

1649 Brice Road  
Reynoldsburg, OH 43068

FOR LEASE



## MEDICAL / OFFICE SPACE - HIGH VISIBILITY BRICE ROAD

Lease Rate: \$15.95 PSF  
Modified Gross

Available Space:  
6,400 SF

\*Tenant only responsible for  
utilities

- Located on Brice Road; 0.3 miles to nearest COTA bus stop.
- Visible to 31,000+ vehicles per day; densely populated area.
- Currently operating as Urgent Care facility with reception, waiting area, records and exam rooms. FF&E, including X-Ray equipment, may be available.
- 27 parking spaces; monument signage.



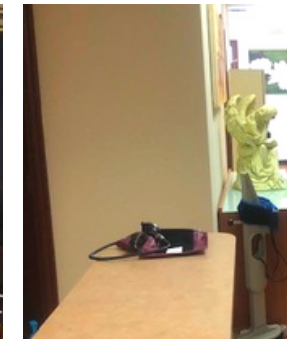
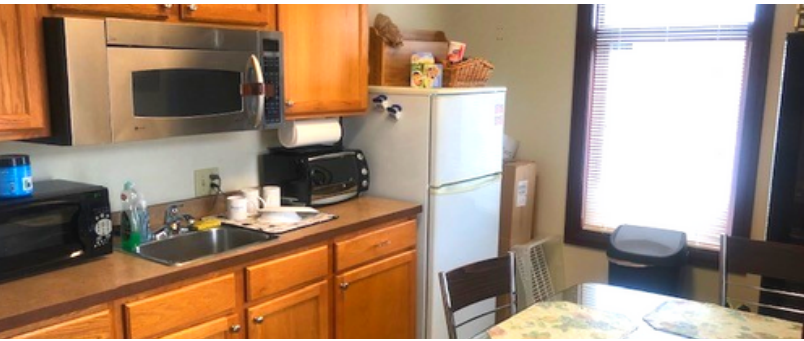
Jackson Pulliam  
614.545.4097  
jpulliam@AlterraRE.com

Brad L Kitchen, SIOR  
614.545.2155  
bkitchen@AlterraRE.com

Alterra Real Estate  
614.365.9000  
www.AltterraRE.com

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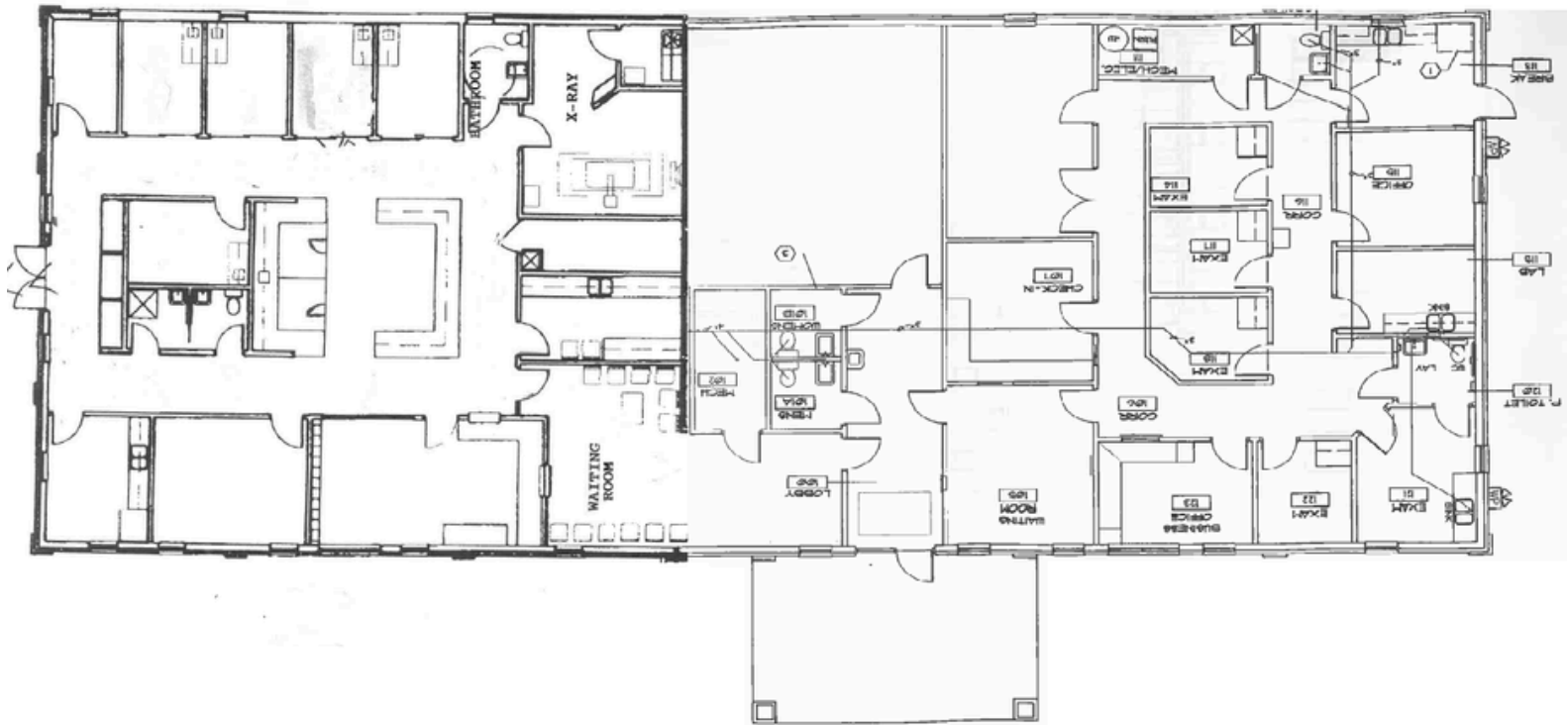
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## FLOOR PLAN



