

FOR LEASE

OFFICE SPACE AVAILABLE



For more information, visit
www.donbrokaw.com

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NAI Ohio Equities^{REALTORS®}
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Section IV	Location Overview
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Property Overview

Location:	4300 E Broad St, Whitehall, OH 43213
Total Building Size:	39,801± SF, Three Story Building
Lot Size:	3.57± Acres
Parcel Nos:	090-000430, 090-000432 and 090-000908
Built:	1980
Elevators:	2
Zoning:	General Commerce District (GCD)
3-Mile Demographics:	Total Population: 82,815 Median Household Income: \$46,540 Employees: 53,538 Establishments: 3,555
Traffic Count:	28,320± Vehicles Per Day
Incentives:	State and local incentive programs may be available for qualified projects. To find out how these programs may work for you, economic development contacts have been provided in the location overview section.
Comments:	<ul style="list-style-type: none">▪ Close proximity to airport, I-670 and I-270▪ Bus line available▪ Plenty of on-site parking▪ Easy Access▪ Join First Community Bank
Availability:	Suites Range From 5,000± to 21,448± SF

<u>Suite No.</u>	<u>Available SF</u>	<u>Min Div SF</u>	<u>Max Con SF</u>
200	9,824±	5,000±	9,824±
300	11,624±	5,000±	11,624±

