

LEASE

4367-4369 E BROAD ST

4367-4369 E Broad St Whitehall, OH 43215

LOCATION DESCRIPTION

Property is located near the busy intersection of E Broad Street and S Yearling Road in Whitehall. It is just west of the new Norton Crossing mixed use development and close to I-270. It is on the east side of Columbus, close to Bexley, approximately 6 miles from downtown and 2.5 miles from Mount Carmel East Hospital. It is only minutes away from the Defense Supply Center of Columbus and in a central location.

PROPERTY HIGHLIGHTS

- Exterior of the building was renovated with a new roof and facade
- 2,855 square feet
- Space could open up with a high ceiling
- Suitable for any retail or office use
- Great visibility on Broad Street with 25,000 vehicles per day
- Easy access in and out the parking lot
- Central location with close proximity to Downtown, Bexley, Reynoldsburg, I-270, Mount Carmel East Hospital, John Glenn International Airport, Defense Supply Center



OFFERING SUMMARY

Lease Rate:	\$4,282.50 per month (MG)
Available SF:	2,855 SF
Lot Size:	0.71 Acres
Building Size:	20,240 SF
Zoning:	GCD General Commerce District (Whitehall)
APN:	090-000319-00

OTHER RESOURCES

bit.ly/4367-4369eBroadSt

Tom Velalis

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Bill Davis

614 588 7561

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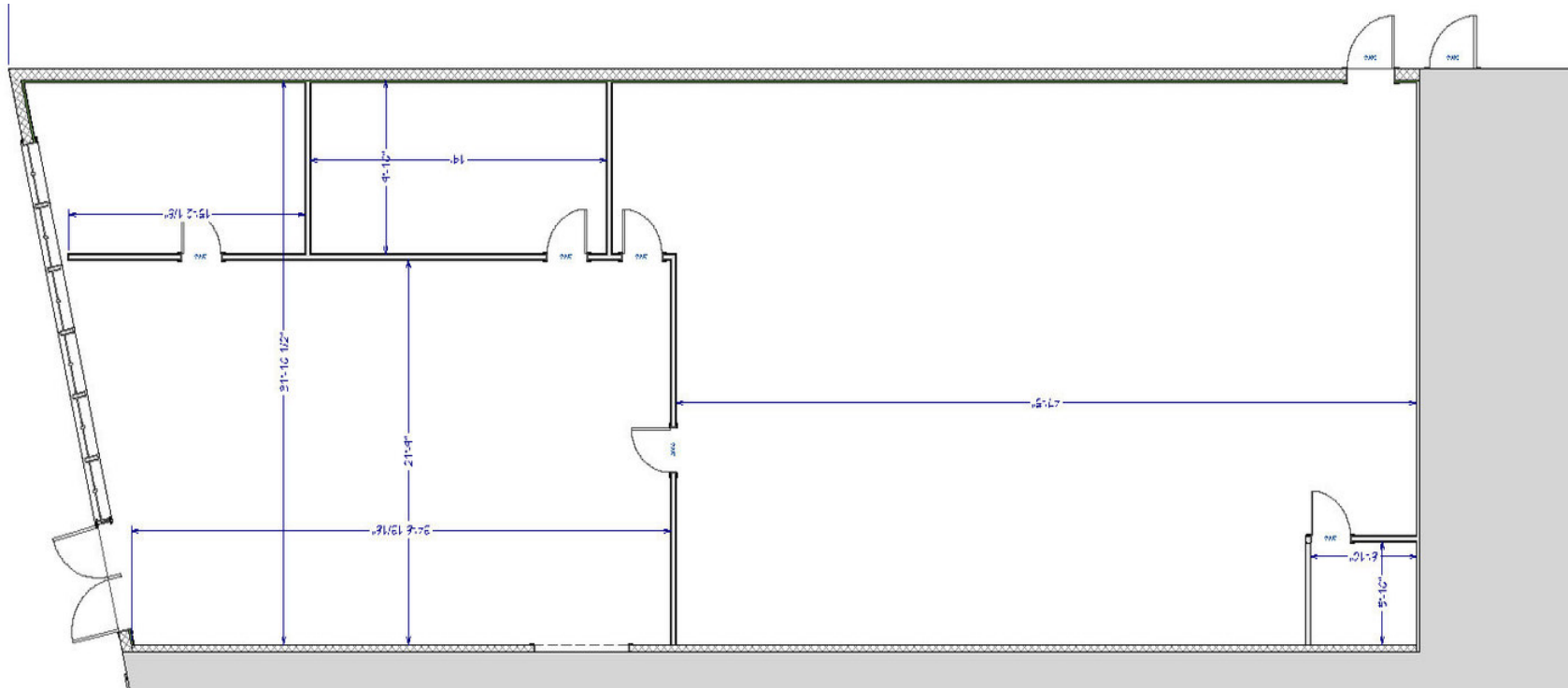
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4369-A E Broad St	Available	2,855 SF	Modified Gross	\$4,283 per month

