

**\$17.50/SF**



**For Lease**

**5223 E. Main St**

Columbus , Ohio 43213

## *Medical Office Space*

- Office building with 1,500 +/- SF
- Former Chiropractor office
- Offers reception area, admin room with filing section, 2 private offices, 1 large open work room, x-ray office and storage room along with a private office.
- Modified Gross lease
- Excellent Signage
- Great exposure on high traffic location



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Office-Office****List Number:** 219027012**Status:** Active**List Price:** \$17.5**Original List Price:** \$17.5**Showing Start Date:** 07/22/2019  
**VT:****Parcel #:** 010-220384**Use Code:** 442 - MEDICAL OFFICES**Tax District:** 010**Previous Use:****Zoning:****For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Income:** 0**Assoc/Condo Fee:****Total Op Expenses:** 0**NOI:** 0**Tax Abatement:** No**Abatement End Date:****Tax Incentive:****Taxes (Yrly):** 20,115**Tax Year:** 2019**Possession:****Assessment:****Addl Acceptance Cond:** None Known**General Information****Address:** 5223 E Main Street**Between Street:** Corner Fairway Blvd & and East Main St**Complex:****Dist To Intersxn:****Unit/Suite #:****Zip Code:** 43213**City:** Columbus**Corp Limit:** Columbus**County:** Franklin**Township:** None**Mult Parcels/Sch Dis:****Near Interchange:****Building Information****Total Available Sqft:** 1,500**Minimum Sqft Avail:** 1,500**Building Sqft:** 7,104**Acreage:** 2.26**Max Cont Sqft Avail:** 1,500**# of Floors Above Gr:** 1**# of Elevators:** 0**Lot Size:****# of Docks:** 0**# Drive-In Doors:** 0**Parking Ratio:****Year Built:** 1990**Year Remodeled:****Total Parking:****Common Area Factor:****Ceiling Height Ft:****Basement:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials****Lease Rate \$/Sq Ft:** 17.5**Expenses Paid by L:****T Reimburses L:** Curr Yr Est \$/SF TRL: 0**T Contracts Directly:****Curr Yr Est \$/SF TRL:** 0**Curr Yr Est \$/SF LL:****Term Desired:****Will LL Remodel:****Finish Allow/SQFT \$:****Pass Exp Over BaseYr:****Exp Stop \$:****Features****Heat Fuel:****Heat Type:****Electric:****Services Available:****Building Type:****Construction:****Miscellaneous:****Alternate Uses:****New Financing:****MLS Primary PhotoSrc:** Realtor Provided**Property Description**

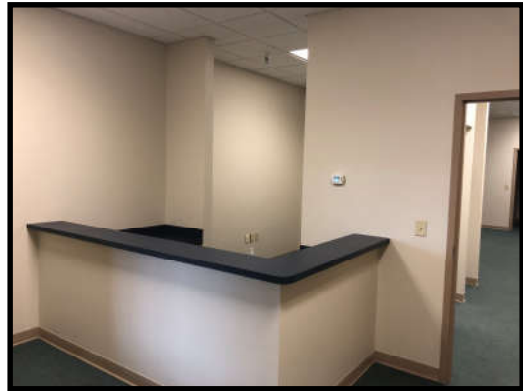
1500 SF office space, former chiropractor office. Offers reception area, admin room with filing section, 2 private offices, 1 large open work room, x-ray office and storage room along with a private restroom. Excellent signage!

**Sold Info****Sold Date:****DOM:** 1**SP:****Sold Non-MLS:** No**SirCns:****SirAst:****Sold Non-MLS:** No**July 22, 2019****Prepared by:** Randy J Best*Information is deemed to be reliable, but is not guaranteed. © 2019 [MLS](#) and [FBS](#). Prepared by Randy J Best on Monday, July 22, 2019 2:48 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

