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FOR SALE/LEASE

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OWNER OCCUPANT + INVESTMENT

**MEDICAL BUILDING +
EXPANSION LAND**

7334 E BROAD ST, BLACKLICK, OH 43004

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

Property Summary



Property Description

Introducing a prime commercial investment opportunity at 7334 E Broad St, Blacklick, OH. This 10,875 SF building, built in 1999, boasts a 82% occupancy rate. With a strong mix of medical-related tenants and potential for owner/occupant use with a 1,908 SF vacant suite, this property offers versatility. Additionally, the site is primed to accommodate potential building expansion, enhancing its appeal for prospective investors.

Property Highlights

- The available suite is a first generation, newly built office space with a flexible layout that will work for many styles of practices and businesses
- Join several medical practices in this attractive, multi-office property
- Ample on-site parking for guests and staff
- Located near Mt Carmel East Medical Campus
- A single story building, this 10,875 SF site contains a strong mix of medical related tenants - profiles available upon request

OFFERING SUMMARY

Sale Price	\$2,275,000
Building Size	10,875 sf
Price per SF	\$209
Occupancy	82%
NOI	\$141,000
Cap Rate (based on current rents)	6.2%
NOI if buyer occupies vacant unit	\$171,000

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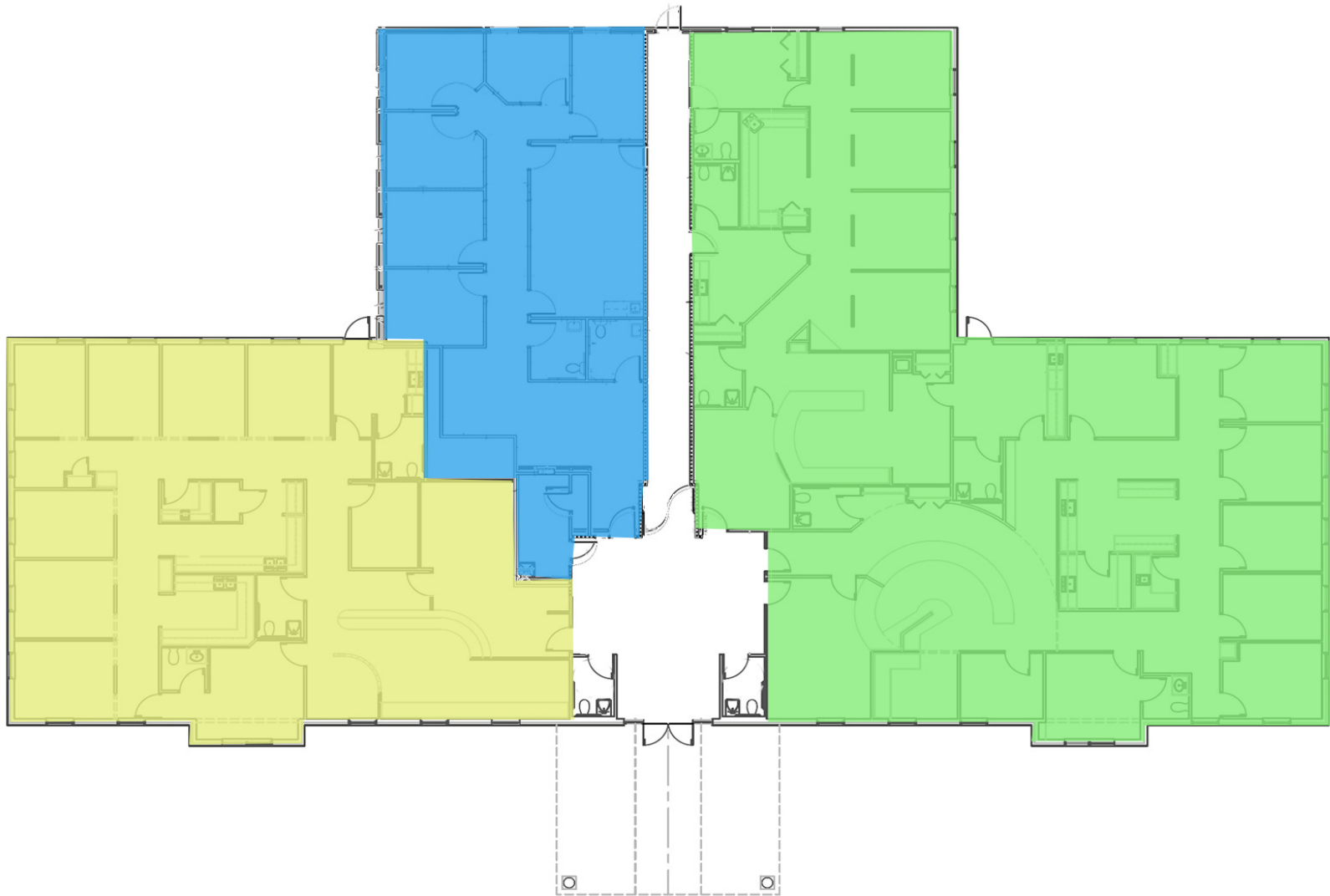
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Building Plan



