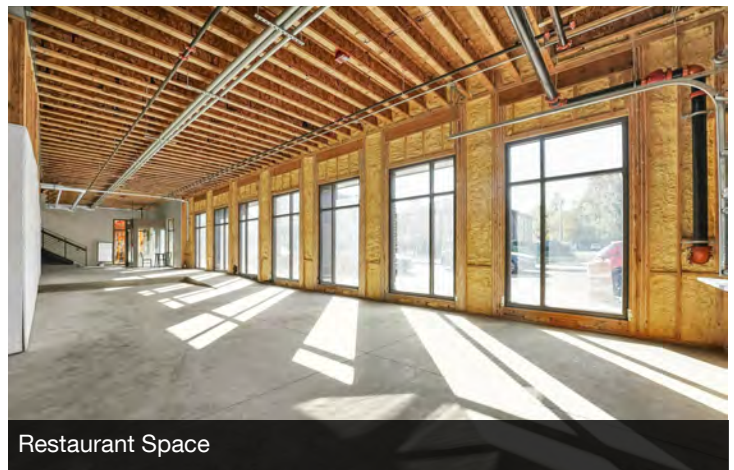
Entry from Rear Parking Lot and Staircase to Second Floor



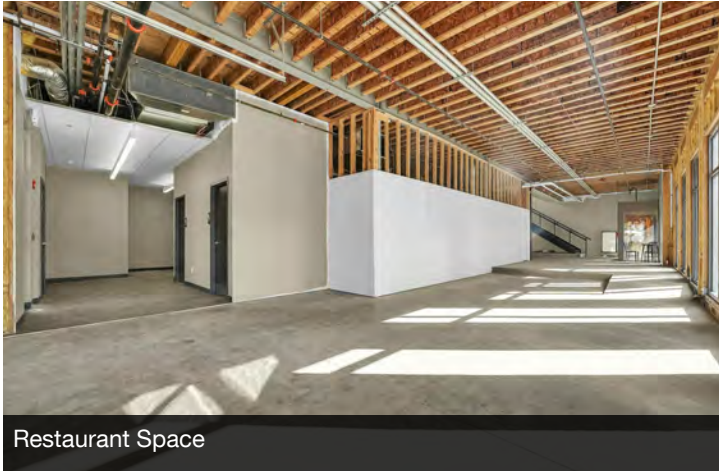
Entry from E. Main Street



