

5025 Bradenton Avenue
Dublin, OH 43017

For Lease



SINGLE STORY OFFICE WAREHOUSE PROPERTY WITH DRIVE-IN DOORS

Lease Rate: \$10.95 PSF Net

2025 Estimated Op Ex: \$7.30 PSF
Tenant pays suite utilities and janitorial

Available Space:
12,350 SF

- Attractive, single story office space with private entrances
- High ceilings, lots of windows providing natural light and ample parking. Furniture may be available
- Drive in doors and warehouse/storage in suites
- Monument signage for each suite entry, as well as building tenant marquee signage exposure fronting on Bradenton
- Convenient location near the Mall at Tuttle Crossing and other services, retail and restaurants. 2 miles to the new Bridge Park development

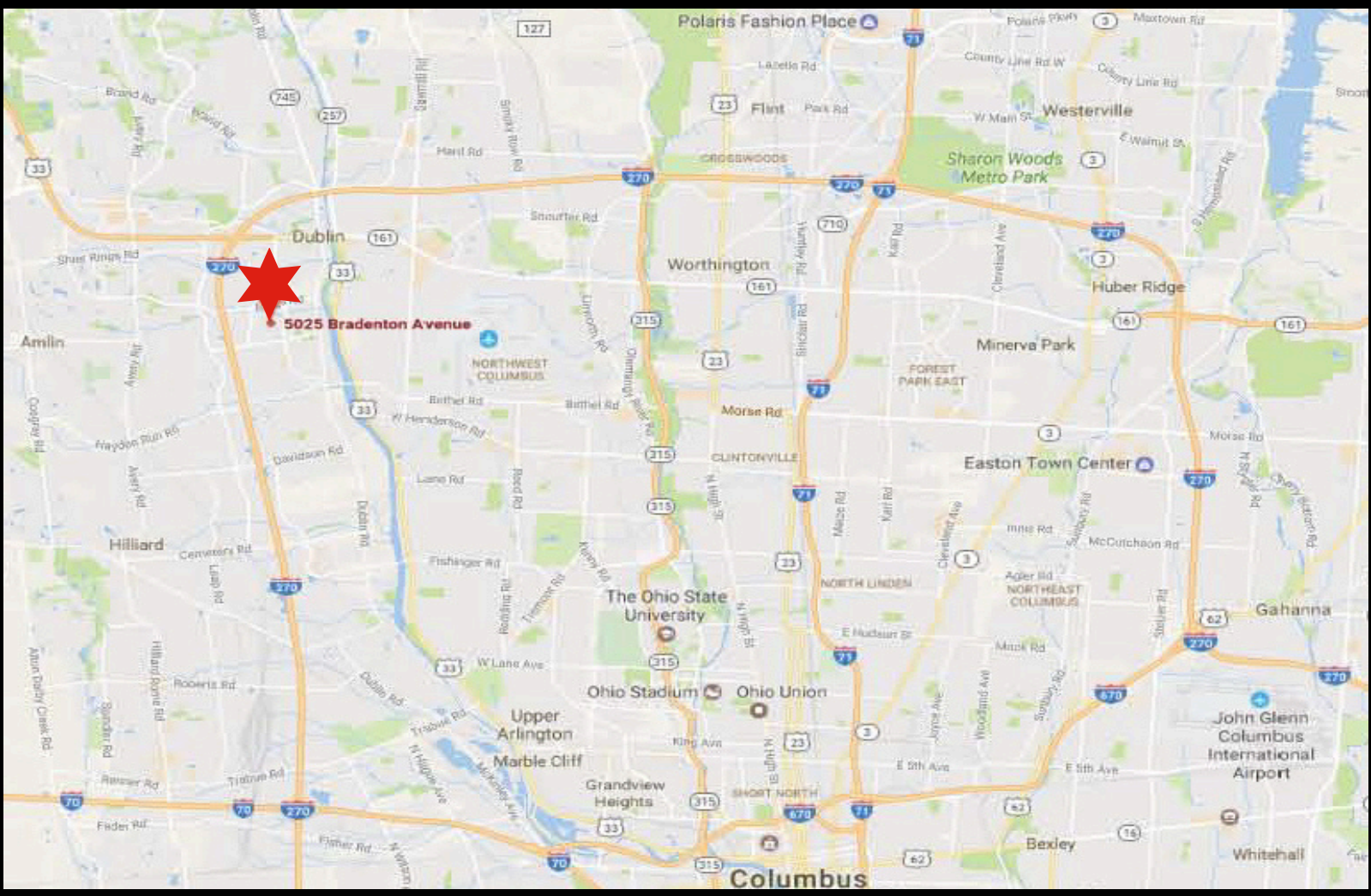


Brad Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

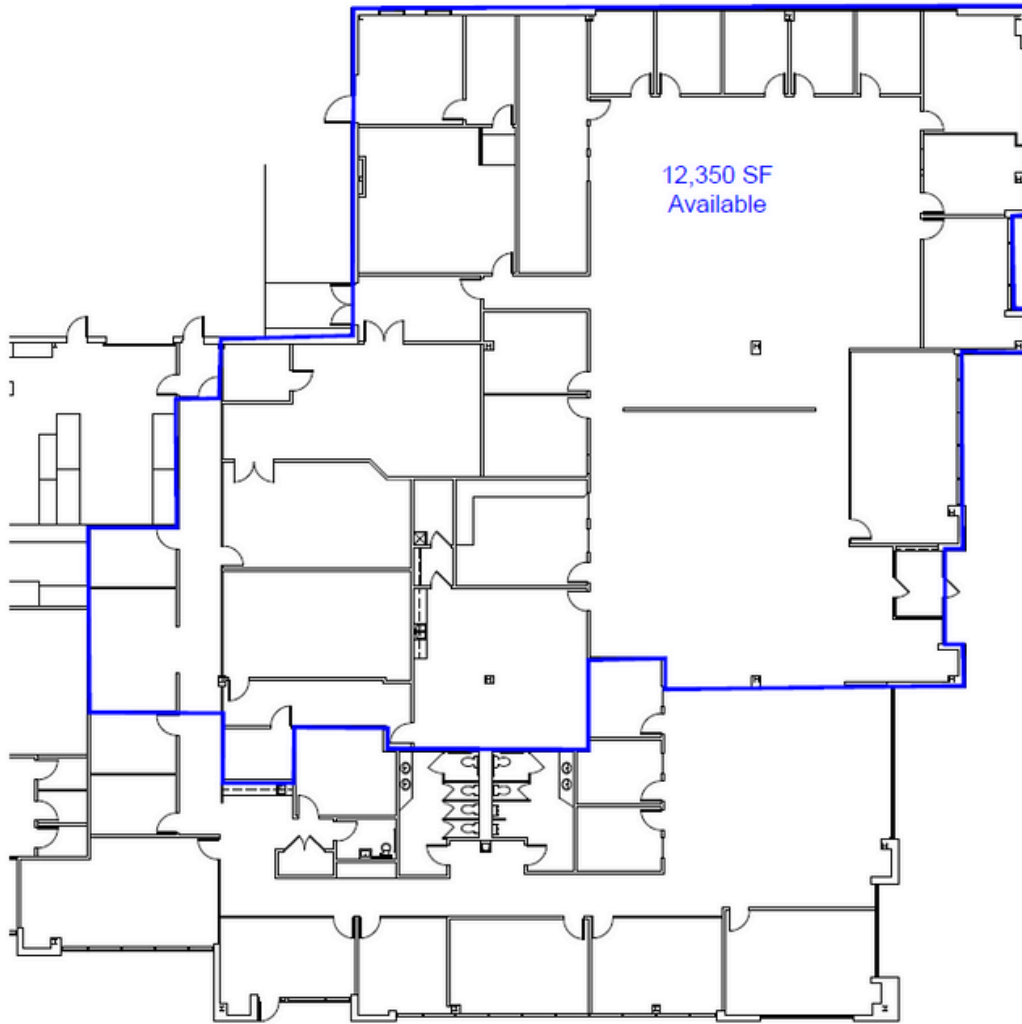






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DRA DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
5025 Wilcox Place, Suite E Dublin, OH 43016