# For Lease

# 5223 E. Main St

Columbus , Ohio 43213

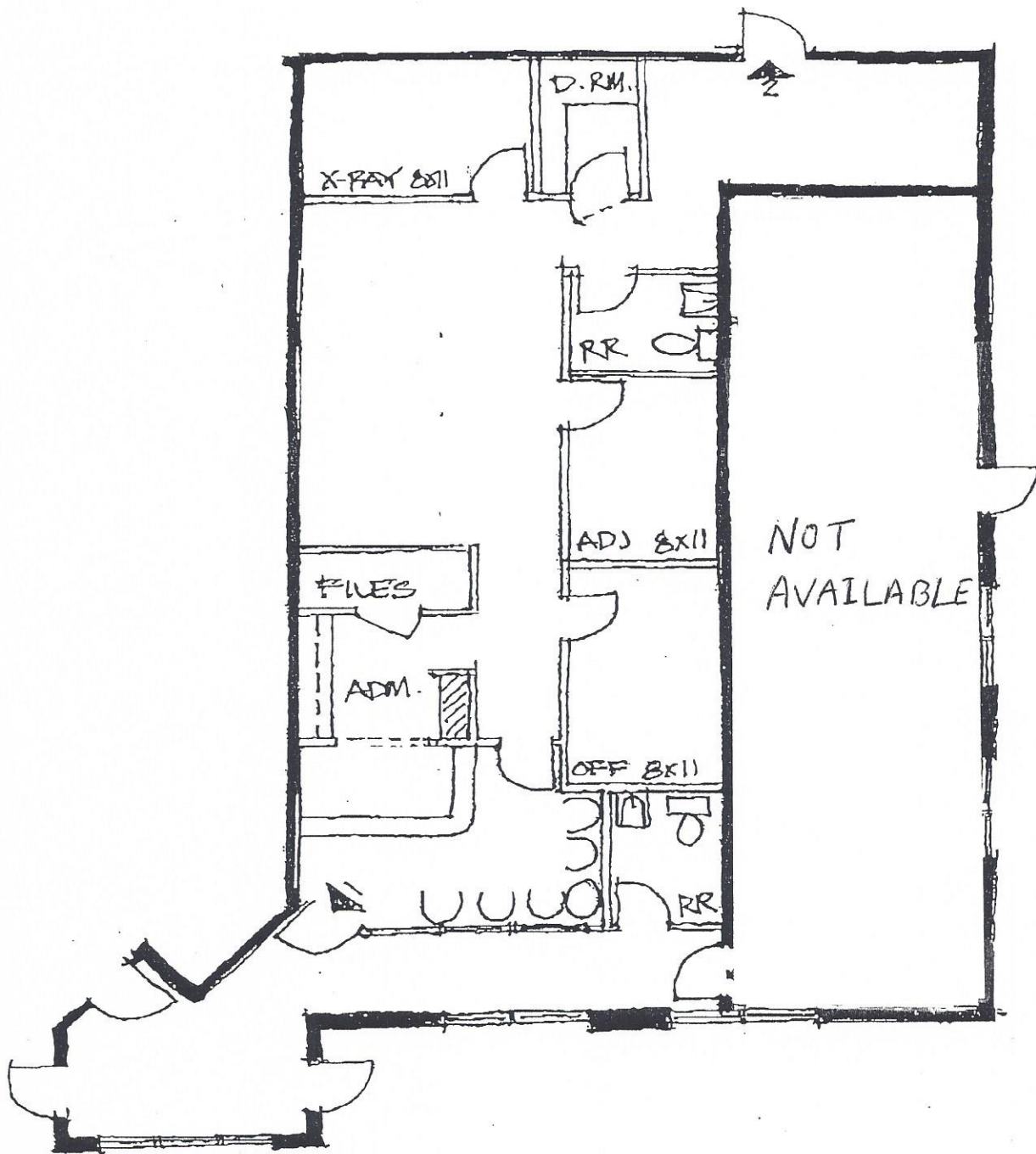


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DR. RON CARMEN BUILDING - TENANT IMPROVEMENTS  
SCHEMATIC MULTI-TENANT LAYOUT - SCHEME 1

