

# For sale

4975 Bradenton Ave  
Dublin, Ohio 43017



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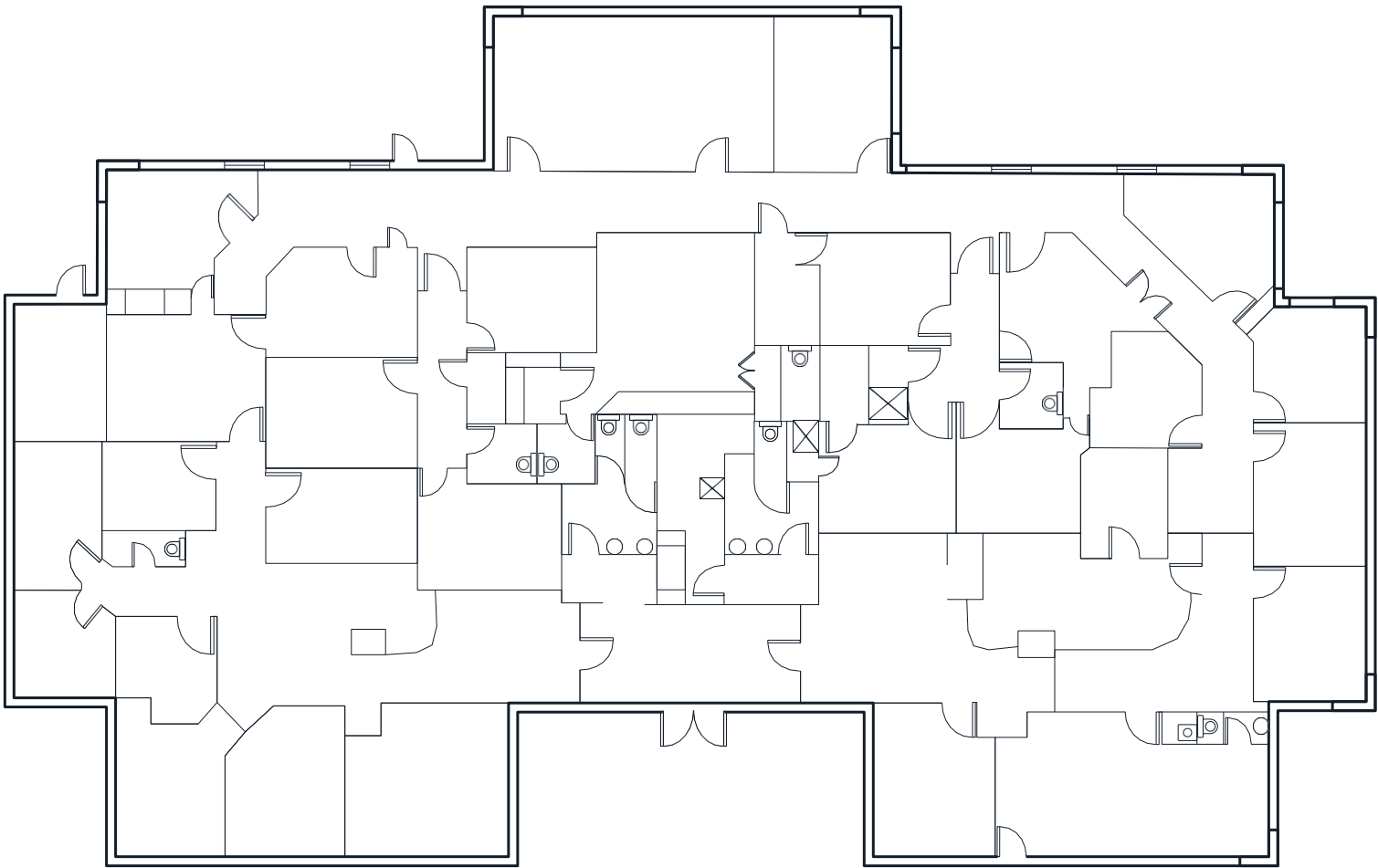
## Property features

