

**MEDICAL
OFFICE SPACE
FOR LEASE**



TURNKEY MEDICAL SPACE IN AN ESTABLISHED GROCERY-ANCHORED CENTER

573-583 S YEARLING RD
WHITEHALL, OH 43213

ROTH REAL
ESTATE
GROUP

PROPERTY OVERVIEW



ROTH Real Estate Group is pleased to present a rare turnkey medical leasing opportunity at the Yearling Center, a well-established grocery-anchored neighborhood shopping center in Whitehall, Ohio.

Suite 561 offers 6,500 square feet of first-floor medical space, formerly occupied by Nationwide Children's Hospital Primary Care. The suite is fully built out for medical use and will be available July 1, 2026.

Positioned within a dense residential trade area and anchored by IGA Grocery, Yearling Plaza provides consistent daily traffic, strong neighborhood visibility, and convenient access to major Columbus corridors.



[VIEW FLIPBOOK](#)



PROPERTY INFO

[PARCEL OVERVIEW](#)

[GOOGLE MAP](#)

[DIGITAL FLIPBOOK](#)

[PROPERTY WEBSITE](#)

CITY

[CITY WEBSITE](#)

COUNTY

[FRANKLIN COUNTY](#)

[COUNTY AUDITOR](#)

QUICK LINKS

573-583 S YEARLING RD, WHITEHALL, OH 43213

Y YEARLING

SHOPPING CENTER

573-583 S YEARLING RD, WHITEHALL, OH 43213

PROPERTY DETAILS

- ✓ 6,500 SF First Floor
- ✓ \$17.00 per SF per Year NNN
- ✓ 5 to 10 Year Lease Term
- ✓ Available July 1, 2026
- ✓ Built Out as Medical and Professional Services
- ✓ Former Nationwide Children's Hospital Primary Care
- ✓ ADA Accessible
- ✓ Ample Surface Parking
- ✓ Monument Signage Opportunity



Rental Rate:	\$17.00 /SF/YR (NNN)
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	4
Center Properties:	1
Frontage:	303' on Rickenbacker Ave
Available SF:	6,500 SF
Walk Score @:	42 (Car-Dependent)
Transit Score @:	34 (Some Transit)
Parcel ID:	090-000079

Yearling Center provides approximately **303 feet of frontage on Rickenbacker Avenue** and offers shared surface parking with convenient ingress and egress. Monument signage is available, providing strong visibility to passing traffic.

PROPERTY FEATURES

TURNKEY INFRASTRUCTURE

- ✓ Existing Exam Rooms + Plumbing
- ✓ Reception Desk + Waiting Area
- ✓ Administrative Offices
- ✓ ADA-Compliant Access
- ✓ Built-out Professional Medical Layout

ESTABLISHED NEIGHBORHOOD CENTER

- ✓ Grocery-Anchored Traffic
- ✓ Long-Standing Tenant Presence
- ✓ Strong Neighborhood Loyalty
- ✓ Service-Based Tenant Mix

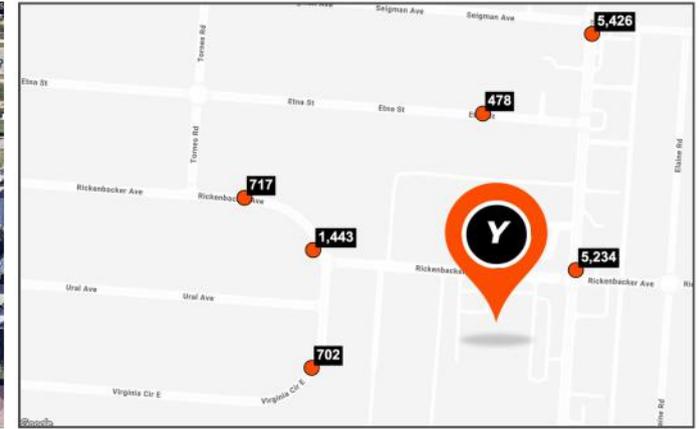
INVESTMENT FUNDAMENTALS

- ✓ Stable Healthcare Investment Sector
- ✓ Growing Suburban Medical Demand
- ✓ Columbus Population Growth Stability
- ✓ East Columbus Redevelopment Momentum

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Y **YEARLING**
SHOPPING CENTER

**PROPERTY
HIGHLIGHTS**



573-583 S YEARLING RD, WHITEHALL, OH 43213

**TRUE TURKEY
MEDICAL SUITE
(6,500 SF)**

Medical infrastructure is already in place, reducing startup time and tenant improvement costs.