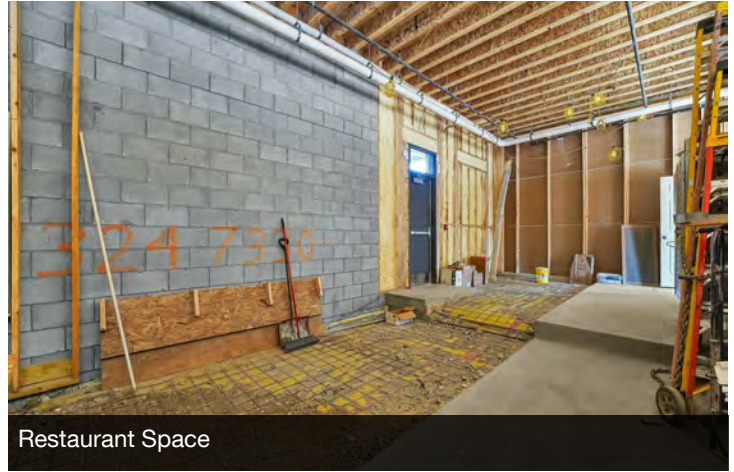
Restaurant Space



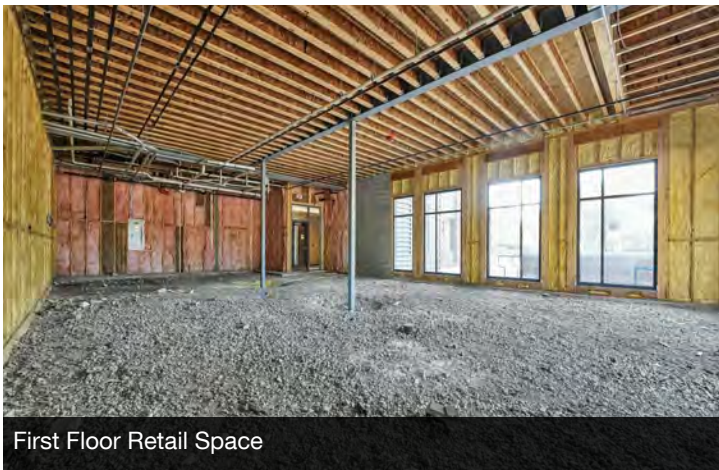
Restaurant Space



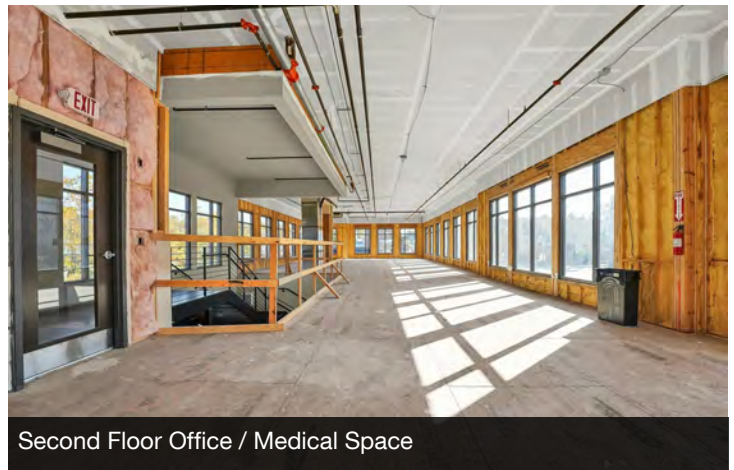
Restaurant Space



Restaurant Space



