

Special Purpose NNN LEASE

5030 Bradenton Ave
Dublin, OH 43017

For Lease



Lease Rate:
\$23.00 NNN

Available Space:
5,136 SF

Year Built: 2000

- State-of-the-art sound recording studio.
- Two (2) control rooms with eight (8) in. of poured concrete.
- Five (5) separate foundations ensuring sound isolation.
- Five (5) miles of Mogami cabling
- 3 1/2 inches of class separating control rooms.
- Full climate control with separate HVAC systems.
- New roof 2015.
- 33 parking spaces



Rick Smith
614.545.2157
rsmith@AlterraRE.com

Brad Kitchen
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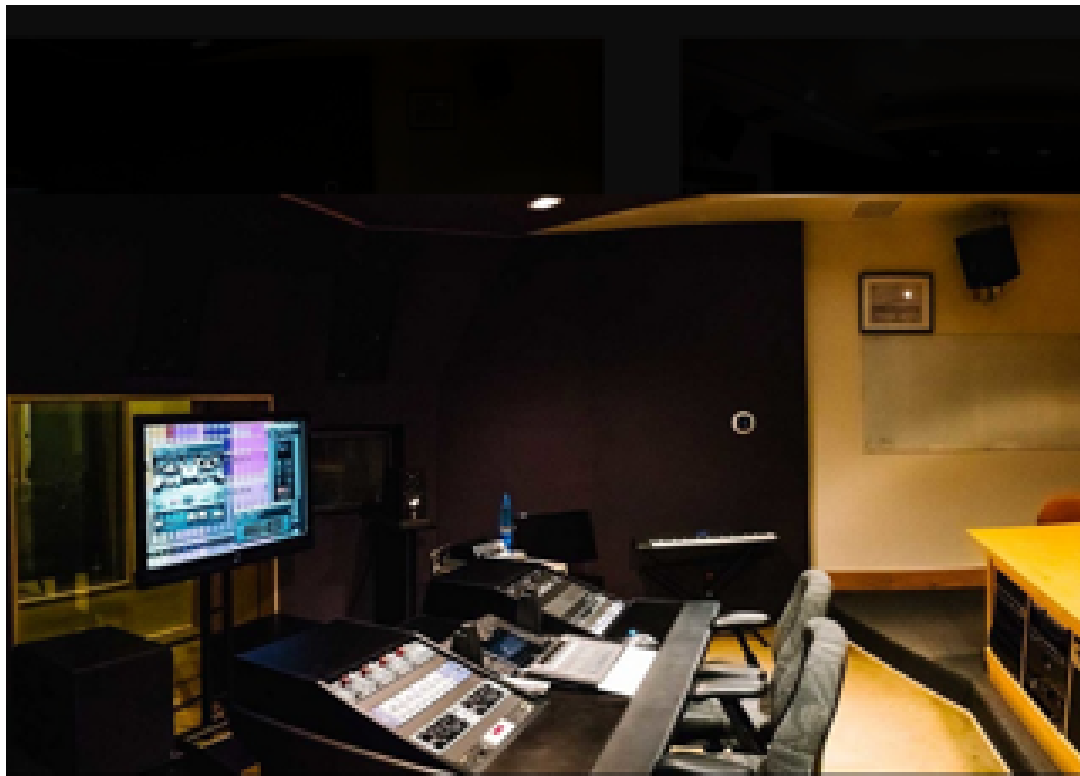
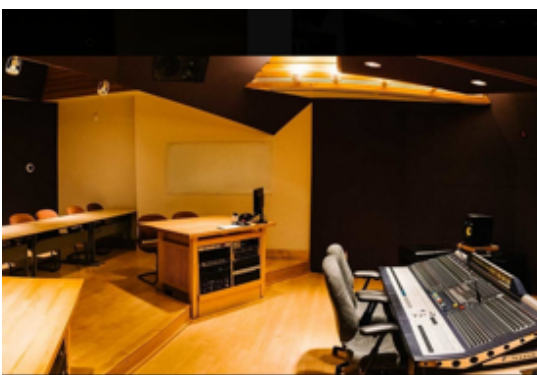
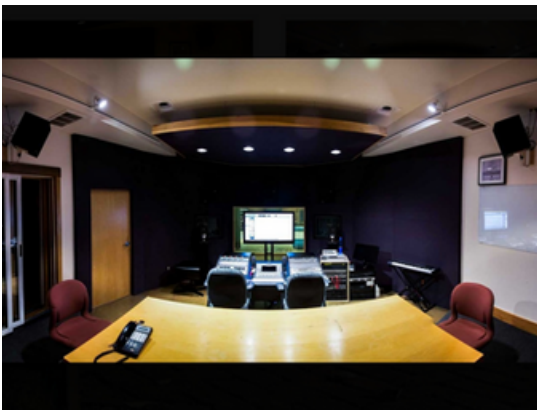
Alterra Real Estate
614.365.9000
www.AltterraRE.com

