

LINDEN

OFFICE/MEDICAL FOR LEASE

2028 CLEVELAND AVENUE, COLUMBUS, OH 43211



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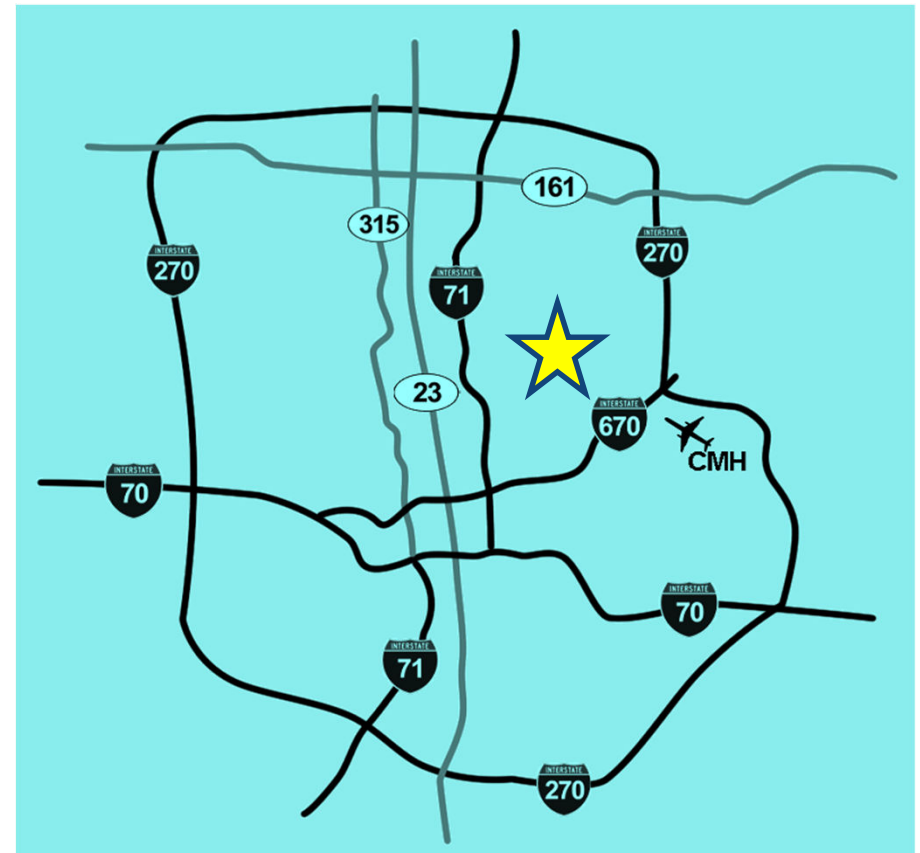
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

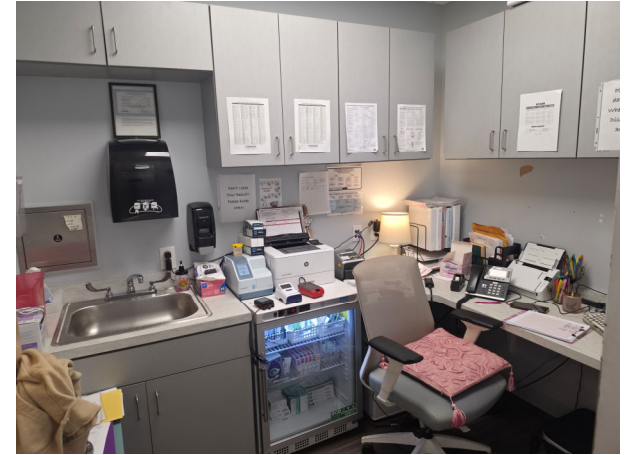
- +/- 1,472 SF office/medical space for lease
- Available November 1, 2026
- Located at the corner of Cleveland Ave. and E. 26th Ave.
- 4 exam rooms, 3 offices, reception/waiting area, and breakroom
- Large signage and on-site parking available
- Lease rate: \$2,500/mo. gross with tenant responsible for common area maintenance