- 8,232 s.f. single-story medical/office building
- Welcoming reception area
- Large windows and vaulted ceilings
- Mix of offices, conference & exam rooms
- 60 on-site parking spaces (7.00/1,000 SF ratio)
- Situated on 1.2 acres
- Convenient location with easy access to major roadways
- Adjacent to many retail, food & beverage and hospitality amenities
- Available 1/1/2025. Please do not disturb current tenant



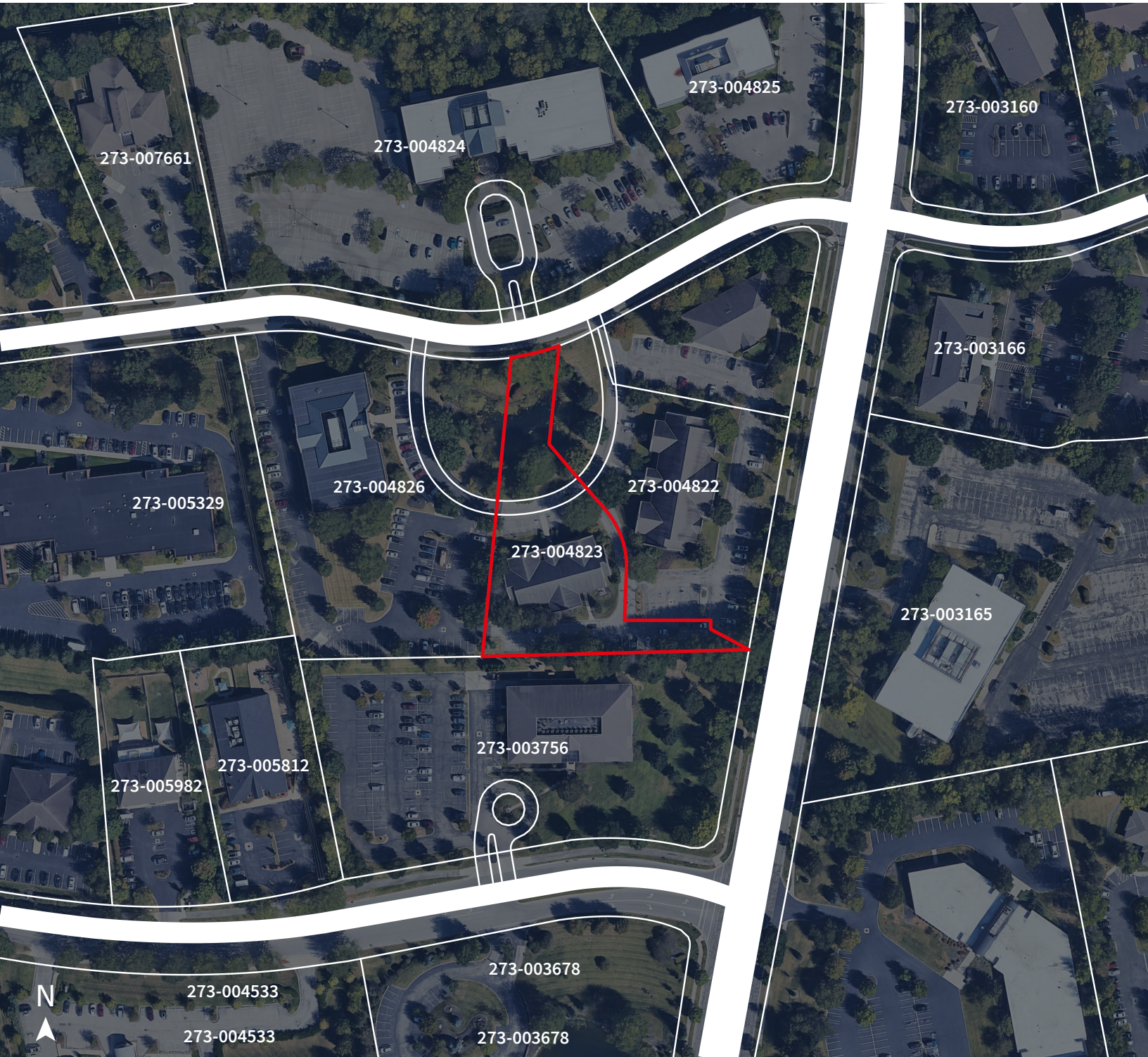
- Sale price: \$1,360,000
- Type: Medical/office building