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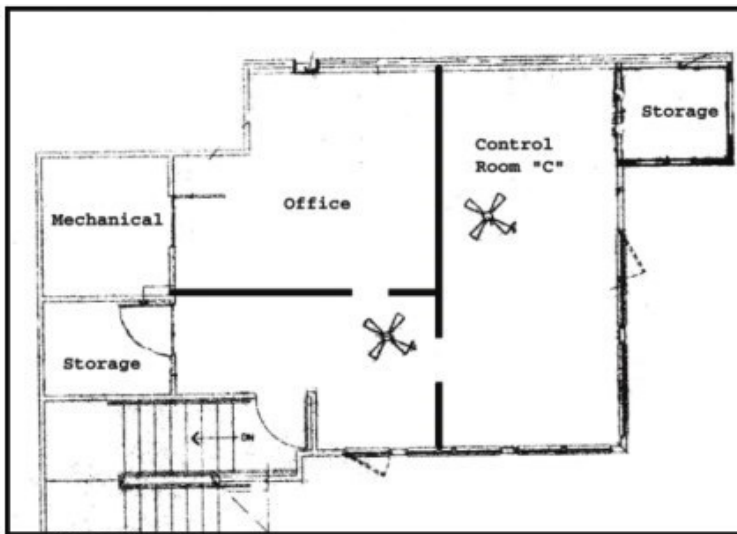
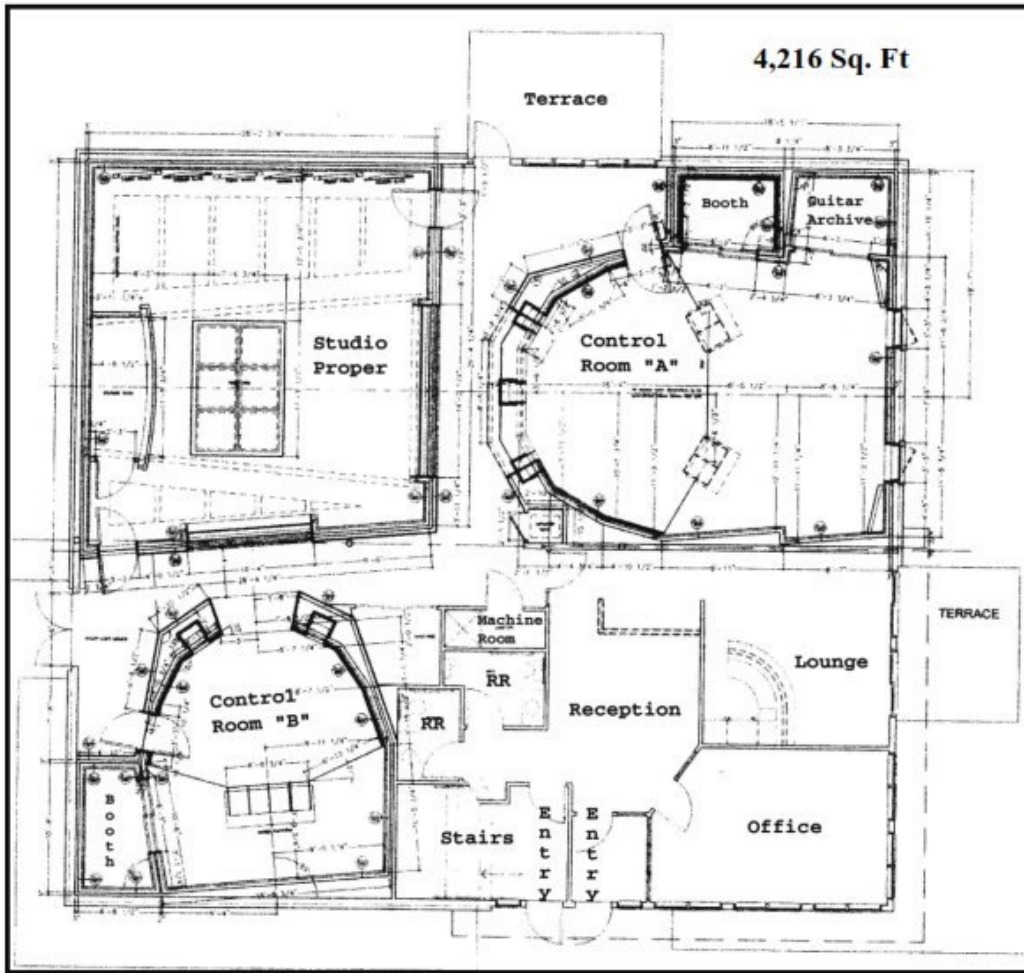