Lease Rates: \$7.95/SF FSG



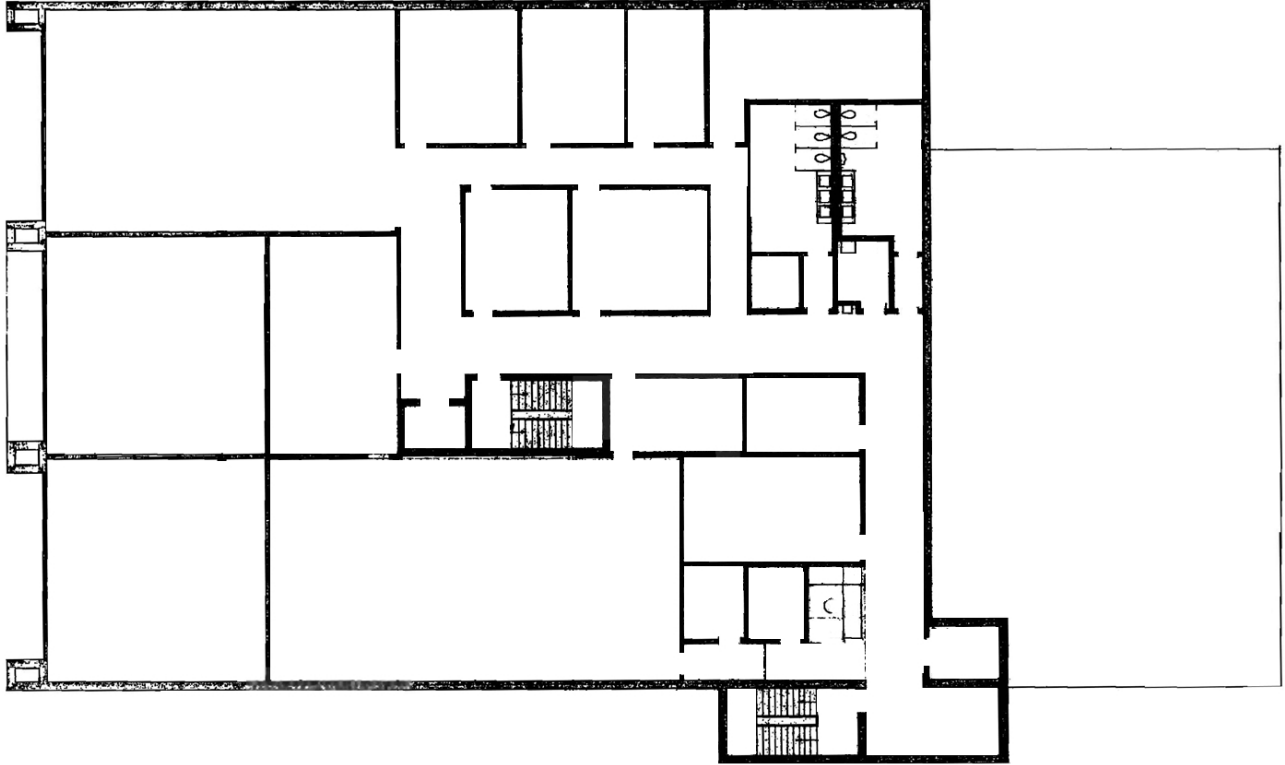
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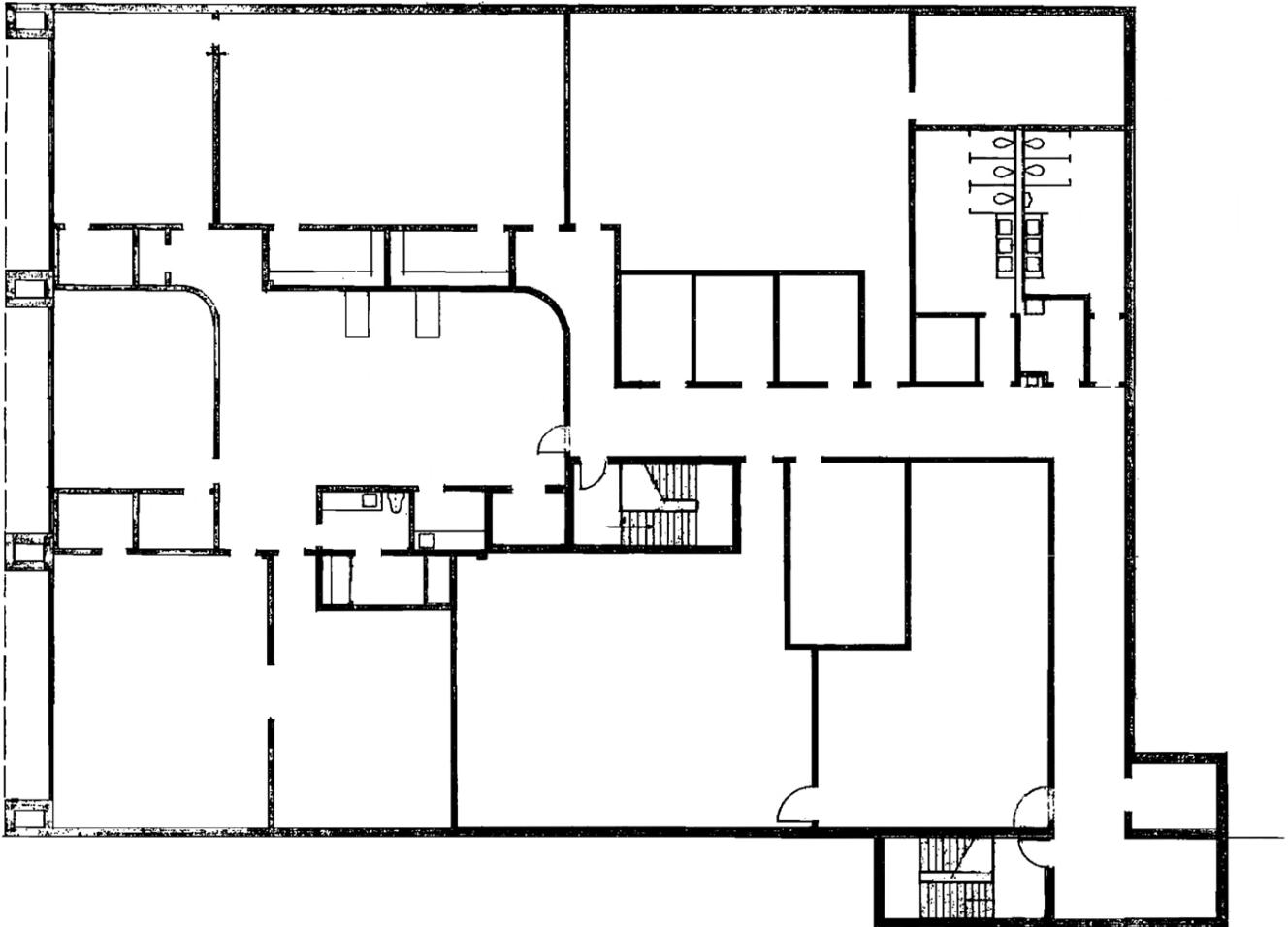
Property Photographs