# Floor plan



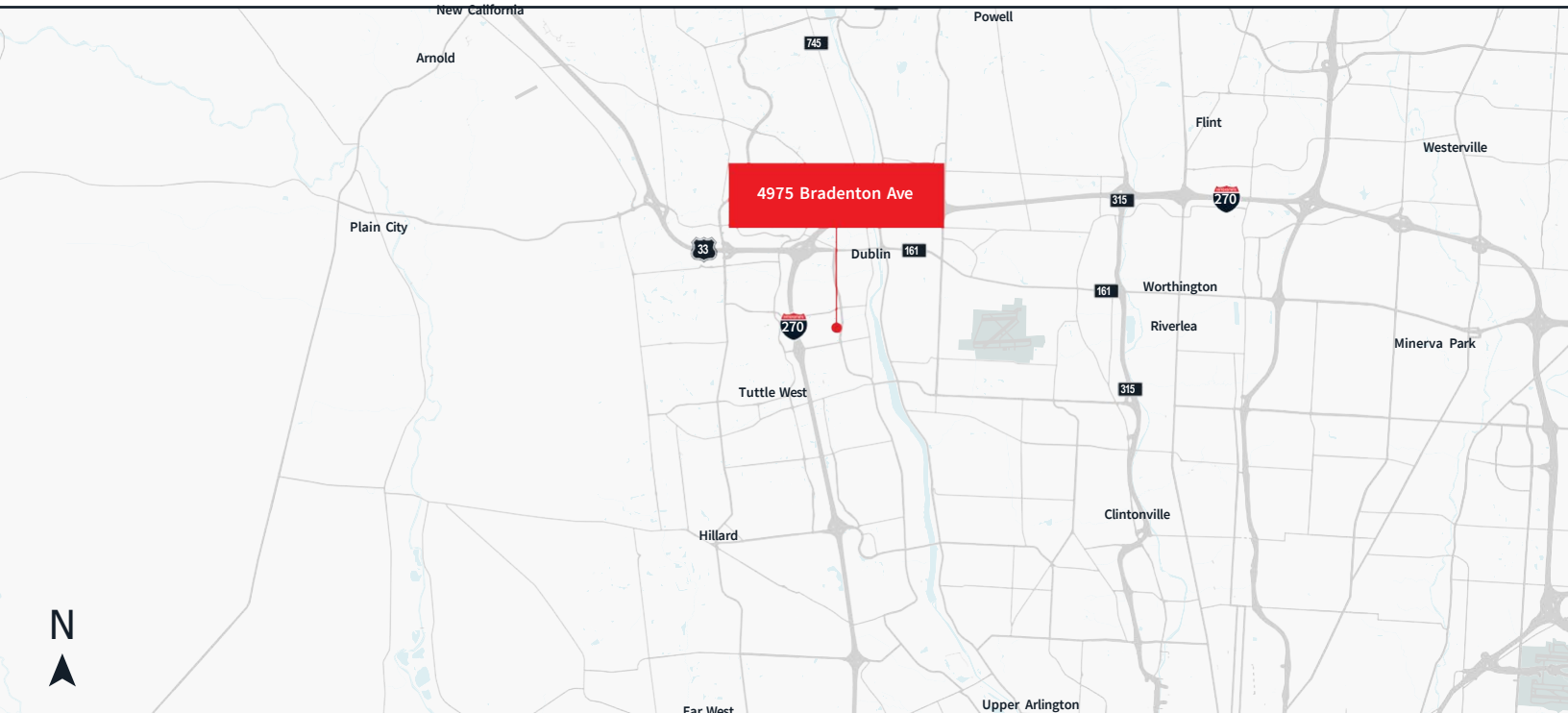