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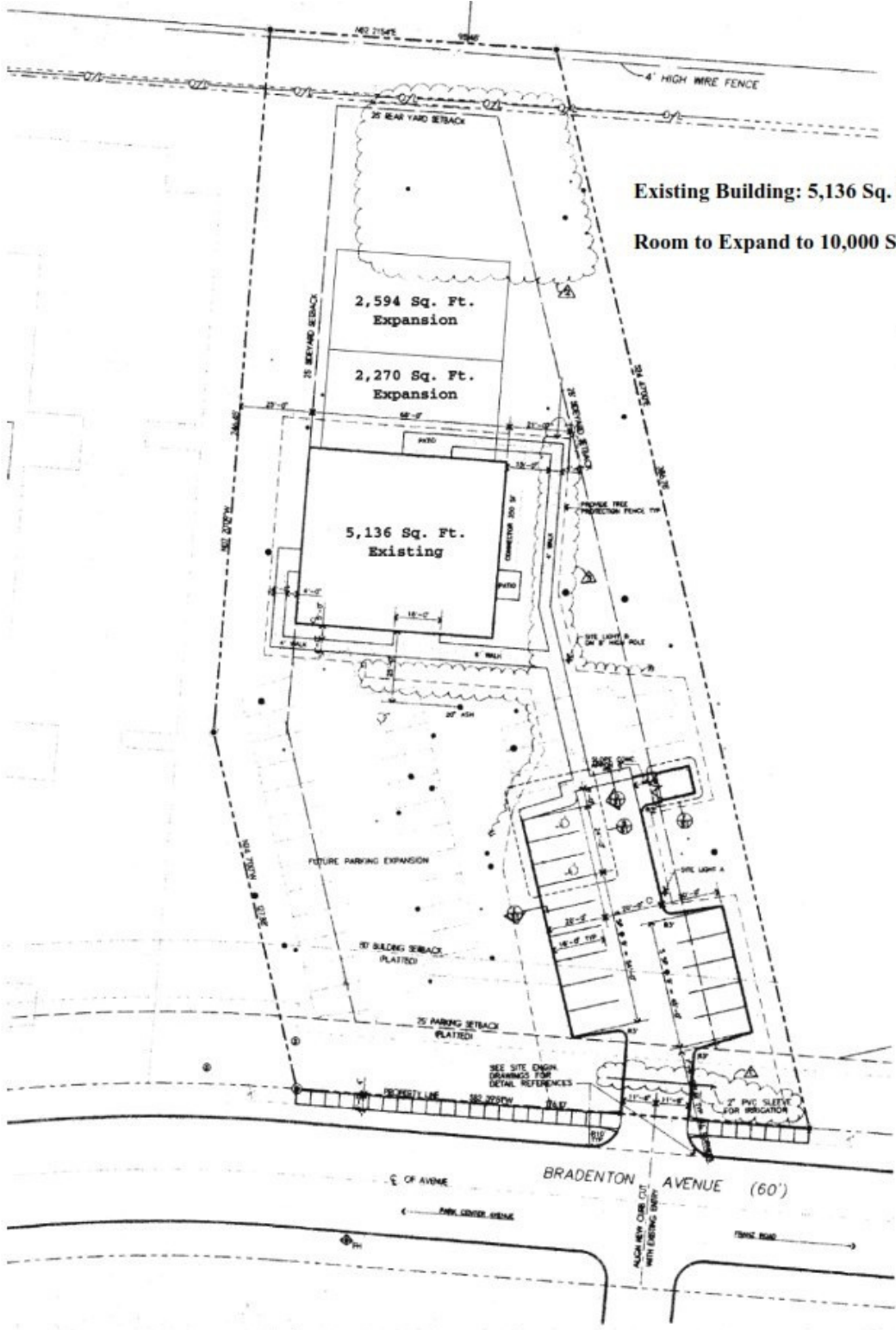
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Existing Building: 5,136 Sq. F