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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1649 Brice Rd, Reynoldsburg, OH 43068

CITY, STATE

Reynoldsburg, OH

POPULATION

163,701

AVG. HHSIZE

2.42

MEDIAN HH INCOME

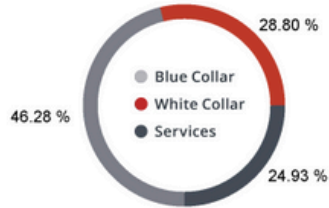
\$47,237

HOME OWNERSHIP

Renters: 33,381

Owners: 34,362

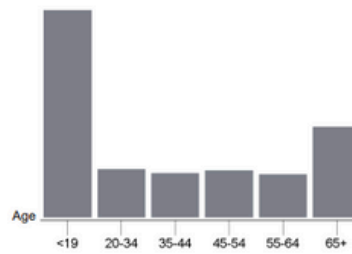
EMPLOYMENT



47.97% Employed  
2.42% Unemployed

GENDER & AGE

47.95% Male 52.05% Female



RACE & ETHNICITY

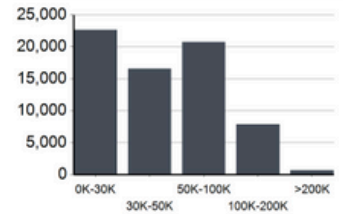
White: 46.22%  
Asian: 0.30%  
Native American: 0.01%  
Pacific Islanders: 0.01%  
African-American: 41.48%  
Hispanic: 5.77%  
Two or More Races: 6.20%

EDUCATION

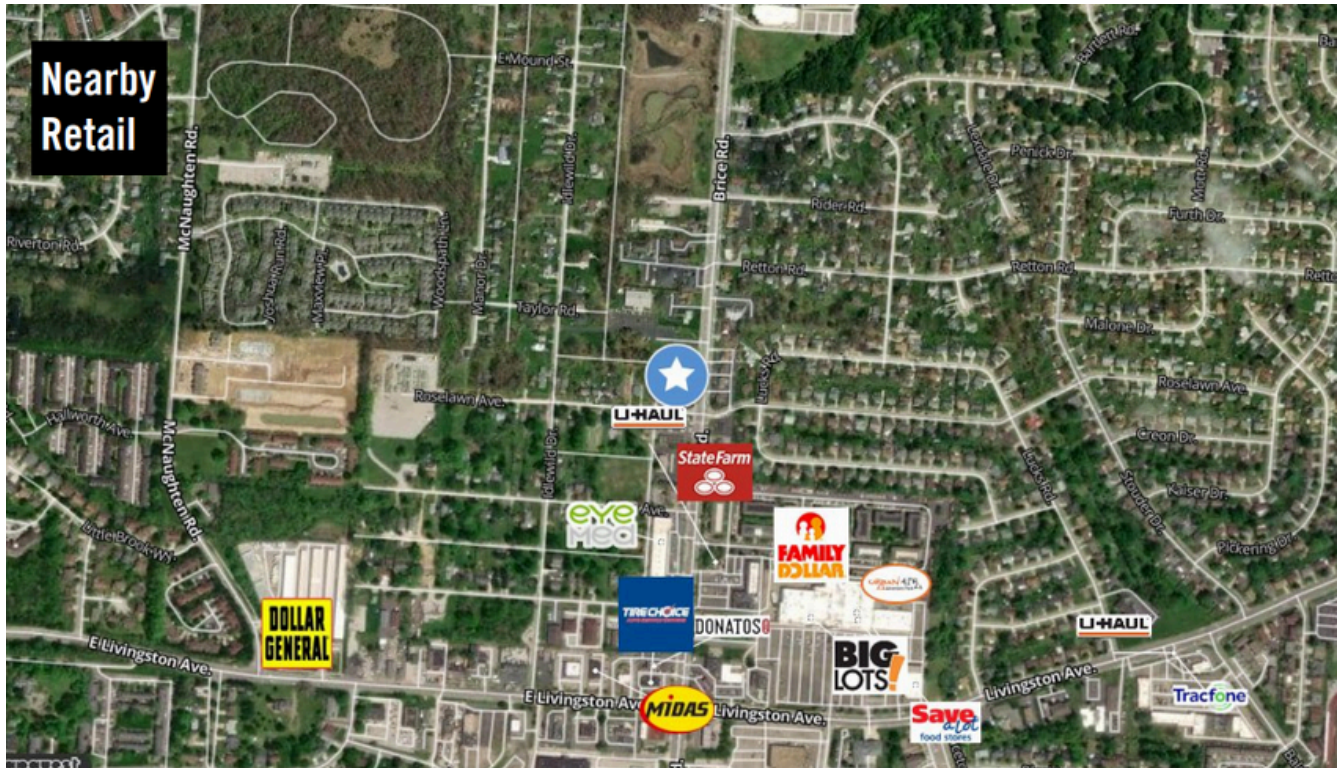
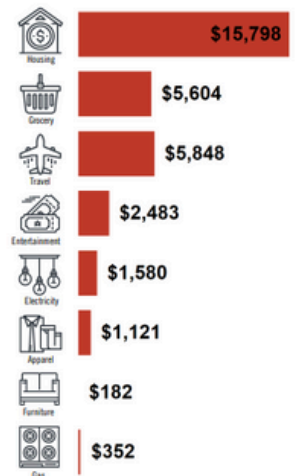
High School Grad: 31.87%  
Some College: 25.37%  
Associates: 6.98%  
Bachelors: 26.64%

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Nearby Retail



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