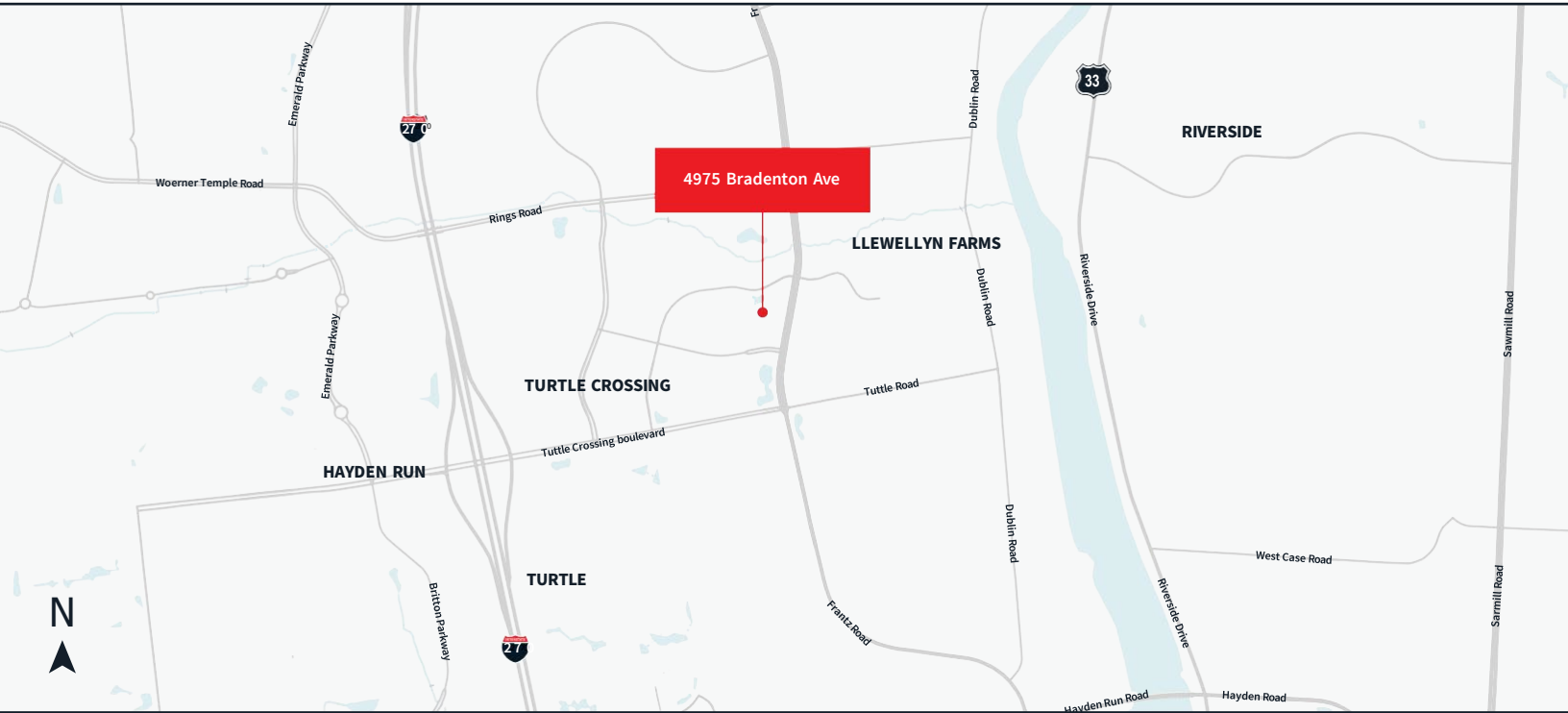