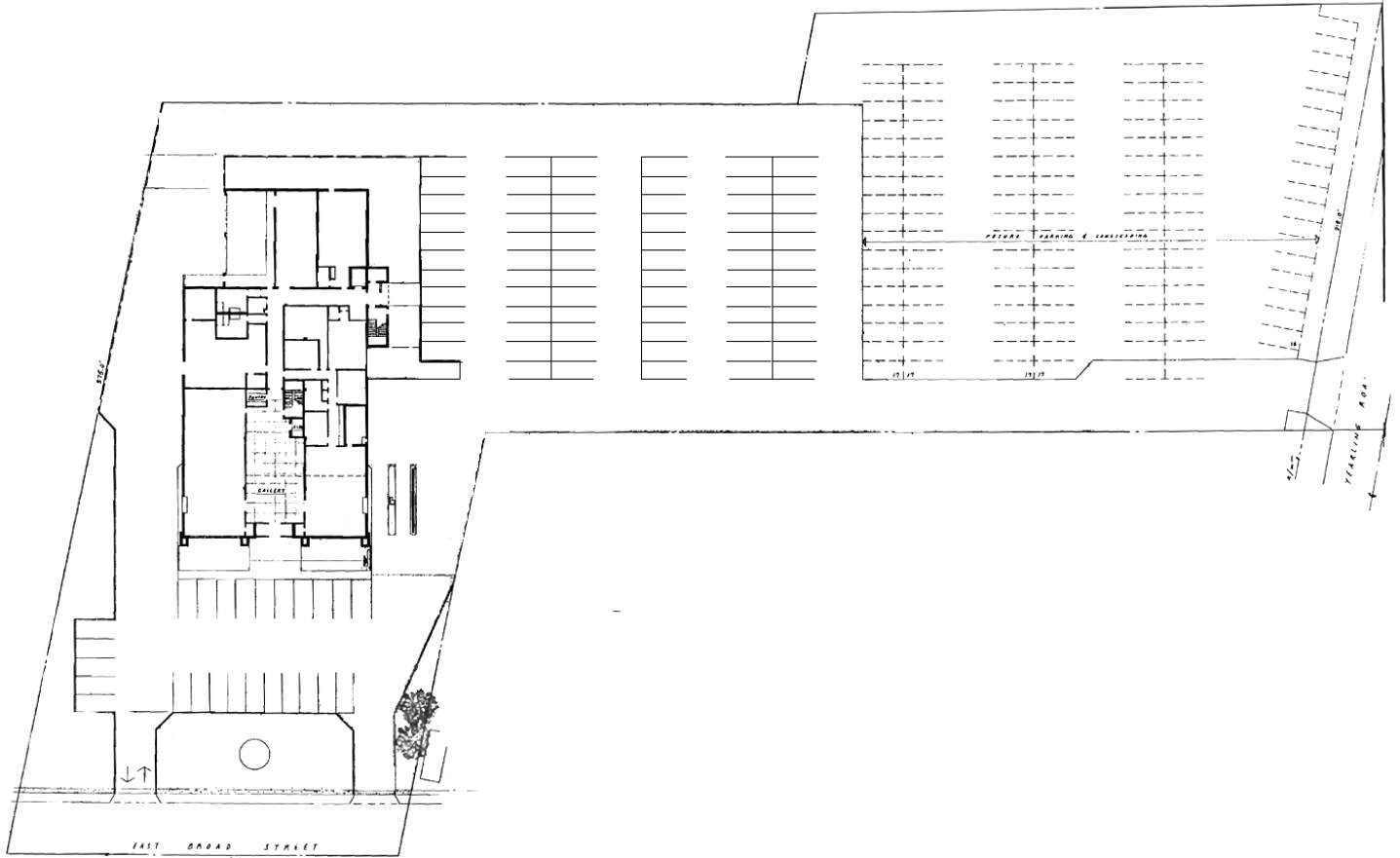
Floor Plan – Second Floor



Floor Plan – Third Floor



Site Plan



DIRECTIONS TO PROPERTY

From the north (on I-270 S)

1. At exit 33, take ramp right toward Easton
2. Turn left onto Easton Way
3. Make a U-turn at Stelzer Rd
4. Take ramp right for I-270 South toward Wheeling
5. At exit 37, take ramp right and follow signs for Oh-317 / Hamilton Rd
6. Turn right onto SR-317 South / S Hamilton Rd
7. Turn right onto SR-16 / E Broad St
8. Arrive at 4300 E Broad St, Columbus, OH 43213