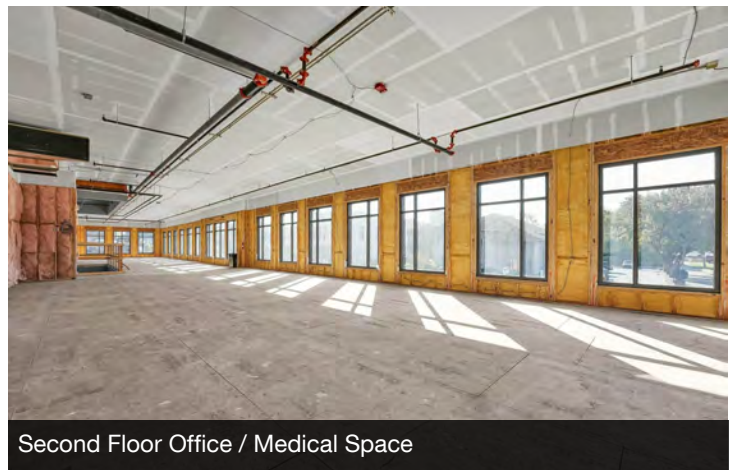
First Floor Retail Space



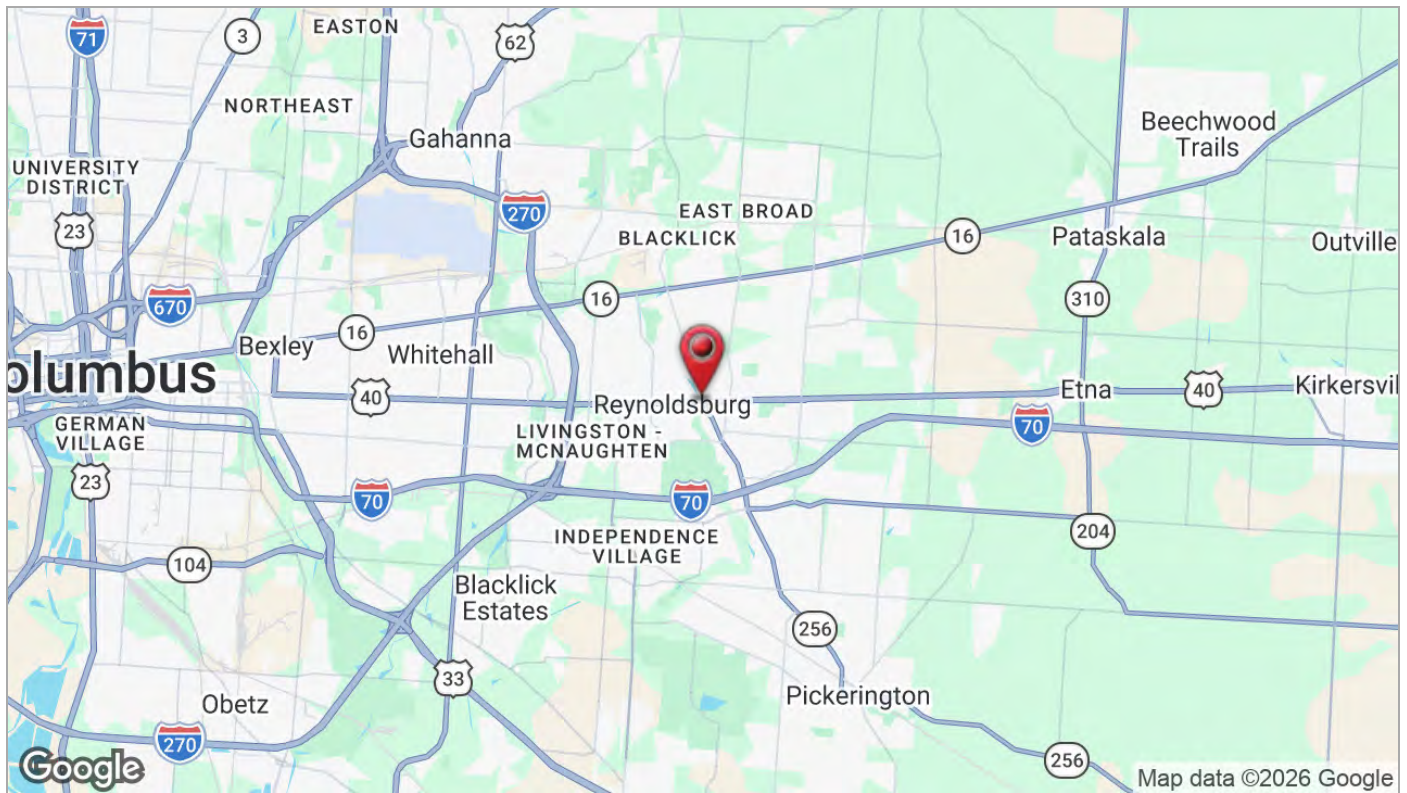
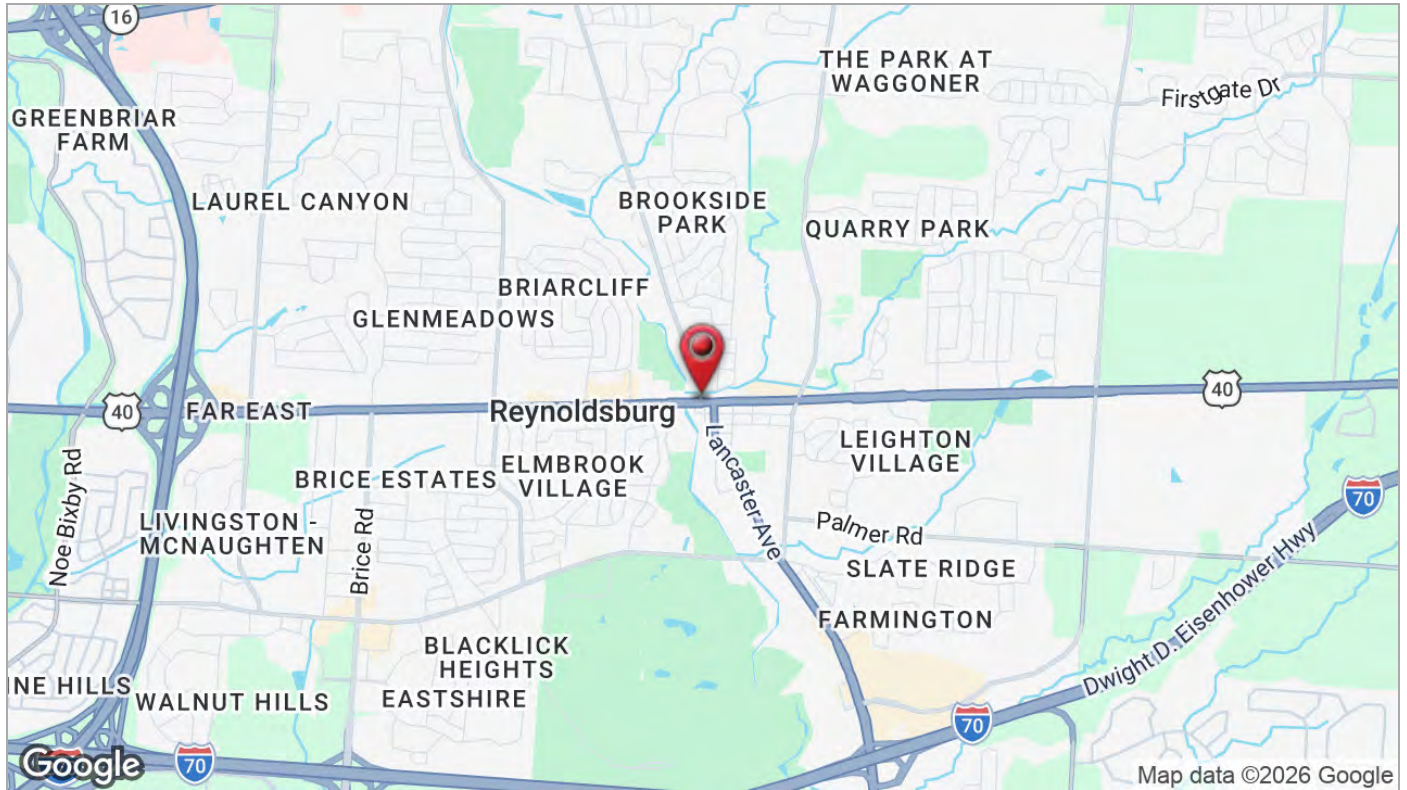
Second Floor Office / Medical Space