# Parcel map

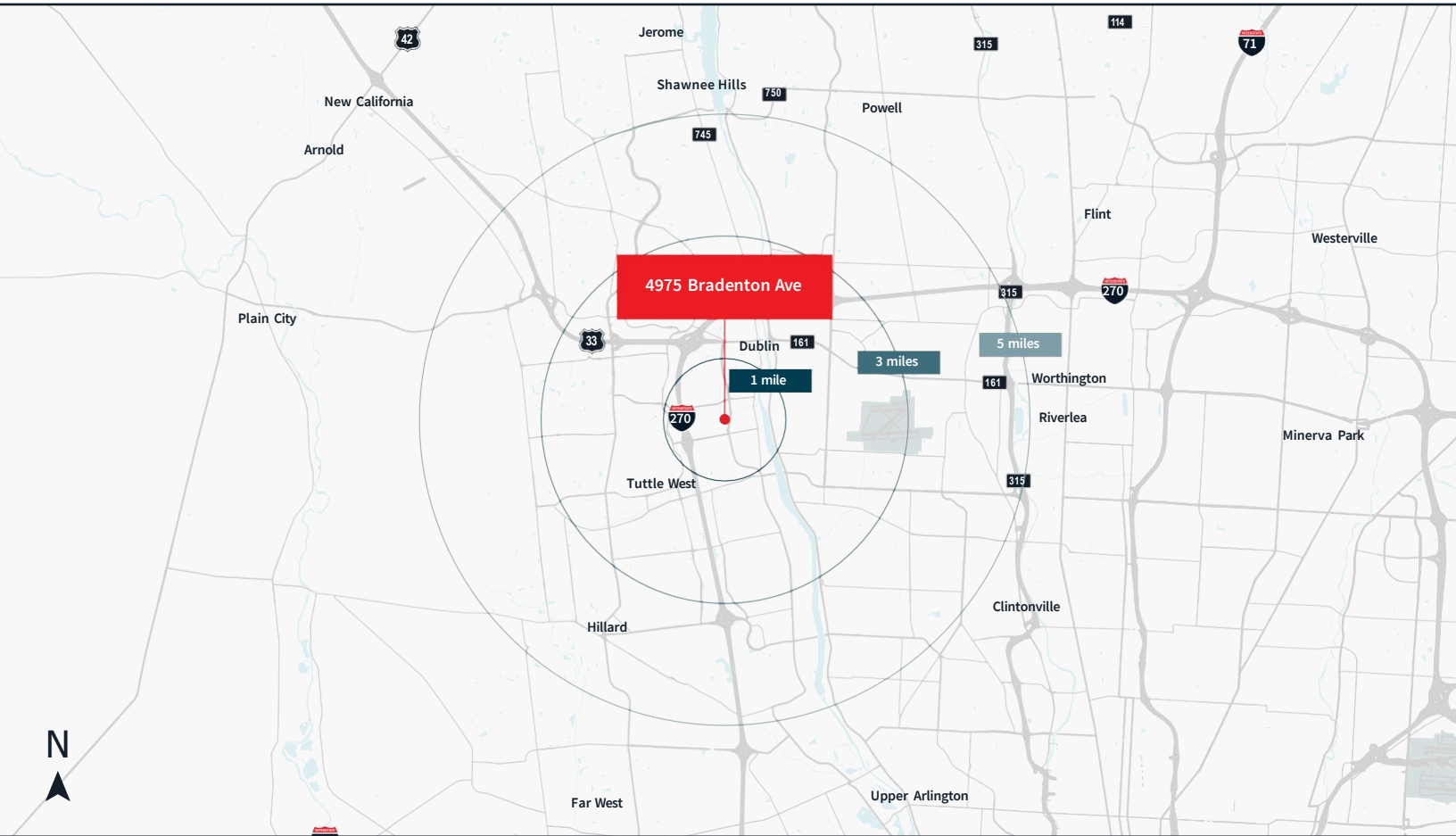




## Location Maps



# Demographics



Population	1 mile	3 miles	5 miles
Total population	8,499	81,886	210,779
Average age	38.4	37.2	37.8
Average age (male)	37.4	35.6	36.7
Average age (female)	37.8	37.9	38.8
Households & income	1 mile	3 miles	5 miles
Total households	3,891	37,551	90,140
# of persons per HH	2.2	2.2	2.3
Average HH income	\$100,063	\$101,497	\$110,541
Average house value	\$268,773	\$251,117	\$264,989

\* Demographic data derived from 2020 ACS - US Census



## Property photographs





## Property photographs





## Property photographs



JLL

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