From the east (on I-70 W)

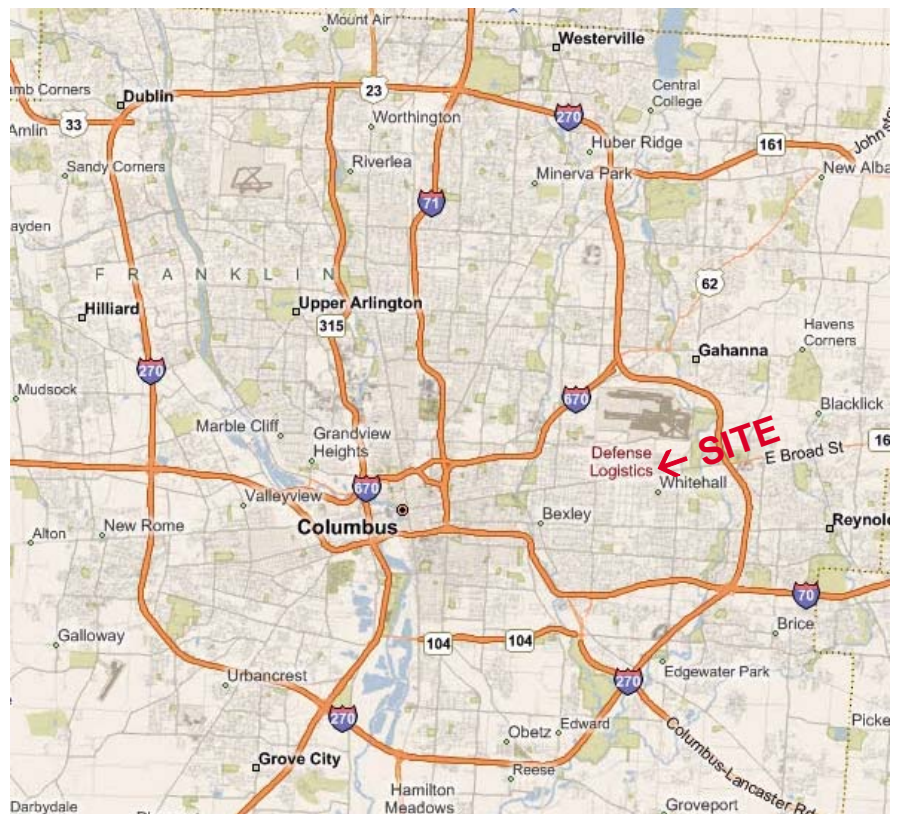
1. At exit 107, take ramp right for Oh-317 / Hamilton Rd toward Whitehall
2. Turn right onto SR-317 / S Hamilton Rd
3. Turn left onto SR-16 / E Broad St
4. Arrive at 4300 E Broad St, Columbus, OH 43213

From the east (on US-33 W / Columbus-Lancaster Rd)