L I N D E N

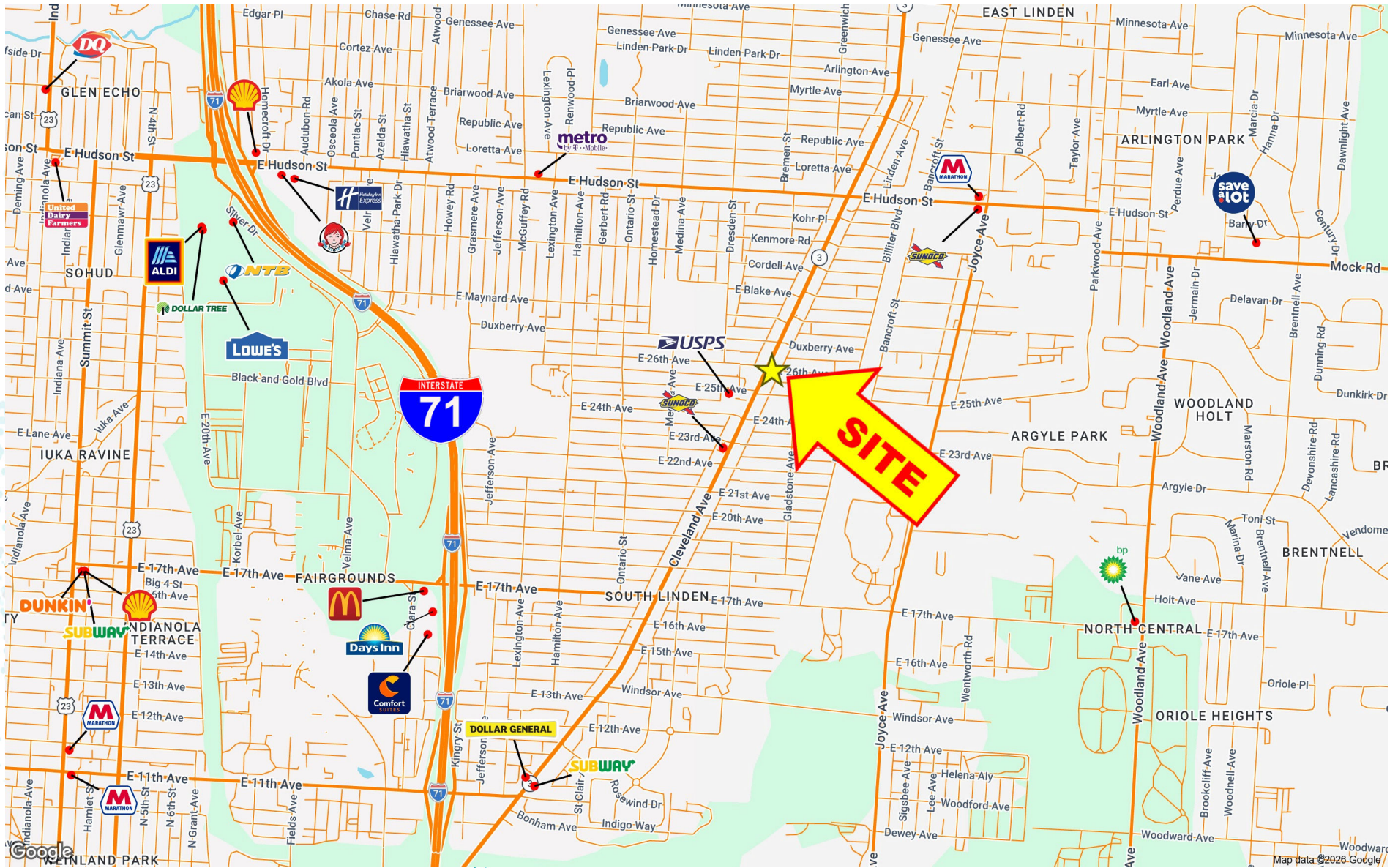
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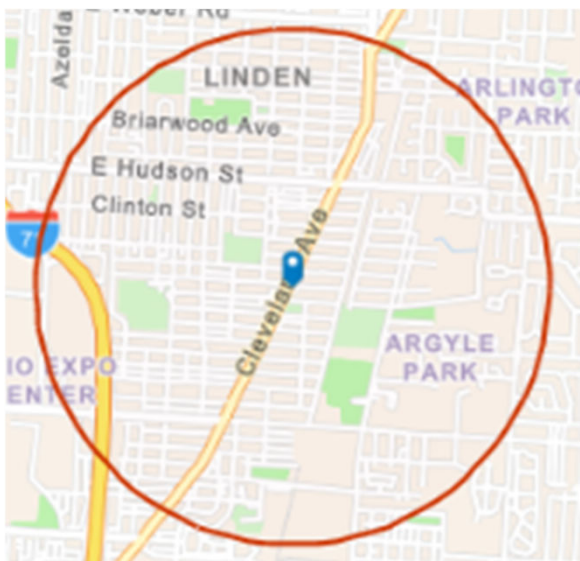
PHOTOS



