

FOR SALE



\$200,000

248 Bradenton Avenue, Dublin, Ohio, 43017

- Office/Condo for Sale, in highly sought after area of Dublin
- +/- 1,509 Sq Ft Available, and currently leased
- Condo includes a reception area, 2 offices, 2 large/ open areas, and a bathroom.
- Lots of storage space, easy access, and plenty of parking for this location.
- Condo dues include landscaping, water, trash, sewage, and snow removal.



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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.

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Property Information

Legal Property Description:	Office Condominium
Parcel Number:	273-004569-00
Year Built:	1988
Taxes:	\$5,684.40/2023
Exterior:	Brick
Condo Fees:	\$346.17/month
Township:	Washington TWP
City:	Dublin
Building Square Footage:	+/- 1,509 Sq Ft
Shared Parking:	Plenty
Current Tenant:	Boston Orthotics and Prosthetics
Occupancy:	100%
Lease Expiration:	5-31-25
Tenant Responsibilities:	All Utilities
Air Conditioning:	Central
Exterior:	Brick

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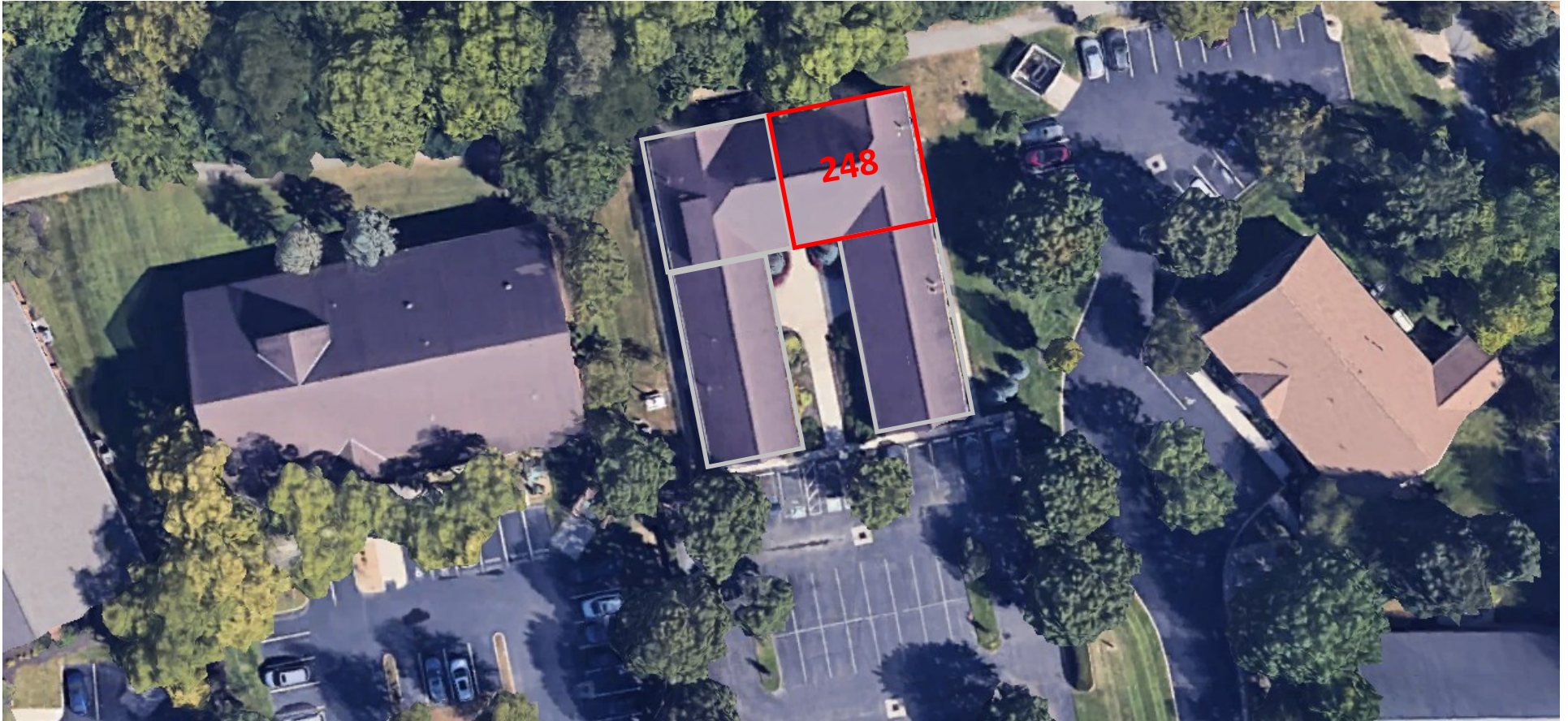
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Parcel Page