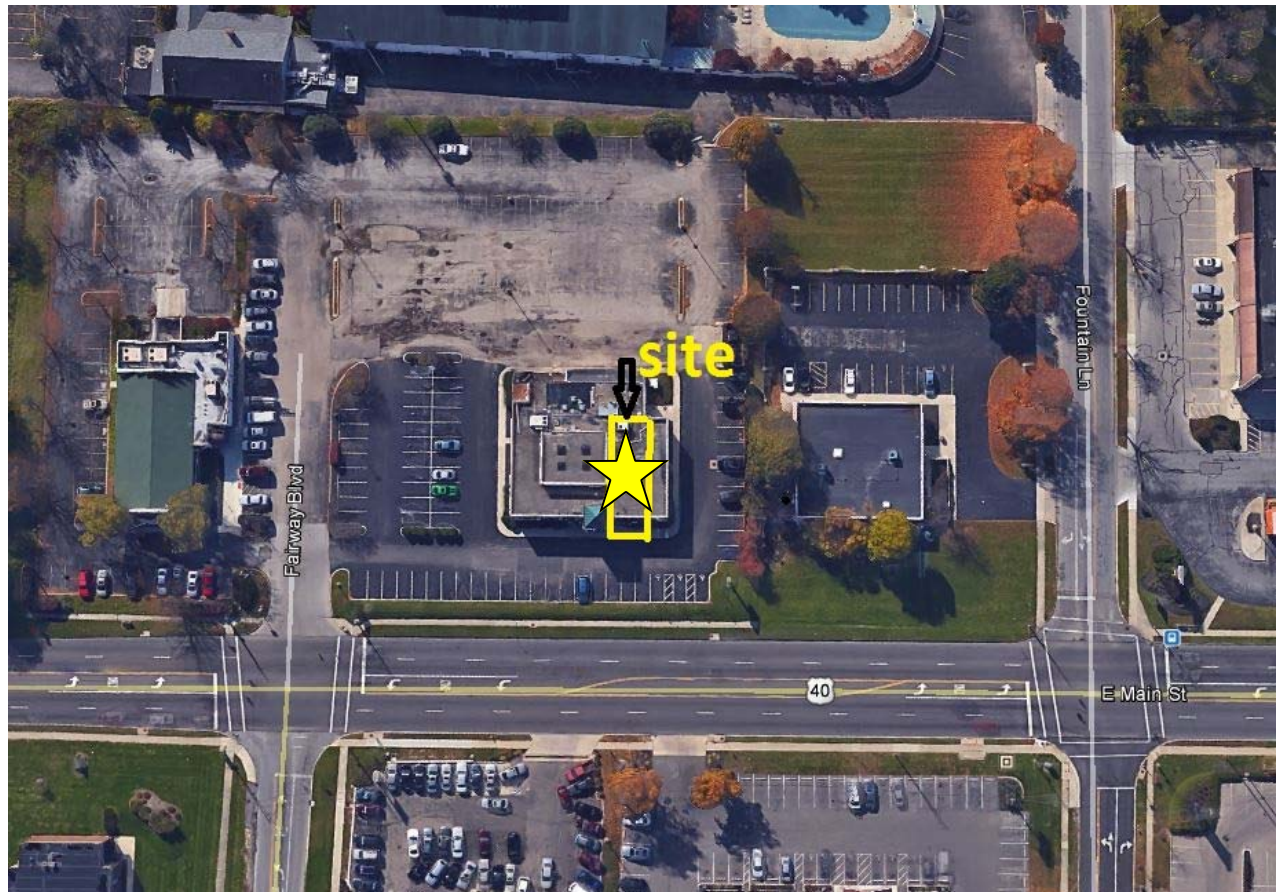
Project No. \_\_\_\_\_  
Date: 04.13.05  
Revisions: 09.02.05

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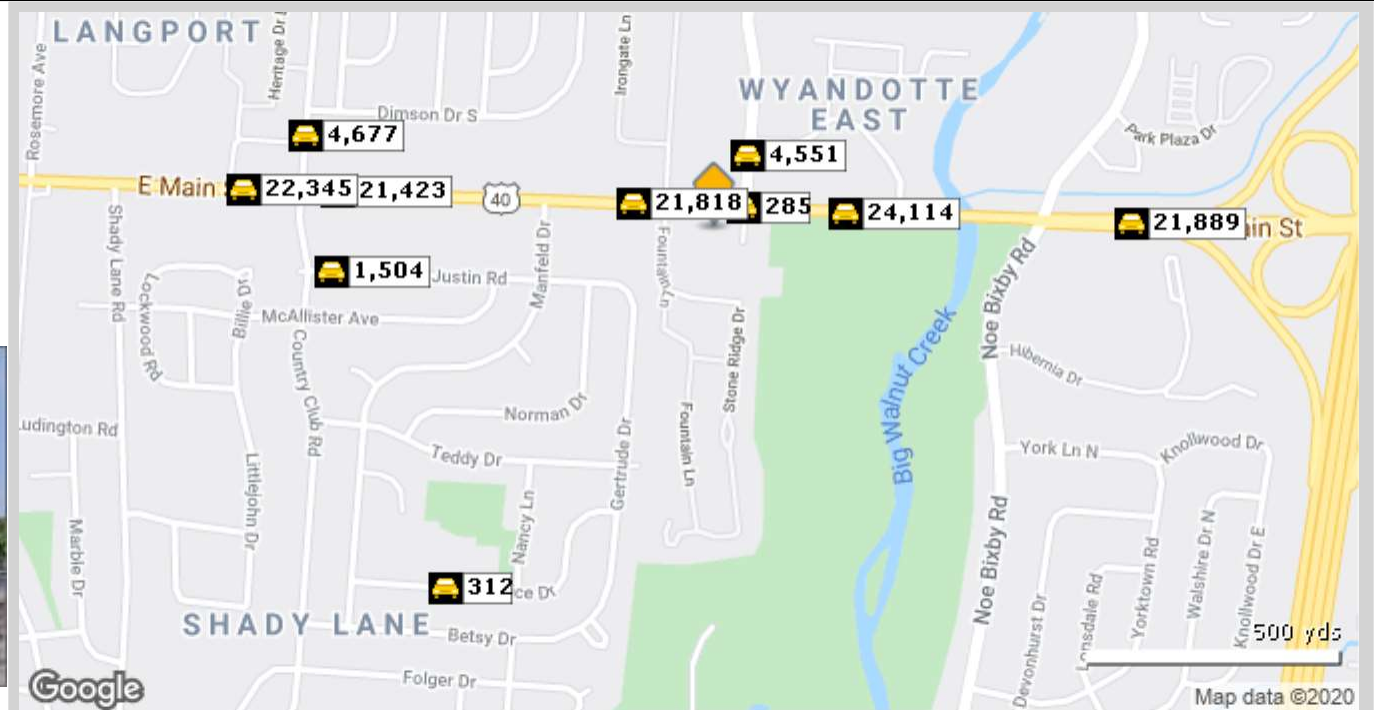
★ 5223 East Main Street, Columbus, Ohio 43213