**FIRST-FLOOR, PATIENT-
FRIENDLY ACCESS**

With shared surface parking Ideal for high-volume outpatient care and quick visits.

**STRATEGIC EAST-
SIDE ACCESS**

Near E Broad, 3 miles to I-270, convenient patient/staff reach across the metro.

**GROCERY-ANCHORED
DAILY TRAFFIC (IGA)**

Plus essential co-tenancy supports steady, repeat visitation and strong visibility.

**HEALTHCARE
ADJACENCY**

Approx. 3 miles to Mount Carmel East and regional proximity to other major systems—strong referral potential and patient familiarity with the area.

**COMPETITIVE LEASE
ECONOMICS**

\$17.00/SF NNN (≈ \$1.42/SF/MO), with flexible terms and a defined availability date

LEASING INFO: **WILL ROTH**



614.284.2083



WILL@ROTHREGROUP.COM



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VACANT SPACE

1ST FLOOR STE 561

Space Available	6,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	July 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Y YEARLING SHOPPING CENTER



TENANT INFO

Ana's Bakery
IGA

SF Occupied

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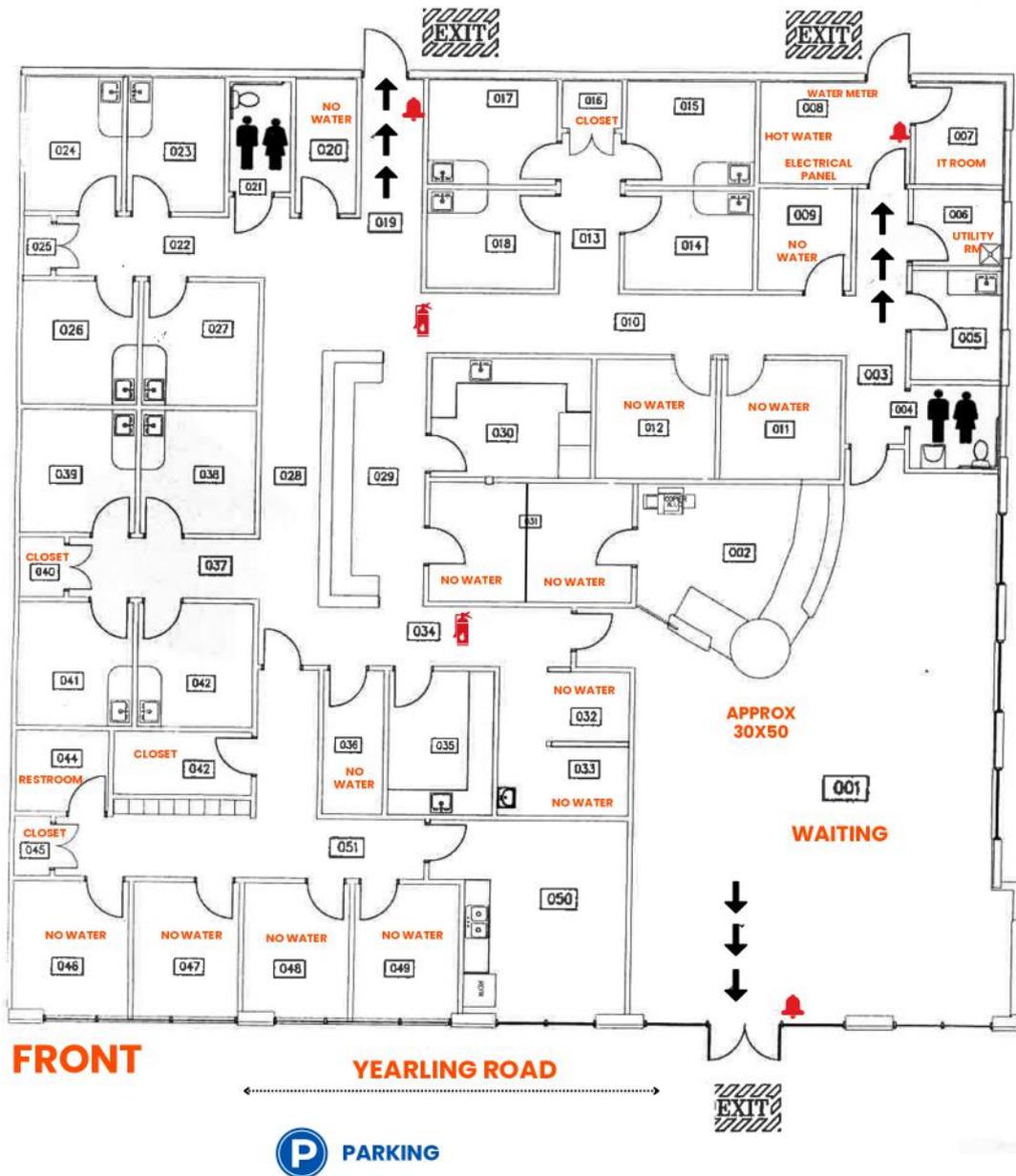