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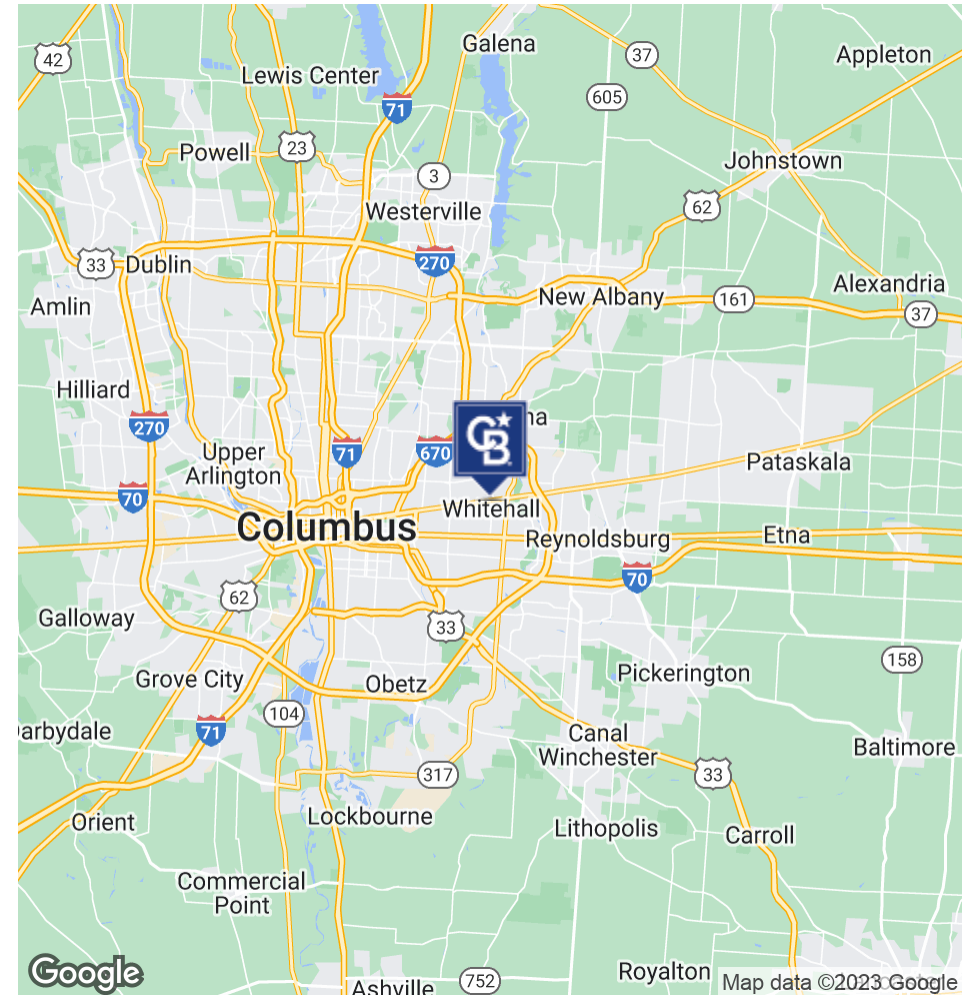
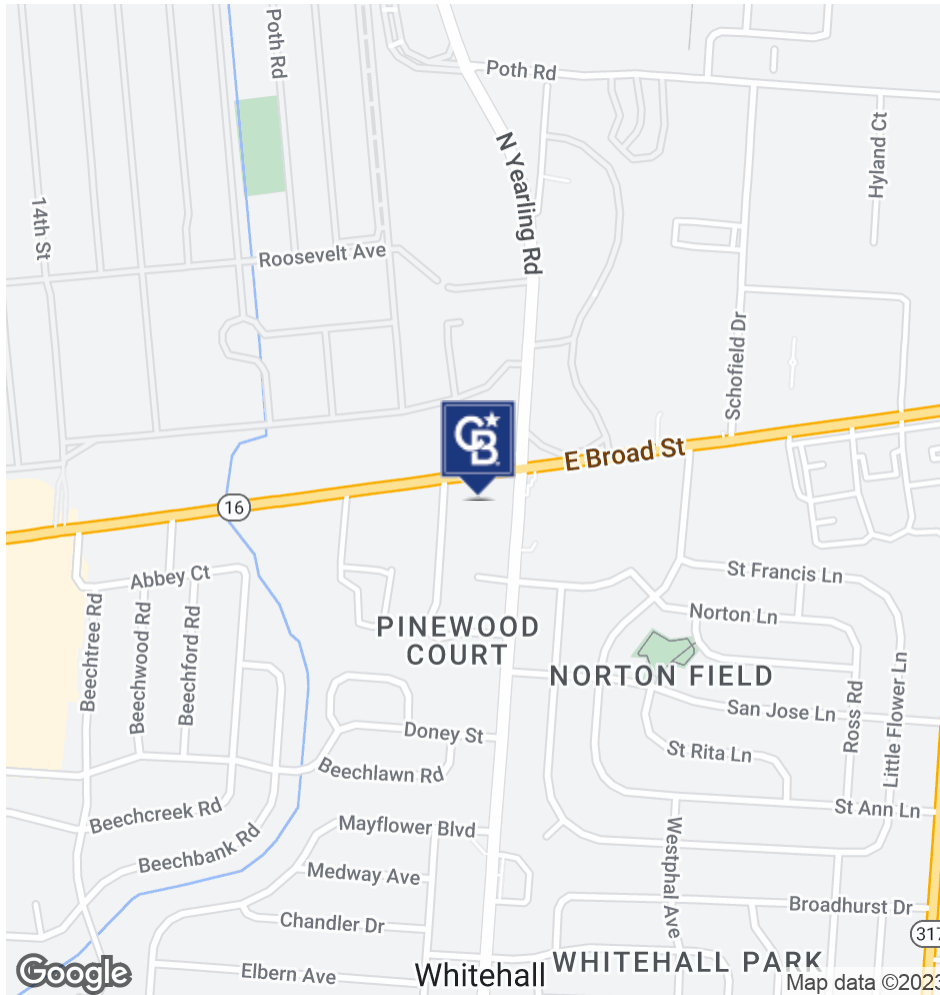
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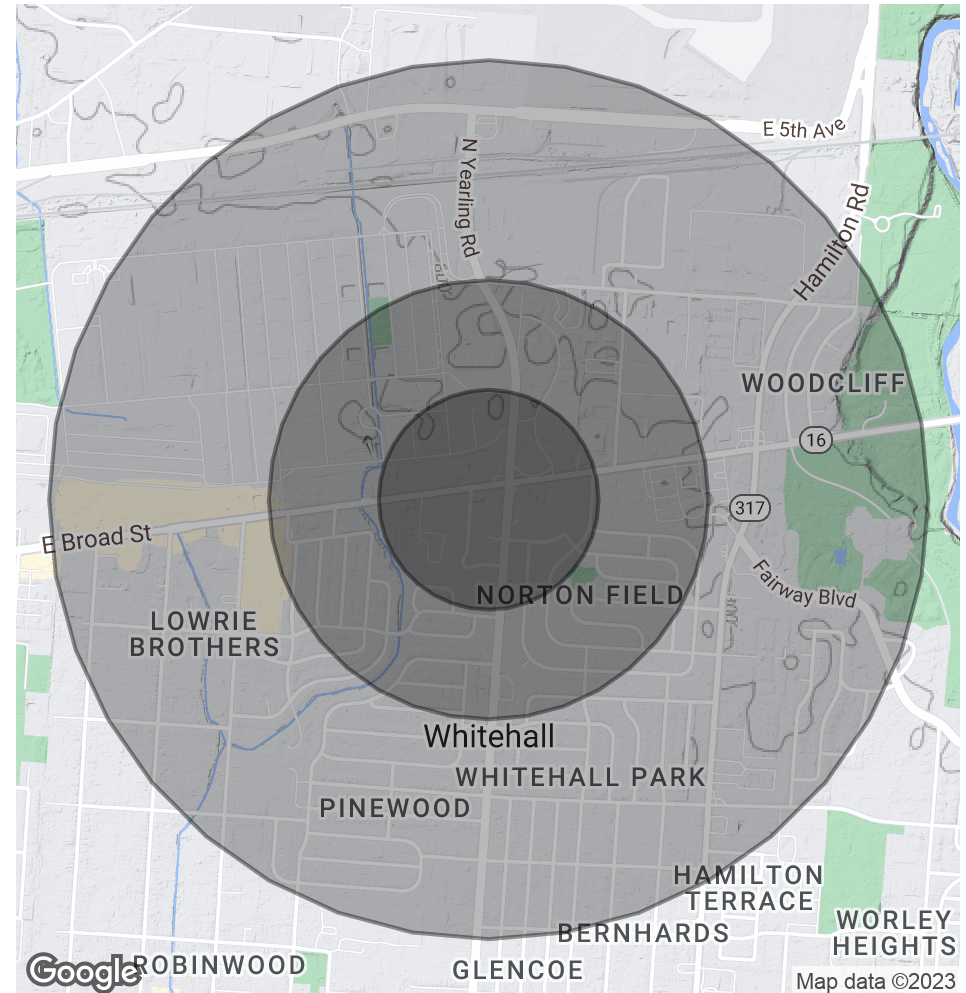
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	997	3,333	10,372
Average Age	37	35.4	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	473	1,507	4,434
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$42,728	\$45,477	\$53,338
Average House Value	\$32,293	\$47,710	\$73,969

* Demographic data derived from 2020 ACS - US Census

CROSS STREETS	DIRECTION	YEAR	COUNTS
E Broad Street, west of Pinewood Dr in Whitehall	2-way	2021	22,924 AADT
N Yearling Rd between E 5th Ave and Poth Rd	2-way	2021	14,969 AADT



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