LEGEND

- Available: 1,908 sf
- Central Ohio Periodontics: 5,511 sf
- Eastpoint Dental: 3,456 sf

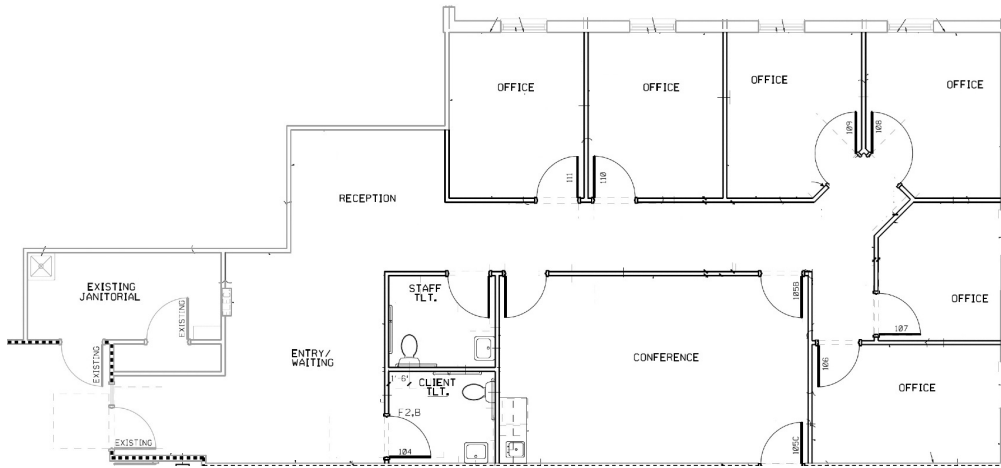
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Vacant Suite | 1,908 SF



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Aerial Map



LOCATION OVERVIEW

East Broad location, just minutes from Mount Carmel East Medical Campus. Adjacent to dense residential neighborhoods including Homestead Village Senior Apartments Near major retailers, restaurants and other businesses. Situated within close proximity to Columbus, this area boasts a thriving commercial landscape, attracting a diverse mix of businesses and professionals.

Google

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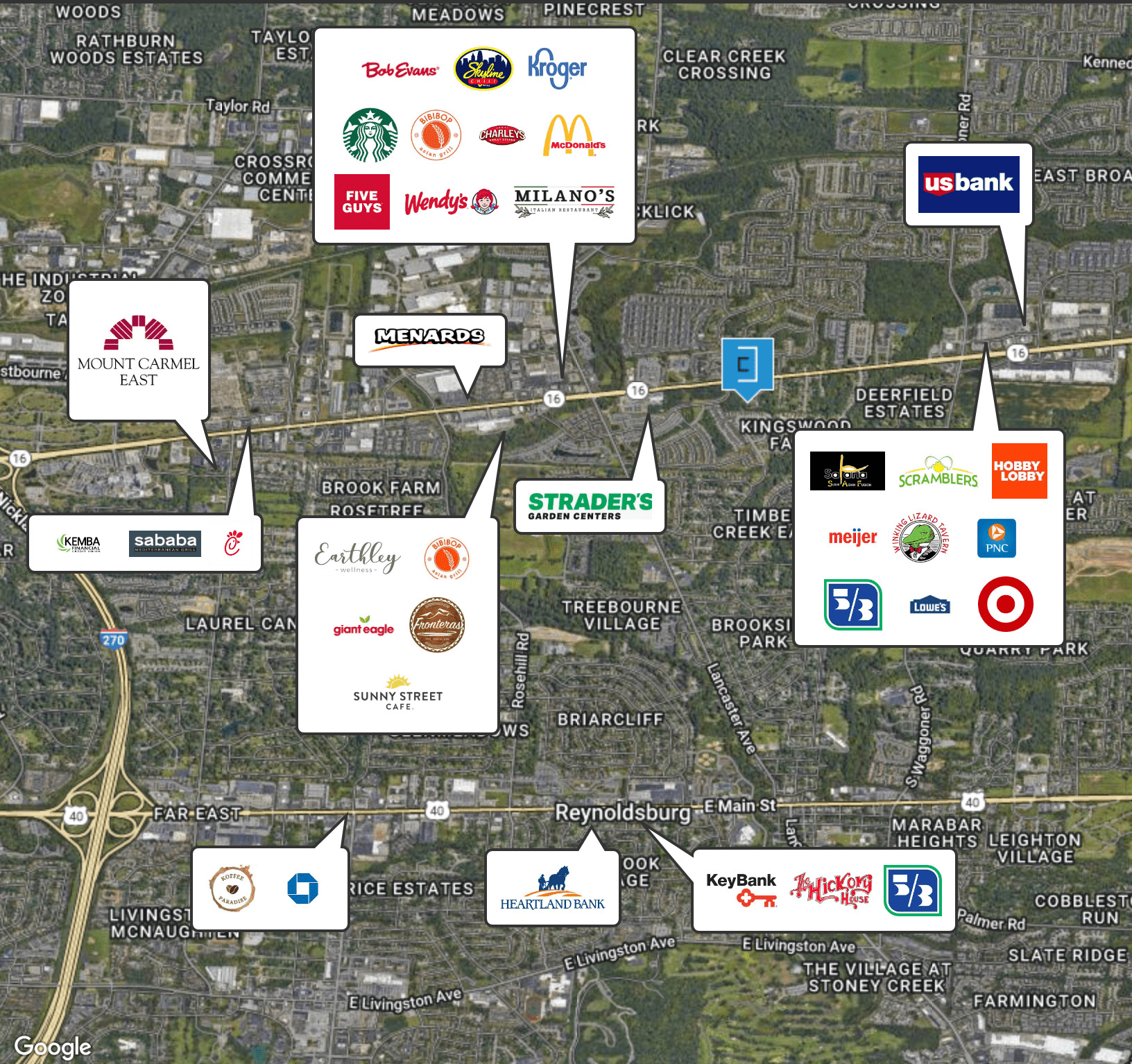
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Retailer Map