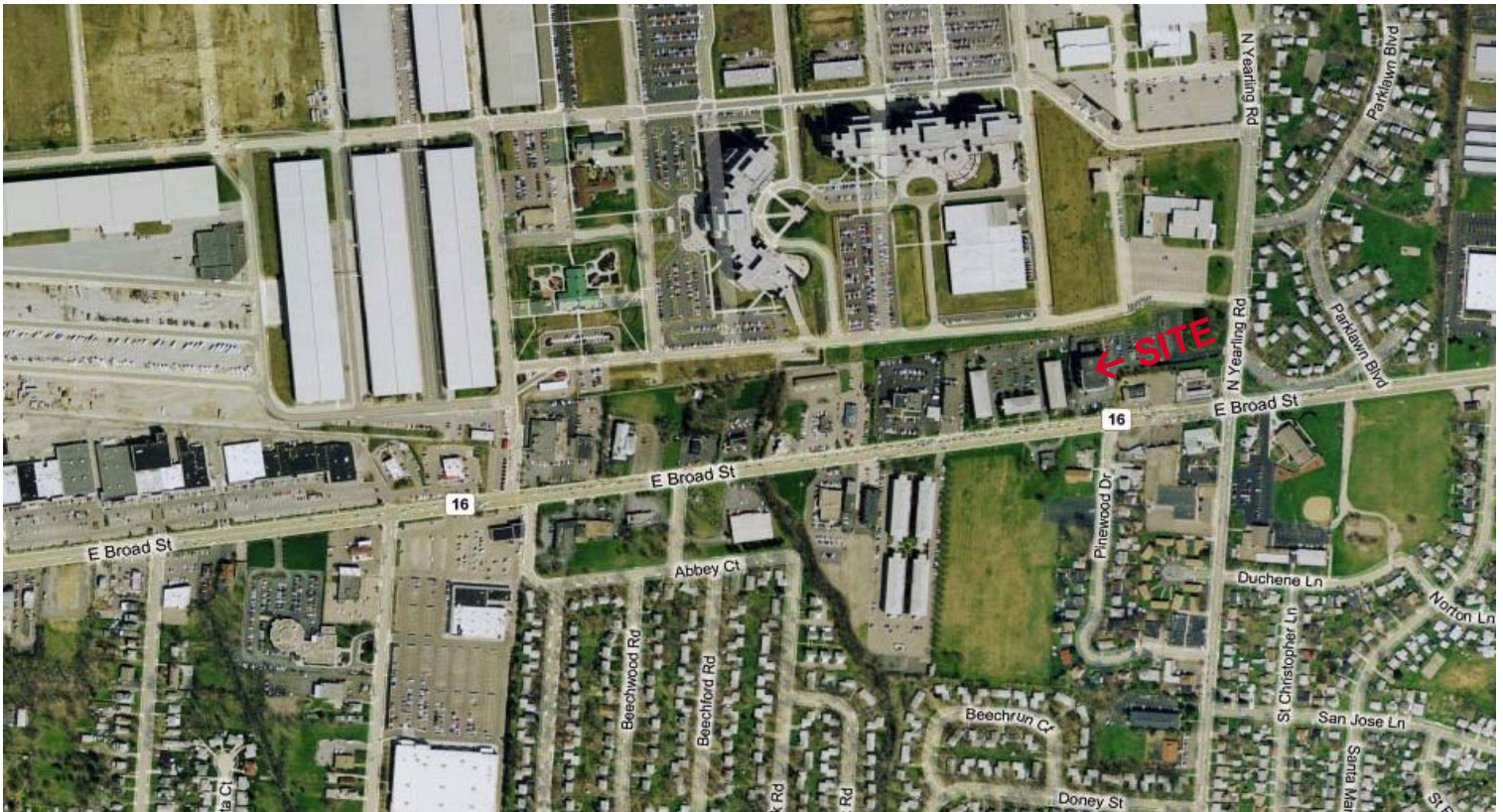
1. Take ramp right for I-270 North toward Wheeling
2. At exit 39, take ramp right for Broad St / Oh-16 West toward Columbus
3. Bear right onto SR-16 / E Broad St
4. Arrive at 4300 E Broad St, Columbus, OH 43213

From the west (on I-670 E / US-62 E)

1. Take ramp right for I-270 South toward Wheeling
2. At exit 37, take ramp right and follow signs for Oh-317 / Hamilton Rd
3. Turn right onto SR-317 South / S Hamilton Rd
4. Turn right onto SR-16 / E Broad St
5. Arrive at 4300 E Broad St, Columbus, OH 43213



Aerial Imagery



Location Overview

Whitehall, Ohio

The Village of Whitehall is a suburban community of Columbus, Ohio in Franklin County. It is located six miles due east of downtown Columbus, in close proximity to the Port Columbus International Airport. According to the United States Census Bureau, the city has a total area of 5.2 square miles, all of it land. Today the population holds steady at around 20,500 residents. Whitehall's residents share a strong sense of community, and the city has a nurturing, family-friendly feeling.

The Office of Economic & Community Development strives to keep existing Whitehall business growing and to bring new business and jobs to the city. For business assistance or development project information, contact the Office of Economic & Community Development of the City of Whitehall (614) 338-3103.

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit www.co.franklin.oh.us or contact the Economic Development Department at 614-462-5631.