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P PARKING
25 SPACES



- Primary Exit Route
- Secondary Exit Route
- 🔥 Fire Pull Station
- 🧯 Fire Extinguisher

Y YEARLING SHOPPING CENTER

ONE WAY
↑
RIKENBAKER AVE
↓

P DIAGONAL PARKING
12 SPACES

FLOOR PLAN

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Y YEARLING SHOPPING CENTER



PHOTOS



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1ST FLOOR STE 561



BEST-FIT USERS

This space is ideal for:

- Primary care providers
- Pediatric practices
- Urgent care operators
- Dental or orthodontic clinics
- Behavioral health services
- Physical therapy
- Professional office users
- Service-based retail

This suite includes a functional medical layout that significantly reduces tenant improvement costs:

- Reception and waiting area
- Multiple exam rooms
- Private offices
- Administrative space
- Restrooms
- Medical plumbing infrastructure
- ADA-compliant access

EXISTING MEDICAL BUILDOUT

Suite 561 offers 6,500 square feet of first-floor space formerly occupied by Nationwide Children's Hospital Primary Care. The suite is fully built out for medical use and includes an existing reception area, waiting room, multiple exam rooms, private offices, administrative workspace, restrooms, and medical plumbing infrastructure. The layout allows healthcare providers to avoid the time and cost associated with constructing new exam rooms and installing specialty plumbing systems.



MEDICAL/OFFICE MARKET COMPARISON

FEATURES	YEARLING CENTER (SUITE 561)	TYPICAL "SIMILAR-SIZE" OPTIONS IN THE MARKET
BUILDOUT READINESS	Fully built medical (former NCH Primary Care)	Often requires heavy retrofit, new plumbing, or long TI timelines
PATIENT ACCESS	First-floor entry, easy in/out	Many are upper-floor office, mixed access, or longer walk paths
PARKING	Surface parking designed for quick visits	Downtown/denser nodes may rely on garage/shared constraints
DAILY TRAFFIC DRIVERS	Grocery-anchored (IGA) + neighborhood services	Non-anchored strips often have weaker daily draw and retention
VISIBILITY + SIGNAGE	303' frontage + monument signage opportunity	Many sites have limited frontage or no dedicated signage
LEASE ECONOMICS	\$17.00/SF NNN	Turnkey medical spaces are often priced higher due to buildout cost recovery
TRADE AREA SUPPORT	Dense residential base (1-5 mile population depth)	Some "medical-only" corridors lack adjacent daily retail traffic

Medical office and essential-service retail remain among the strongest-performing real estate sectors due to their stability and community-based demand. Grocery-anchored neighborhood centers continue to outperform non-anchored strip centers in both occupancy and tenant retention. Yearling Center aligns directly with these market fundamentals.