## Traffic Count Report

5221-5225 E Main St, Columbus, OH 43213

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **7,478 SF**  
 Typical Floor: **7,478 SF**  
 Total Available: **1,500 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$17.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Main St	Fairway Blvd	0.00	2018	285	MPSI	.04
2	E Main St	Fountain Ln	0.03 E	2018	21,818	MPSI	.10
3	Fairway Blvd	Gatehouse Dr	0.02 N	2018	4,551	MPSI	.10
4	E Main St	Heatherwood Dr	0.06 E	2018	24,114	MPSI	.15
5	E Main St	Country Club Rd	0.04 W	2018	21,423	MPSI	.43
6	Justin Rd	Country Club Rd	0.03 W	2018	1,504	MPSI	.43
7	Country Club Rd	Dimson Dr S	0.03 N	2018	4,677	MPSI	.48
8	E Main St	Noe Bixby Rd	0.10 W	2018	21,889	MPSI	.48
9	Beatrice Dr	Nancy Ln	0.08 E	2018	312	MPSI	.51
10	E Main St	Heritage Dr W	0.00 W	2018	22,345	MPSI	.53



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6/1/2020

# Demographic Summary Report

5221-5225 E Main St, Columbus, OH 43213

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	13,703	117,463	262,823
2020 Estimate	13,032	111,492	249,828
2010 Census	11,660	98,496	222,637
Growth 2020 - 2025	5.15%	5.36%	5.20%
Growth 2010 - 2020	11.77%	13.19%	12.21%
<b>2020 Population by Hispanic Origin</b>	948	8,263	15,249
<b>2020 Population</b>	13,032	111,492	249,828
White	5,478 42.03%	48,555 43.55%	130,170 52.10%
Black	6,675 51.22%	55,184 49.50%	102,656 41.09%
Am. Indian & Alaskan	50 0.38%	422 0.38%	830 0.33%
Asian	247 1.90%	2,772 2.49%	6,612 2.65%
Hawaiian & Pacific Island	2 0.02%	63 0.06%	141 0.06%
Other	580 4.45%	4,495 4.03%	9,419 3.77%
U.S. Armed Forces	0	62	127
<b>Households</b>			
2025 Projection	6,032	49,345	108,228
2020 Estimate	5,746	46,903	102,935
2010 Census	5,203	41,836	92,123
Growth 2020 - 2025	4.98%	5.21%	5.14%
Growth 2010 - 2020	10.44%	12.11%	11.74%
Owner Occupied	2,442 42.50%	21,325 45.47%	53,549 52.02%
Renter Occupied	3,304 57.50%	25,578 54.53%	49,386 47.98%
<b>2020 Households by HH Income</b>	5,746	46,903	102,935
Income: <\$25,000	1,185 20.62%	11,797 25.15%	21,476 20.86%
Income: \$25,000 - \$50,000	2,016 35.09%	14,781 31.51%	28,317 27.51%
Income: \$50,000 - \$75,000	1,331 23.16%	9,446 20.14%	20,302 19.72%
Income: \$75,000 - \$100,000	596 10.37%	5,109 10.89%	12,114 11.77%
Income: \$100,000 - \$125,000	204 3.55%	2,691 5.74%	8,319 8.08%
Income: \$125,000 - \$150,000	221 3.85%	1,746 3.72%	5,632 5.47%
Income: \$150,000 - \$200,000	97 1.69%	791 1.69%	3,672 3.57%
Income: \$200,000+	96 1.67%	542 1.16%	3,103 3.01%
<b>2020 Avg Household Income</b>	\$56,174	\$55,188	\$67,863
<b>2020 Med Household Income</b>	\$43,983	\$43,178	\$51,831



# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers





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