State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

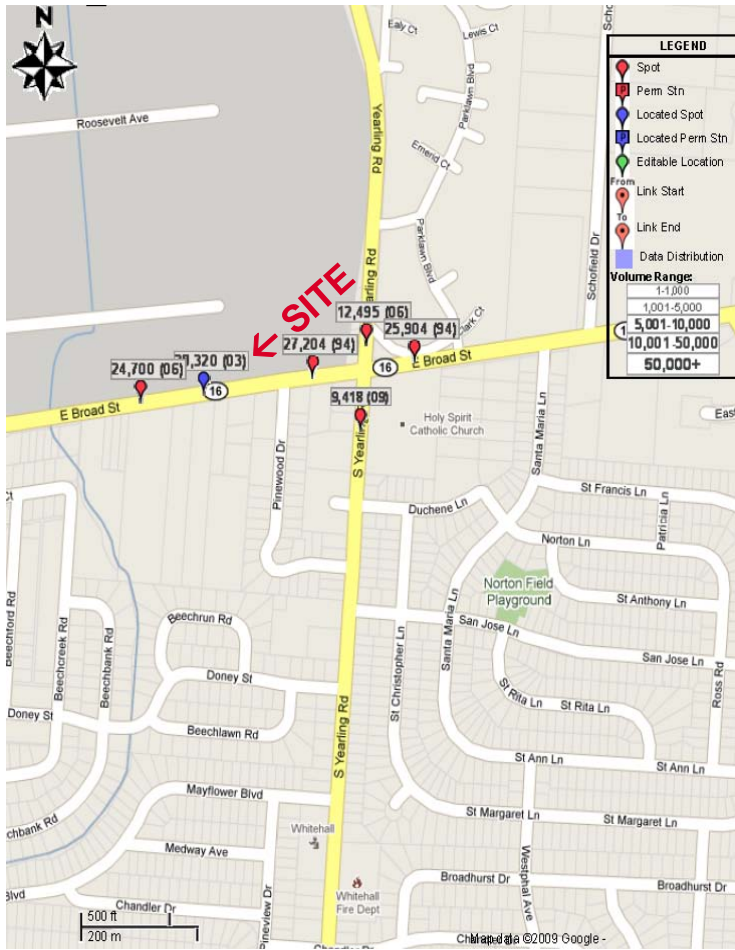
The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit www.ohiomeansbusiness.com or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



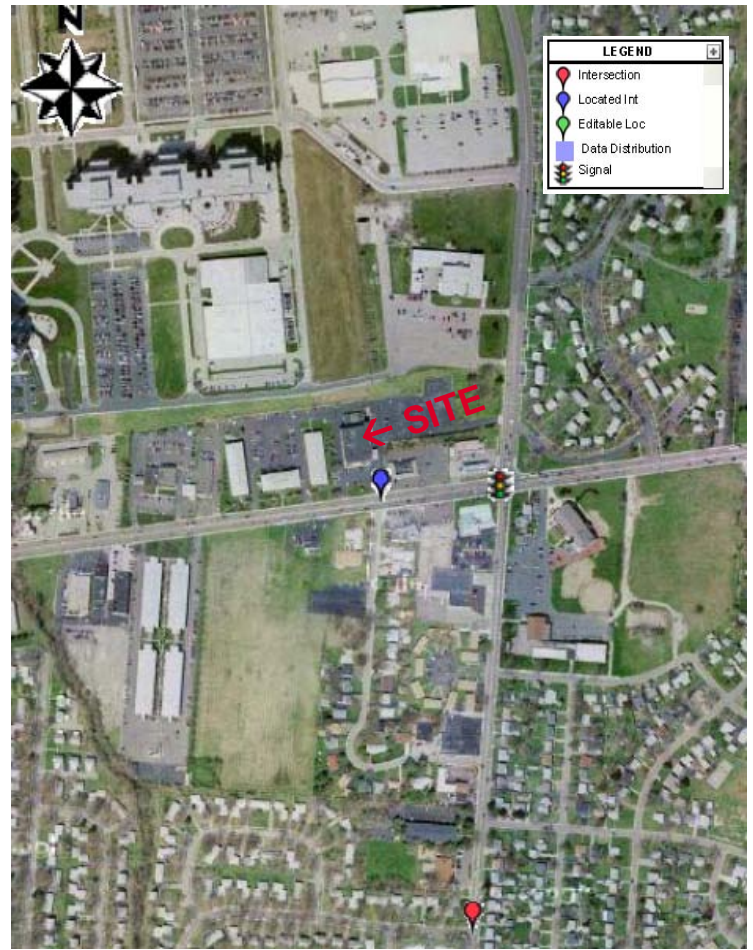
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TRAFFIC COUNT