MEDICAL-READY INFRASTRUCTURE

+

GROCERY-ANCHORED TRAFFIC

+

PATIENT-FRIENDLY PARKING

+

COMPETITIVE LEASE RATE

—a combination that’s hard to match in comparable 6,500 SF opportunities



LOCATION ADVANTAGES

FOR HEALTHCARE PROVIDERS (OPERATIONS + GROWTH)

FASTER OPENING, LOWER UPFRONT COSTS

Existing exam rooms, reception/waiting, medical plumbing, and ADA access reduce buildout time and expense

PATIENT CONVENIENCE = HIGHER SHOW RATES

First-floor access and surface parking make visits simpler for families, seniors, and limited-mobility patients.

BUILT-IN DAILY DEMAND DRIVERS

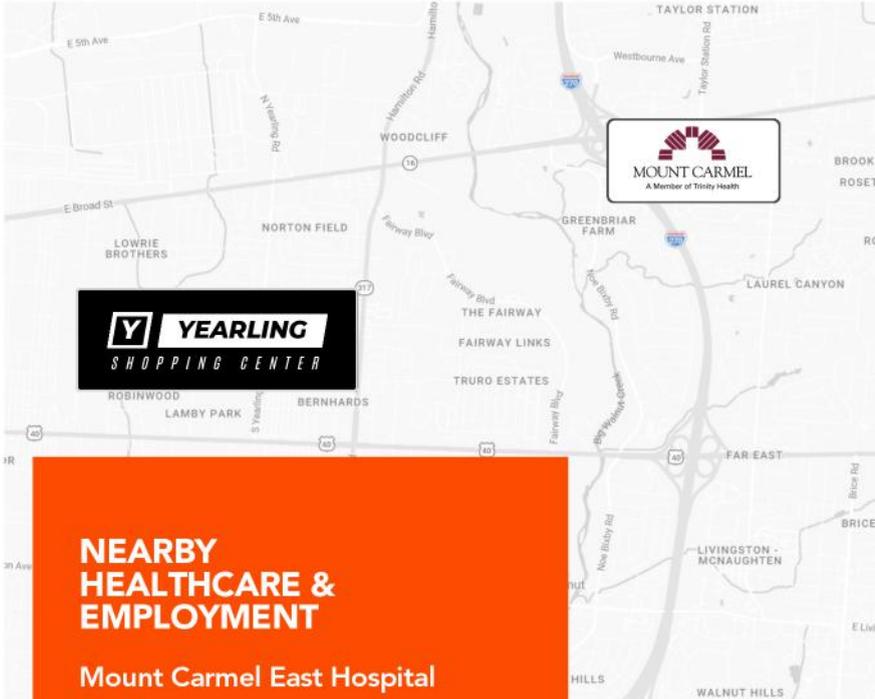
Grocery-anchored traffic and neighborhood loyalty support awareness and repeat visits.

ACCESS TO MAJOR CORRIDORS

Proximity to E Broad and quick connection to I-270 supports broader patient draw across East Columbus.

HEALTHCARE ECOSYSTEM PROXIMITY

Near Mount Carmel East and within the Columbus healthcare market footprint—supports referrals, staffing, and patient familiarity.



NEARBY HEALTHCARE & EMPLOYMENT

- Mount Carmel East Hospital
3 miles
- Nationwide Children’s Hospital
8 miles
- Defense Supply Center Columbus
2.5 miles
- Columbus City Schools
7 miles





SHOPPING

- WHITEHALL COMMUNITY MARKET
0.7 MILES
- BEECHWOLD FARM MARKET
2.8 MILES
- EASTLAND ANTIQUE MALL
2.1 MILES
- THE HILLS MARKET DOWNTOWN
4.5 MILES
- GLOBAL MALL AT REFUGEE RD
2.9 MILES
- SHORT NORTH ARTS DISTRICT
6.5 MILES
- GERMAN VILLAGE SHOPS
5.8 MILES