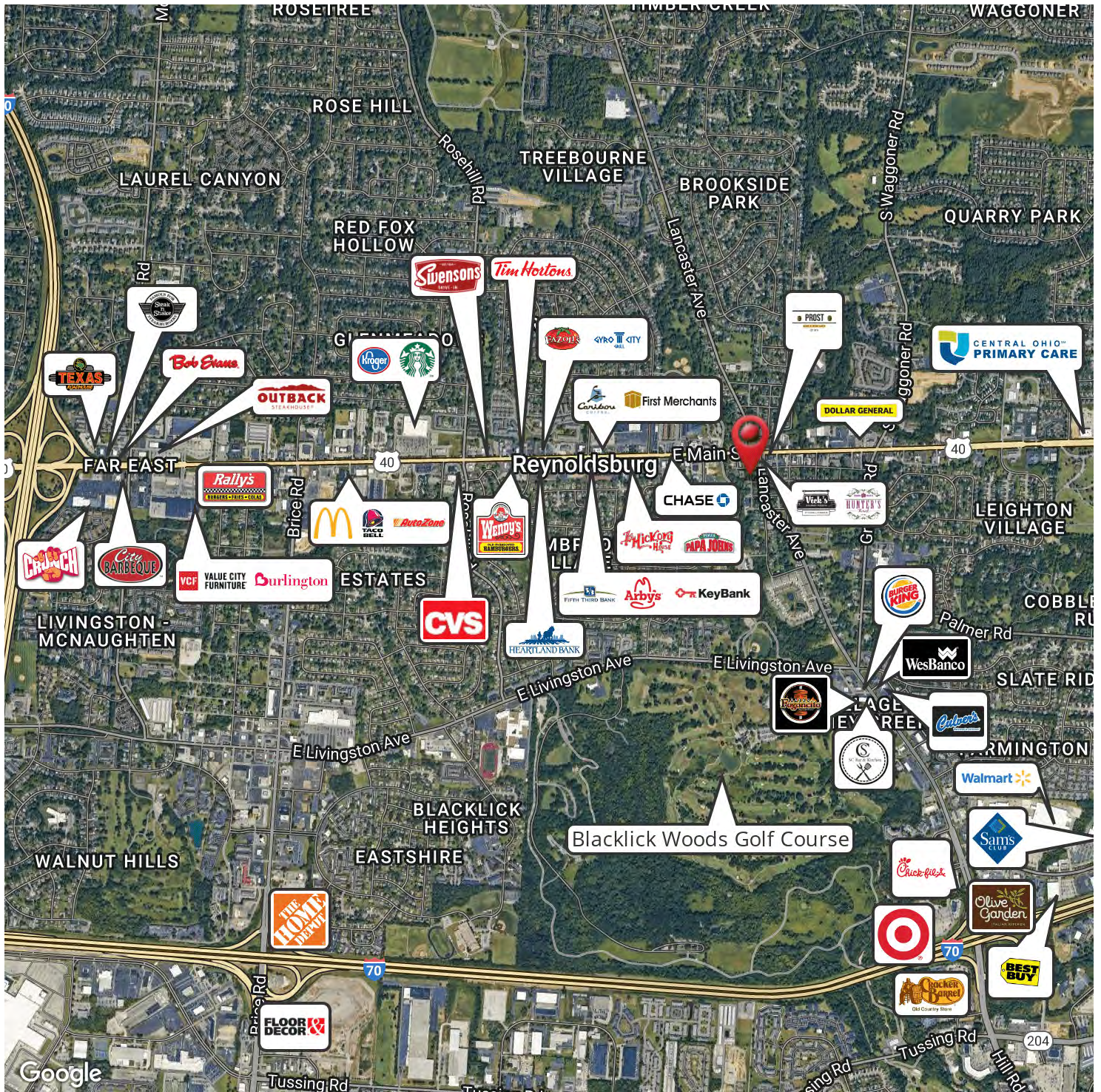


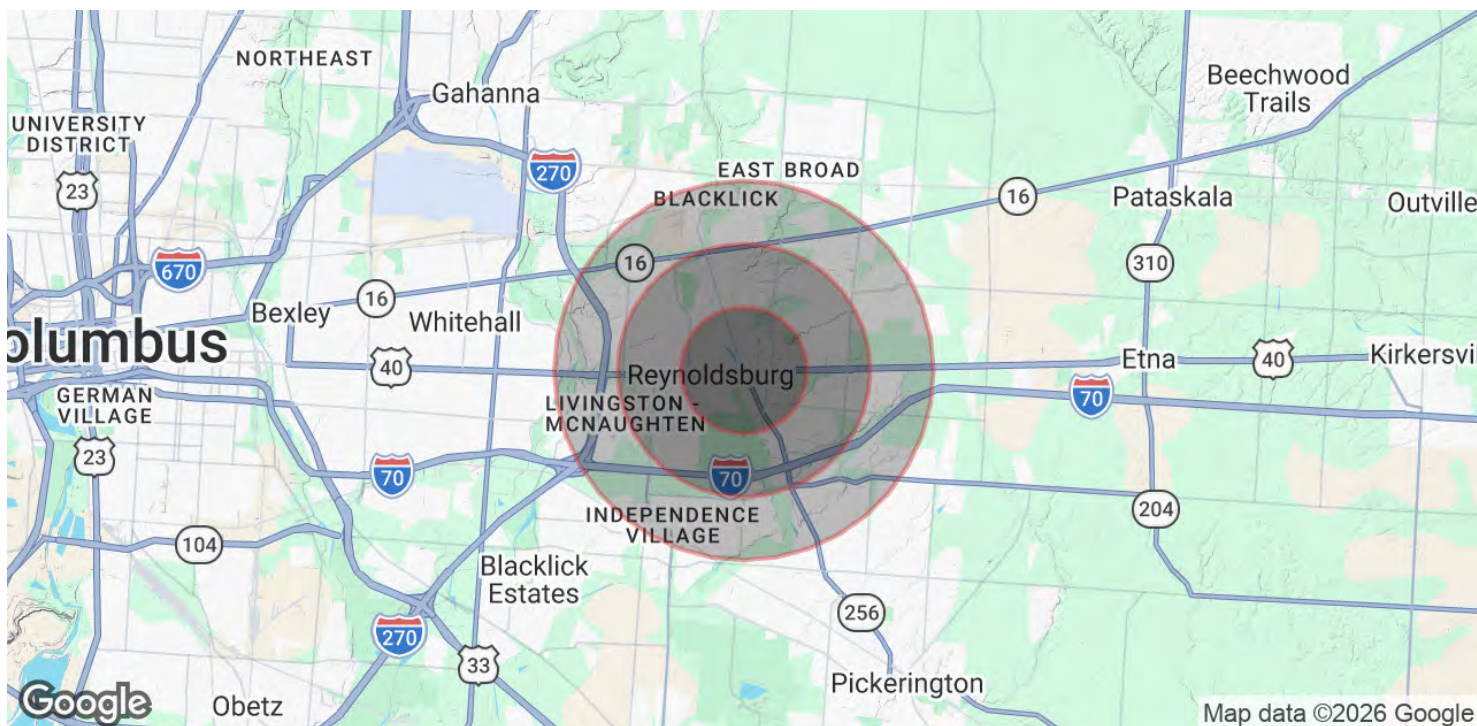
Second Floor Office / Medical Space



Second Floor Office / Medical Space







## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	13,427	46,952	102,484
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	41	41	40

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,444	18,253	39,837
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,353	\$80,865	\$90,410
Average House Value	\$216,615	\$235,089	\$254,456

Demographics data derived from AlphaMap