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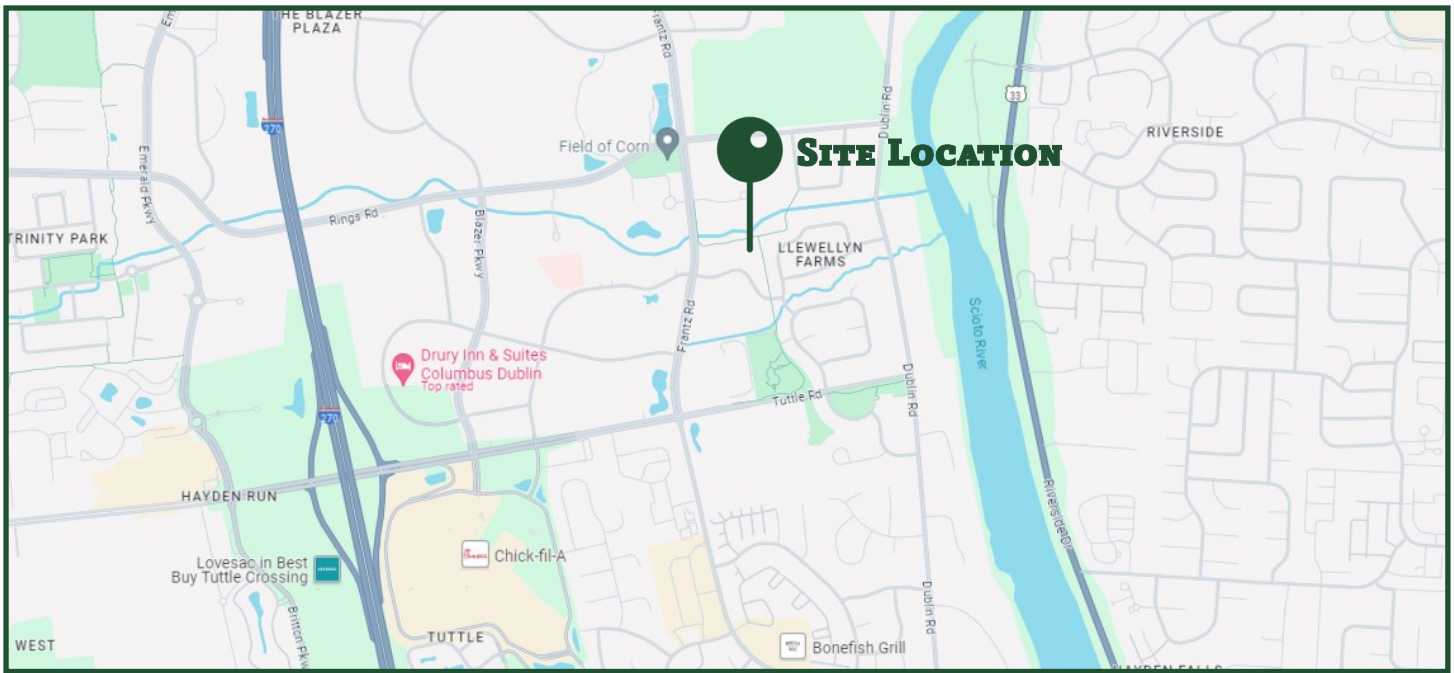
Aerial Page



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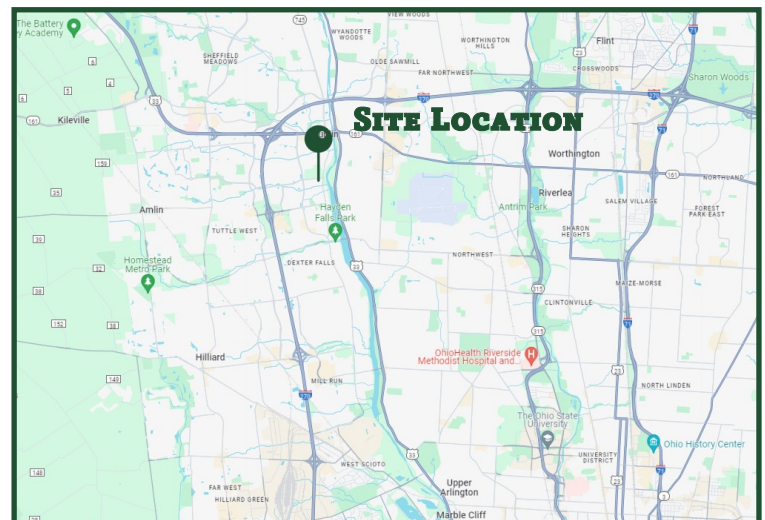


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TRAFFIC COUNT

Street	Avg Daily Volume
FRANTZ RD	19,249
TUTTLE CROSSING BLVD	12,904
RINGS RD	11,635



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (year)		3,471	48,784	134,823
Households (year)		4,785	30,934	67,882
Avg Household Income (year)		\$72,115	\$83,771	\$85,488

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Regional Overview

The City of Dublin is nestled just northwest of Columbus, Ohio. It boasts a vibrant community of around 50,000 residents and serves as a hub for innovation, corporate headquarters, and outstanding education. With its responsive services, attractive housing options, top-tier public schools, and direct highway access, Dublin offers a comfortable and dynamic lifestyle. Renowned for its strategic planning, technological advancements, and commitment to sustainability, the city consistently ranks as one of the safest in the nation and holds the top spot among Ohio's small cities. Boasting a diverse economic landscape, including major corporations like Cardinal Health and Wendy's Corporation, Dublin attracts businesses ranging from startups to global giants. Its renowned educational institutions, including three top-ranking high schools and proximity to numerous colleges and universities, ensure a steady stream of talent and intellectual capital, further fueling its economic growth and stability. With its urban, walkable Bridge Street District and a reputation for municipal innovation, Dublin stands as a premier destination for both residents and businesses alike.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income
(2020)

Popular Local Amenities

- Downtown Dublin (Shopping and Restaurants)
- Dublin Parks and Pathways
- Bridge Park Walkway and Farmers Markets
- Tuttle Crossing Mall
- Muirfield Village Country Club—Home of the Memorial Tournament
- Ohio Health Dublin Methodist Hospital
- Tartan Fields Country Club

Top Employers



OhioHealth



CardinalHealth

INEOS



EASE



THE INFORMATION/IMAGES WERE GATHERED FROM www.reynoldsburg.gov, www.wikipedia.com, and census.gov

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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