PARKS + RECREATION

- WHITEHALL COMMUNITY PARK & AQUATIC CENTER
0.6 MILES
- JOHN BISHOP PARK
1.0 MILE
- BIG WALNUT TRAIL ACCESS
1.3 MILES
- WALNUT WOODS METRO PARK
4.5 MILES



DINING

- KING GYROS GREEK RESTAURANT
0.9 MILES
- EL TACO FELIZ TAQUERIA
1.1 MILES
- PITA HUT GRILL
1.2 MILES
- THE OLD BAG OF NAILS PUB
1.5 MILES
- ADDIS RESTAURANT
2.3 MILES
- NAZARETH RESTAURANT & CATERING
2.0 MILES



BANKS

- HUNTINGTON BANK
1.0 MILE
- HEARTLAND BANK
1.7 MILES



TRANSPORTATION

- JOHN GLENN COLUMBUS INTERNATIONAL
6 MILES
- RICKENBACKER INTERNATIONAL AIRPORT
13 MILES



COFFEE

- THE BRICK COFFEE HOUSE
0.8 MILES
- PORTIA'S CAFÉ & COFFEE
2.1 MILES



BAKERIES & SWEETS

- GOLDEN DELIGHT BAKERY
1.4 MILES
- RESCH'S BAKERY (COLUMBUS INSTITUTION)
3.2 MILES



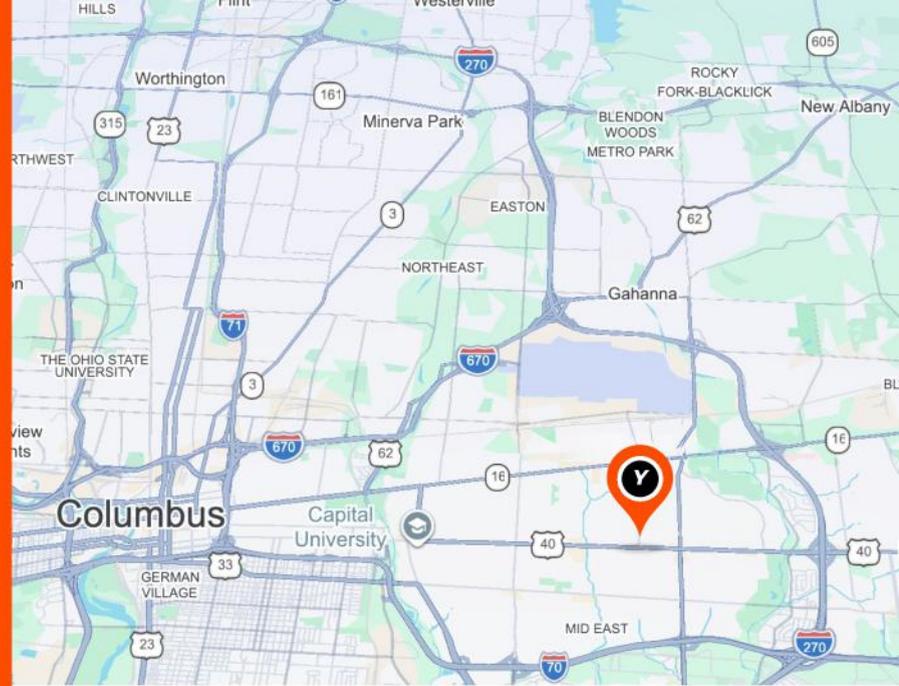
FITNESS + WELLNESS

- RENOVO FITNESS
1.2 MILES
- THE YOGA CARRIAGE
2.4 MILES
- WHITEHALL RECREATION CENTER
0.6 MILES



MAJOR ROUTES

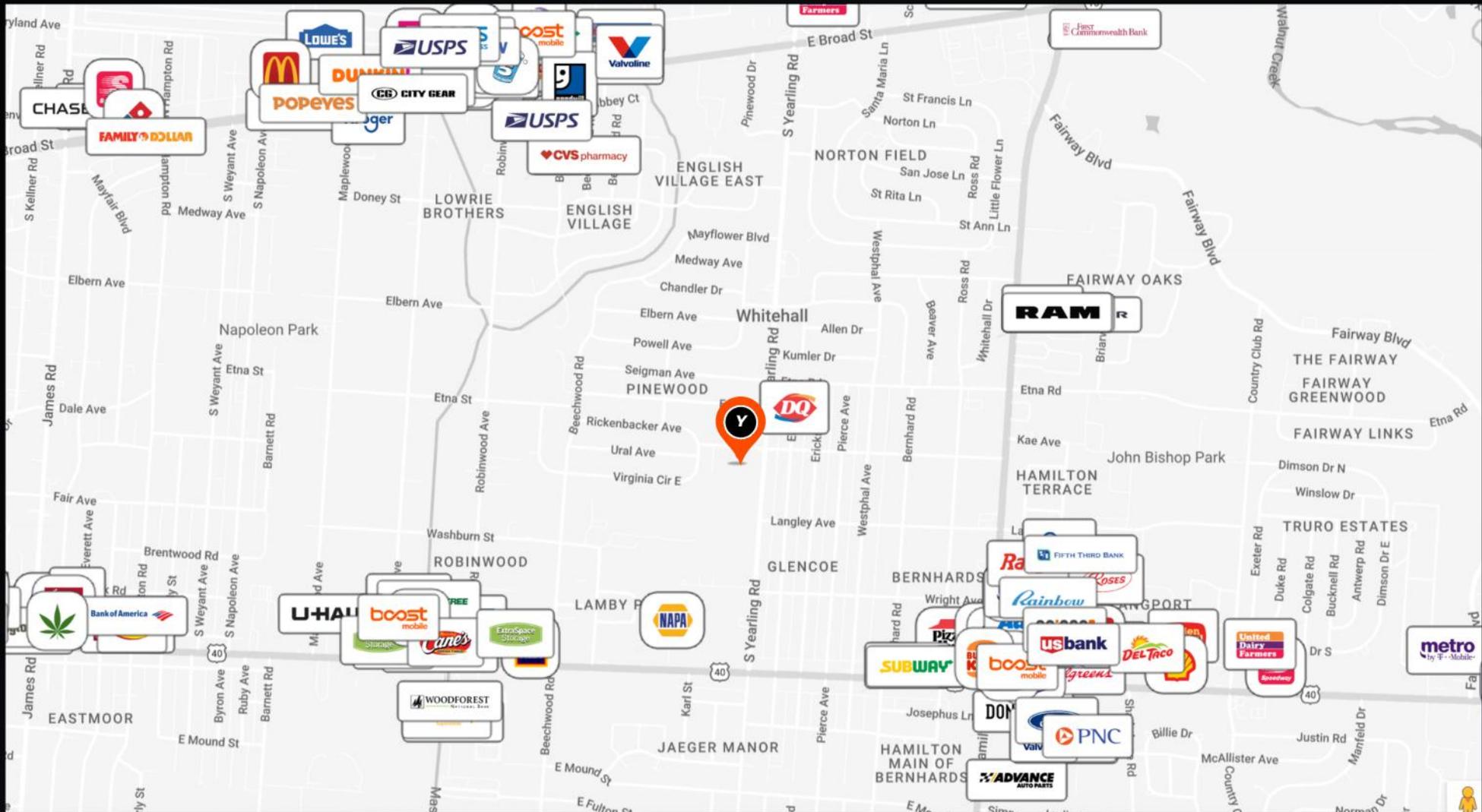
- E BROAD ST
0 MILES
- I-270
3 MILES
- DOWNTOWN COLUMBUS
8 MILES



AMENITIES GUIDE

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NEARBY RETAILERS

Y **YEARLING**
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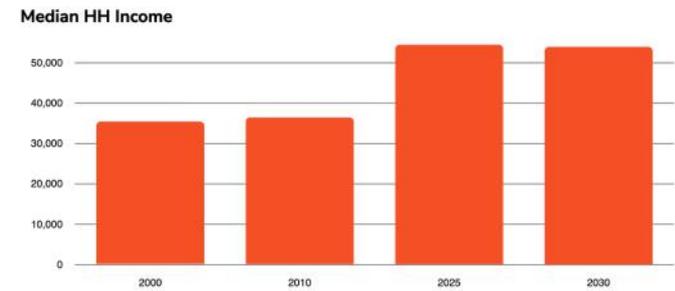
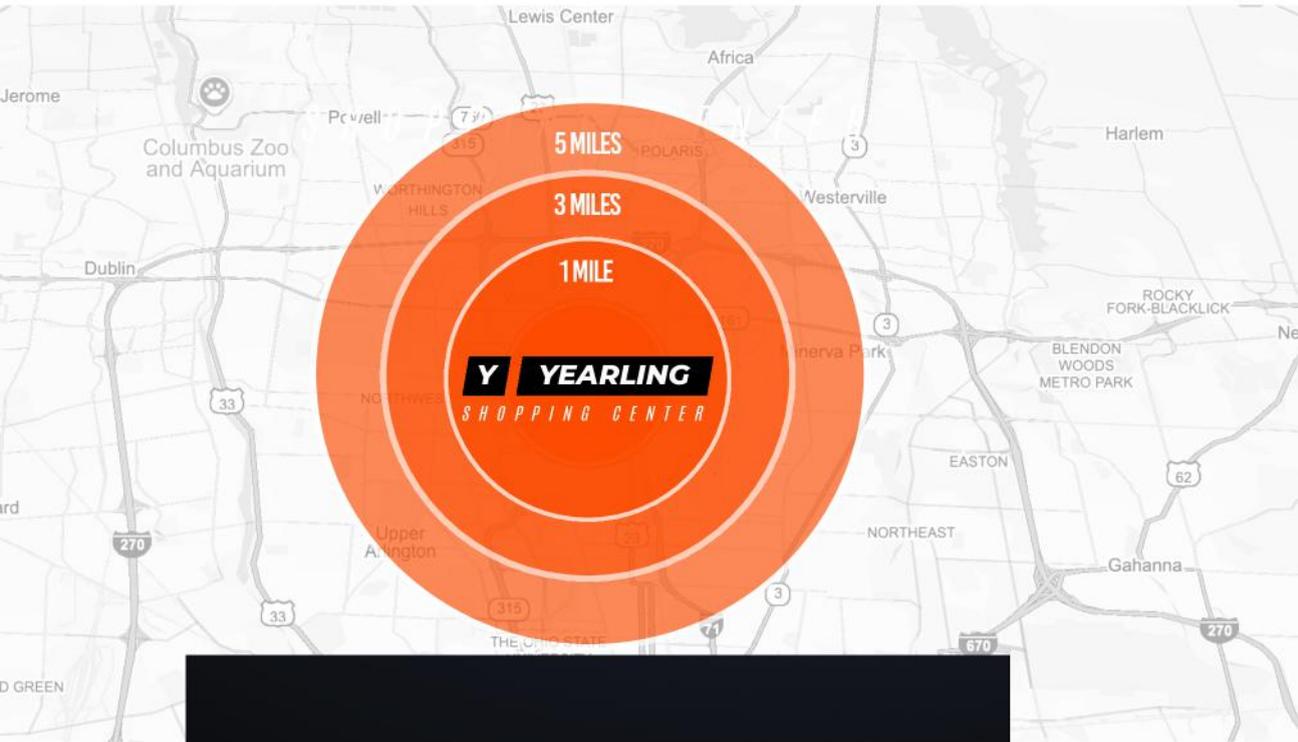
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33.4K	156.8K	277K
AVERAGE AGE	35	35	36
AVERAGE HH INCOME	\$58K	\$92.5K	\$95K
AVERAGE HOUSE VALUE	\$75K	\$190K	\$225K

Demographic data derived from datausa.io and Crex

Nearby schools support pediatric and family-oriented services, including Whitehall-Yearling High School and multiple elementary campuses within a short drive.

TRADE AREA DEMOGRAPHICS

The surrounding one-mile radius includes over 12,500 residents, with more than 75,000 residents within three miles and approximately 190,000 residents within five miles. The area supports long-term demand for medical, professional service, and neighborhood retail uses.



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