Room to Expand to 10,000 Sq



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5030 Bradenton Ave, Dublin, OH 43017

CITY, STATE

Dublin, OH

POPULATION

102,825

AVG. HHSIZE

2.44

MEDIAN HH INCOME

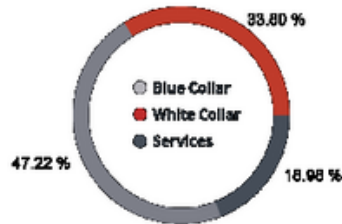
\$81,164

HOME OWNERSHIP

Renters: 18,673

Owners: 25,452

EMPLOYMENT



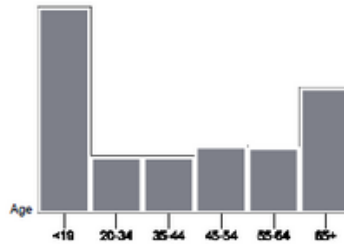
55.28 % Employed
1.15 % Unemployed

EDUCATION

High School Grad: 15.77 %
Some College: 19.25 %
Associates: 5.90 %
Bachelors: 61.20 %

GENDER & AGE

49.42 % Male
50.58 % Female

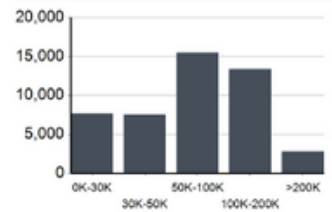


RACE & ETHNICITY

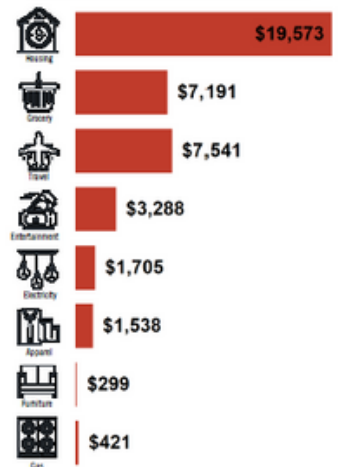
White: 79.42 %
Asian: 12.78 %
Native American: 0.00 %
Pacific Islanders: 0.01 %
African-American: 1.29 %
Hispanic: 3.41 %
Two or More Races: 3.09 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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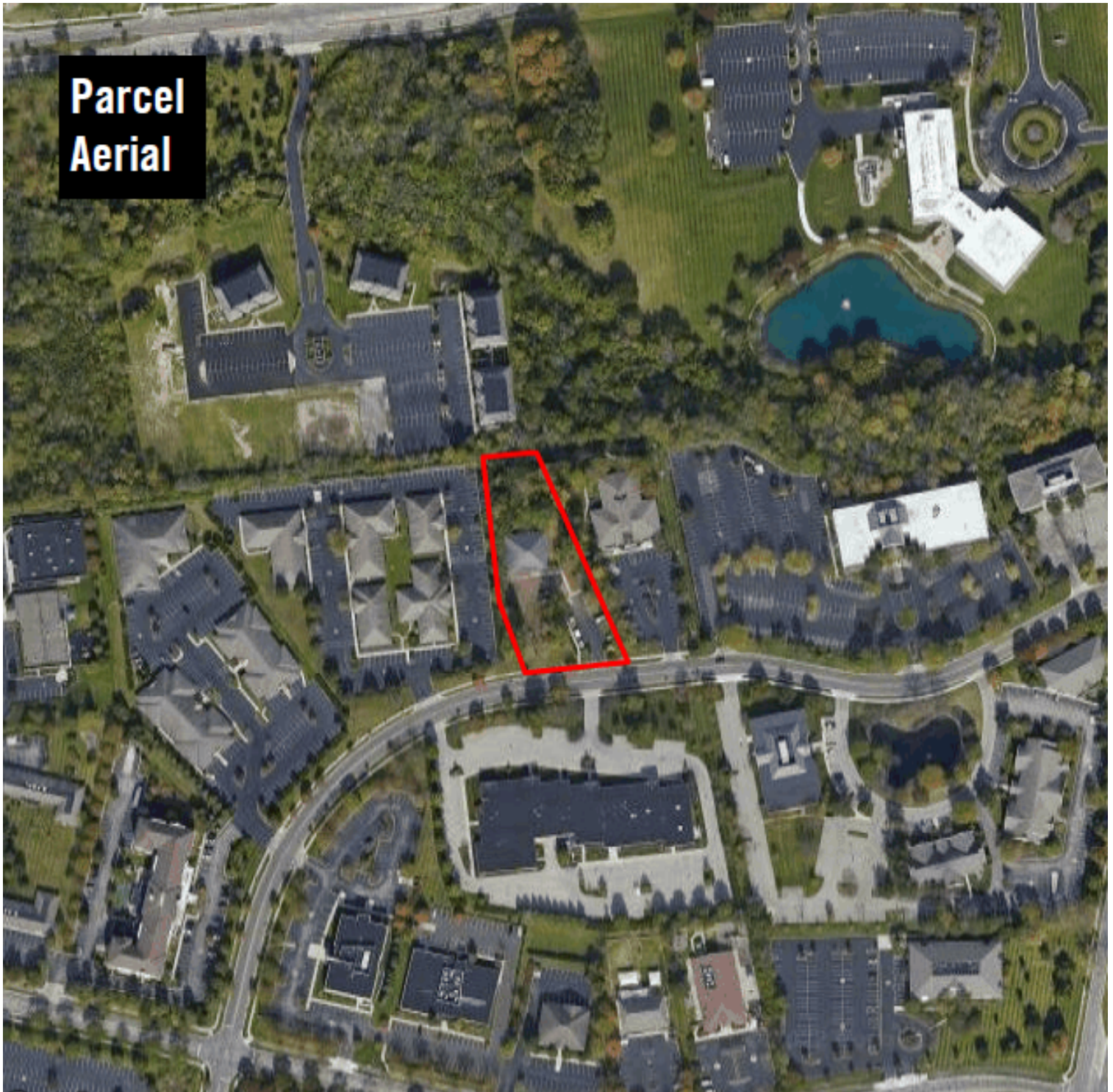
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**Parcel
Aerial**



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