INTERSECTION



TRAFFIC COUNT / INTERSECTION DATA

Year	AADT			Volume Trend Annual Growth
	2 Way	East Bound	West Bound	
2003	28,320	NA	NA	2%
2002	27,788	NA	NA	17%
2001	23,726	NA	NA	-4%
1994	32,104	NA	NA	NA

Data Provided By
MORPC Transportation
Management System



Demographics



Date: 12/03/09

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
4300 E BROAD ST, WHITEHALL, OH 43213

Lat: 39.974956
City: Whitehall
County: Franklin County
Zip: 43213

Long: -82.886984
Pop: 18,522
Pop: 1,160,202
Pop: 29,053

2009 Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Total Population	10,504	82,815	249,699
Total Households	4,349	34,035	97,531
Female Population	5,412	43,071	130,531
% Female	51.5%	52.0%	52.3%
Male Population	5,092	39,744	119,168
% Male	48.5%	48.0%	47.7%
Population Density (per Sq. Mi.)	3,343.5	2,929.0	3,179.3
Age:			
Age 0 - 4	7.3%	6.9%	7.4%
Age 5 - 14	13.4%	13.5%	15.0%
Age 15 - 19	6.6%	6.5%	7.2%
Age 20 - 24	6.4%	5.6%	6.0%
Age 25 - 34	13.9%	12.2%	12.2%
Age 35 - 44	14.8%	14.6%	14.5%
Age 45 - 54	14.1%	15.1%	14.4%
Age 55 - 64	10.7%	11.7%	11.4%
Age 65 - 74	7.3%	7.3%	6.6%
Age 75 - 84	4.6%	4.9%	3.9%
Age 85 +	1.1%	1.8%	1.4%
Median Age	36.7	38.9	36.6
Housing Units			
Total Housing Units	5,121	39,634	115,927
Owner Occupied Housing Units	36.1%	48.3%	47.5%
Renter Occupied Housing Units	48.8%	37.6%	36.7%
Vacant Housing Units	15.1%	14.1%	15.9%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.2%	0.1%	0.1%
Asian	3.2%	2.7%	2.3%
Black	18.1%	29.5%	39.0%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	72.1%	61.7%	52.9%
Other	1.9%	2.0%	1.5%



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Demographics (Continued)

Date: 12/03/09

2009 Demographic Detail: 4300 E BROAD ST, WHITEHALL, OH 43213

	1 Miles:	3 Miles:	5 Miles:
Multi-Race	4.4%	3.8%	4.1%
Hispanic Ethnicity	5.9%	5.2%	4.0%
Not of Hispanic Ethnicity	94.1%	94.8%	96.1%
Marital Status:			
Age 15 + Population	8,332	65,953	193,817
Divorced	16.7%	14.6%	13.9%
Never Married	31.8%	29.7%	32.5%
Now Married	40.3%	44.0%	42.3%
Separated	4.2%	4.5%	4.6%
Widowed	6.9%	7.1%	6.8%
Educational Attainment:			
Total Population Age 25+	6,970	55,912	160,925
Grade K - 8	3.6%	3.2%	3.2%
Grade 9 - 12	10.6%	8.2%	9.1%
High School Graduate	38.3%	31.0%	32.0%
Associates Degree	6.0%	6.1%	6.6%
Bachelor's Degree	12.5%	18.7%	18.0%
Graduate Degree	7.9%	12.8%	10.6%
Some College, No Degree	21.1%	20.0%	20.4%
Household Income:			
Income \$ 0 - \$9,999	10.2%	7.5%	9.9%
Income \$ 10,000 - \$14,999	5.1%	4.5%	5.1%
Income \$ 15,000 - \$24,999	13.4%	11.1%	10.9%
Income \$ 25,000 - \$34,999	14.7%	12.3%	11.4%
Income \$ 35,000 - \$49,999	20.4%	18.0%	16.9%
Income \$ 50,000 - \$74,999	19.3%	19.5%	19.5%
Income \$ 75,000 - \$99,999	10.2%	11.1%	11.3%
Income \$100,000 - \$124,999	4.1%	6.2%	6.4%
Income \$125,000 - \$149,999	1.3%	3.2%	3.2%
Income \$150,000 +	1.3%	6.6%	5.3%
Average Household Income	\$41,505	\$58,818	\$54,298
Median Household Income	\$39,592	\$46,540	\$45,664
Per Capita Income	\$17,907	\$24,599	\$21,745
Vehicles Available:			
0 Vehicles Available	12.2%	10.1%	11.4%
1 Vehicle Available	45.5%	42.7%	41.6%