Ph: 614-792-1022 Fax: 614-792-1021
adr@darinker.com



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NTS



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5025 Bradenton Avenue, Dublin, OH 43017

CITY, STATE

Dublin, OH

POPULATION

98,091

AVG. HH SIZE

2.45

MEDIAN HH INCOME

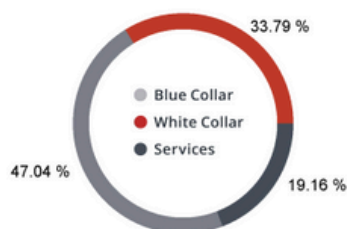
\$80,820

HOME OWNERSHIP

Renters: **18,438**

Owners: **23,607**

EMPLOYMENT



55.63%

Employed

1.14%

Unemployed

EDUCATION

High School Grad: **15.81%**

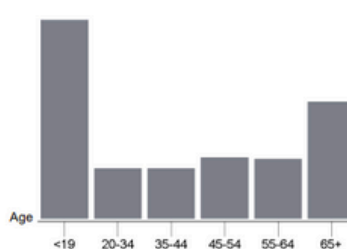
Some College: **19.33%**

Associates: **5.99%**

Bachelors: **61.24%**

GENDER & AGE

49.59% **50.41%**



RACE & ETHNICITY

White: **78.15%**

Asian: **14.25%**

Native American: **0.00%**

Pacific Islanders: **0.00%**

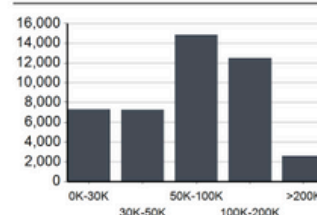
African-American: **1.25%**

Hispanic: **3.32%**

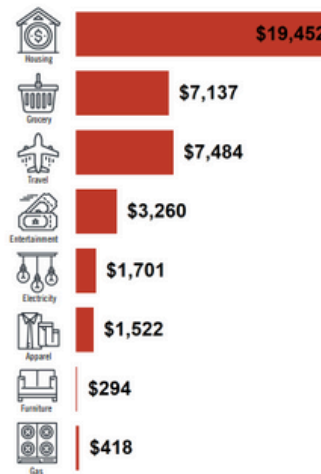
Two or More Races: **3.03%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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