MERCHANT MAP



1-MILE RADIUS DEMOS



KEY FACTS

16,836

Population



2.7

Average
Household Size



33.2

Median Age

\$37,938

Median Household Income

BUSINESS



282

Total Businesses



4,075

Total Employees

EDUCATION



18%

No High School
Diploma



43%

High School
Graduate



24%

Some
College



15%

Bachelor's/Grad/Prof
Degree

INCOME



\$18,761

Per Capita
Income



\$37,938

Median
Household
Income



\$50,741

Average
Household
Income

EMPLOYMENT



54

White
Collar %



24

Blue
Collar %



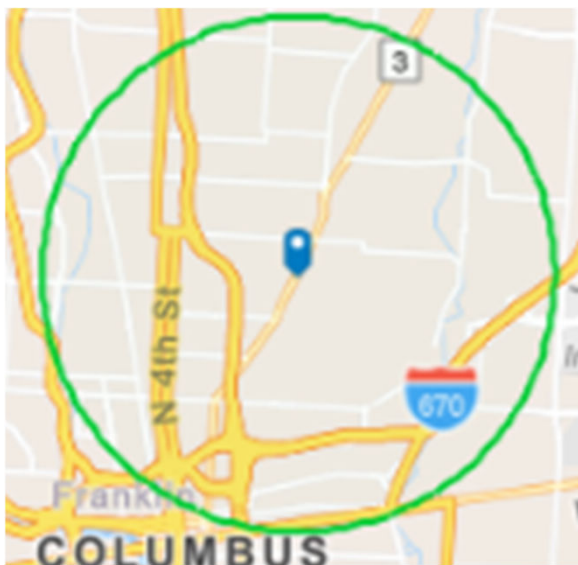
22

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

165,711

Population



2.2

Average
Household Size



27.7

Median Age

\$57,267

Median Household Income

BUSINESS



4,514

Total Businesses



124,260

Total Employees

EDUCATION



10%

No High School
Diploma



25%

High School
Graduate



24%

Some
College



40%

Bachelor's/Grad/Prof
Degree

INCOME



\$34,528

Per Capita
Income



\$57,267

Median
Household
Income



\$83,523

Average
Household
Income

EMPLOYMENT



67

White
Collar %



16

Blue
Collar %



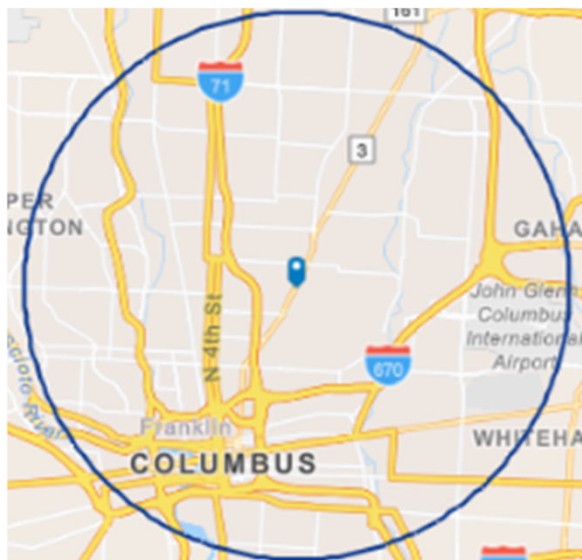
16

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

395,973

Population



Average
Household Size



Median Age

\$70,306

Median Household Income

BUSINESS



16,410

Total Businesses



347,025

Total Employees

EDUCATION



9%

No High School
Diploma



21%

High School
Graduate



22%

Some
College



48%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,686

Per Capita
Income



\$70,306

Median
Household
Income



\$104,454

Average
Household
Income

EMPLOYMENT



71

White
Collar %



15

Blue
Collar %



13

Services
%