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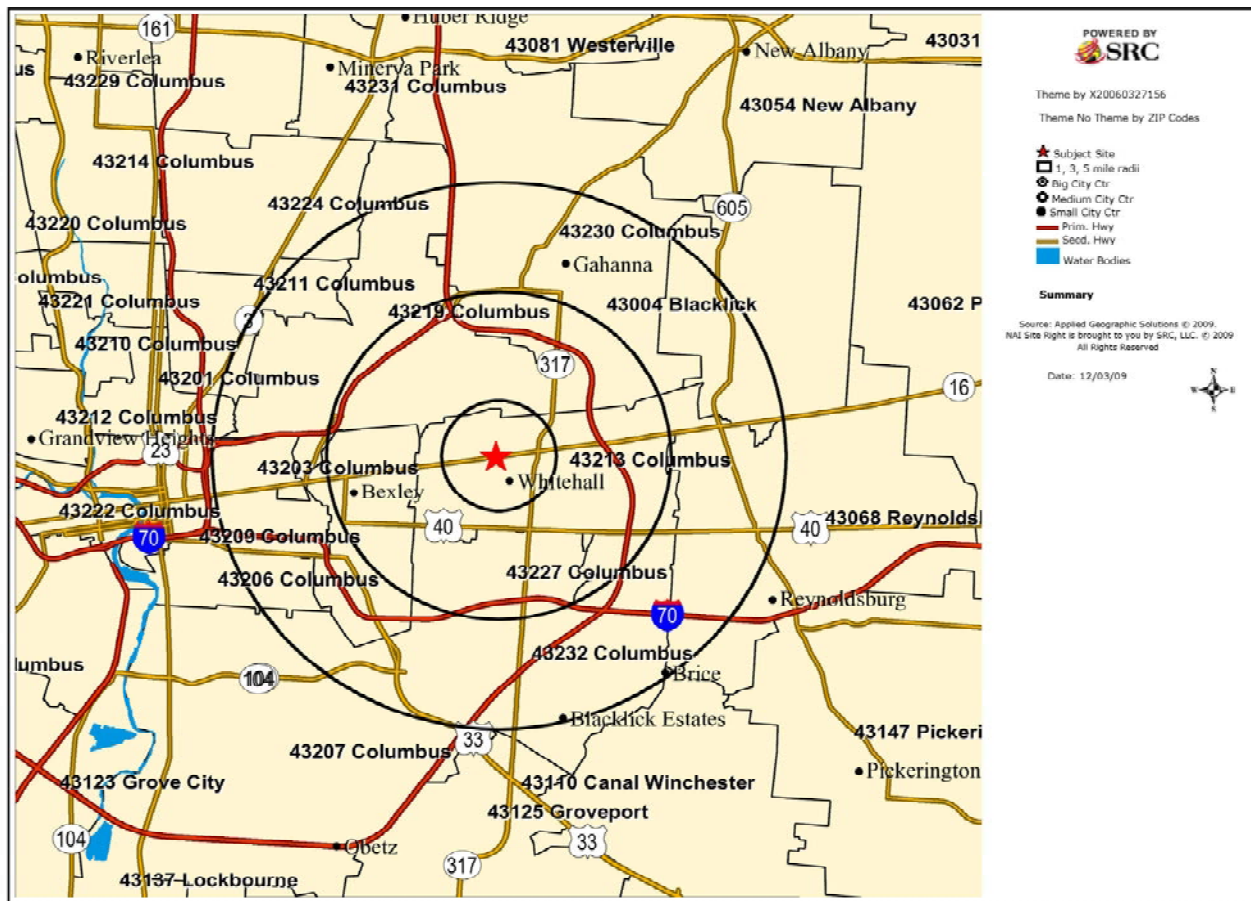


Demographics (Continued)

Date: 12/03/09

2009 Demographic Detail: 4300 E BROAD ST, WHITEHALL, OH 43213

	1 Miles:	3 Miles:	5 Miles:
2+ Vehicles Available	42.3%	47.2%	47.0%
Average Vehicles Per Household	1.40	1.60	1.60
Total Vehicles Available	6,224	53,326	153,280
Business and Employment:			
Number of Employees	9,002	53,538	146,575
Number of Establishments	364	3,555	8,673



Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.
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