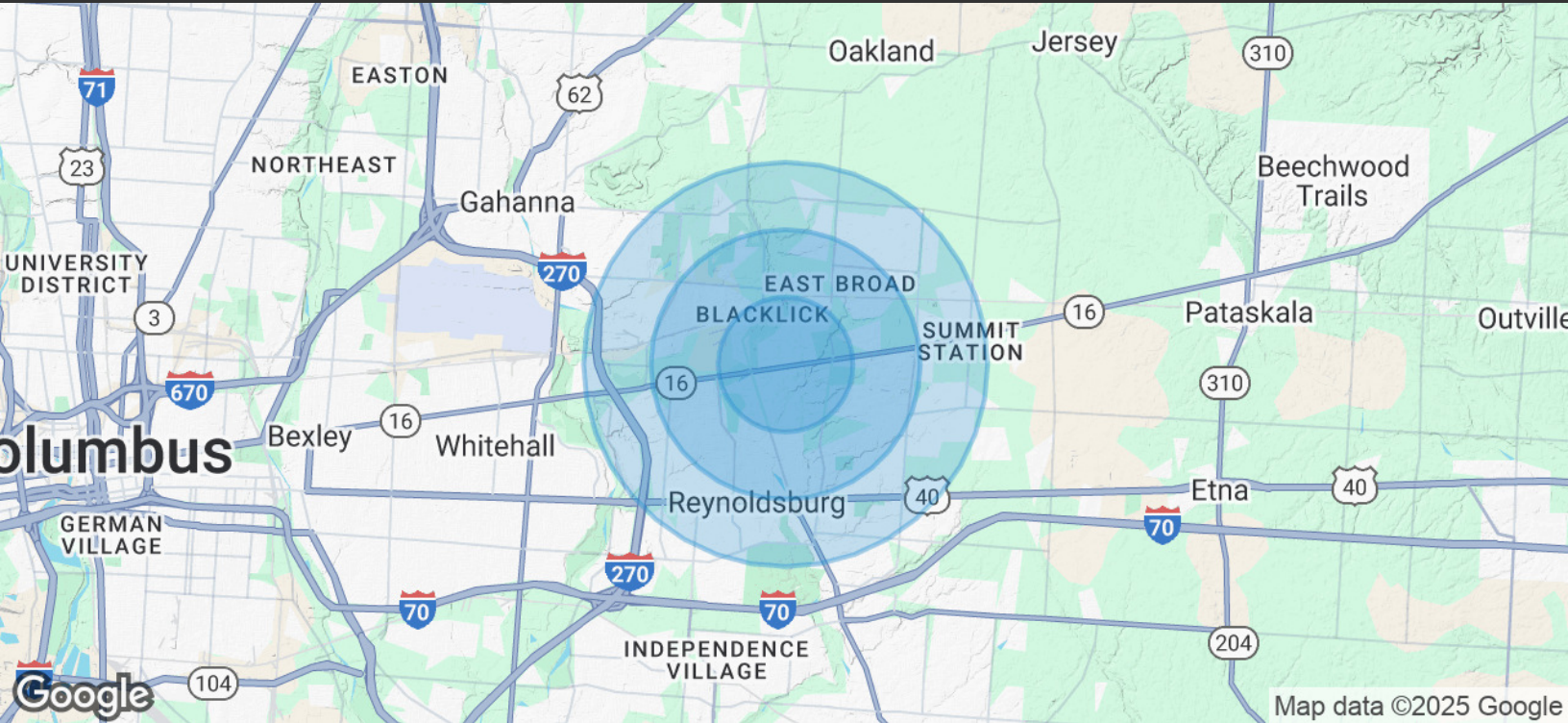
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Demographics Map & Report



Map data ©2025 Google

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,036	44,108	78,702
Average Age	33.9	37.2	38.3
Average Age (Male)	28.2	34.4	36.5
Average Age (Female)	34.8	38.7	39.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,647	17,277	31,542
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$80,176	\$81,057	\$82,367
Average House Value	\$169,415	\$180,073	\$187,737

2020 American Community Survey (ACS)

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