



EMERALD TOWN CENTER

Property:

- $\pm 30,493$ Sq. Ft. retail center
- $\pm 2,567$, $\pm 4,981$, $\pm 5,217$ Sq. Ft. available for lease
- Easy access from Woerner Temple and Emerald Parkway
- Former veterinarian, daycare, and second-generation restaurant spaces available

Location:

- ± 1.5 miles to I-270
- Minutes to The Mall at Tuttle Crossing
- $\pm 34,000$ vehicles daily in surrounding area
- Join Jet's Pizza, Ty Ginger Asian Bistro, The Movement Haven and more
- Ideal Dublin location



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Rj BOLL Realty, Ltd.

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Property Specifications:

- ±30,493 Sq. Ft. retail center
- ±2,567, ±4,981, ±5,217 Sq. Ft. available for lease
- Built in 2008
- Zoned C-Commercial
- Suite 5637 is a second-generation restaurant space. All FF&E and liquor license can be purchased. ±800 Sq. Ft. of patio space available
- Suite 5601 is a former daycare operation with an outdoor play area

Rental Rate:

- \$20.00/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$13.21/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal, and janitorial

Available Suites:

Unit	Size SF	Rate	Available
5625 (former veterinarian operation)	2,567	\$20.00/Sq. Ft. NNN	Now
5601 (former daycare operation)	4,981	\$20.00/Sq. Ft. NNN	Now
5637 (second-generation restaurant space)	5,217	\$20.00/Sq. Ft. NNN	Now

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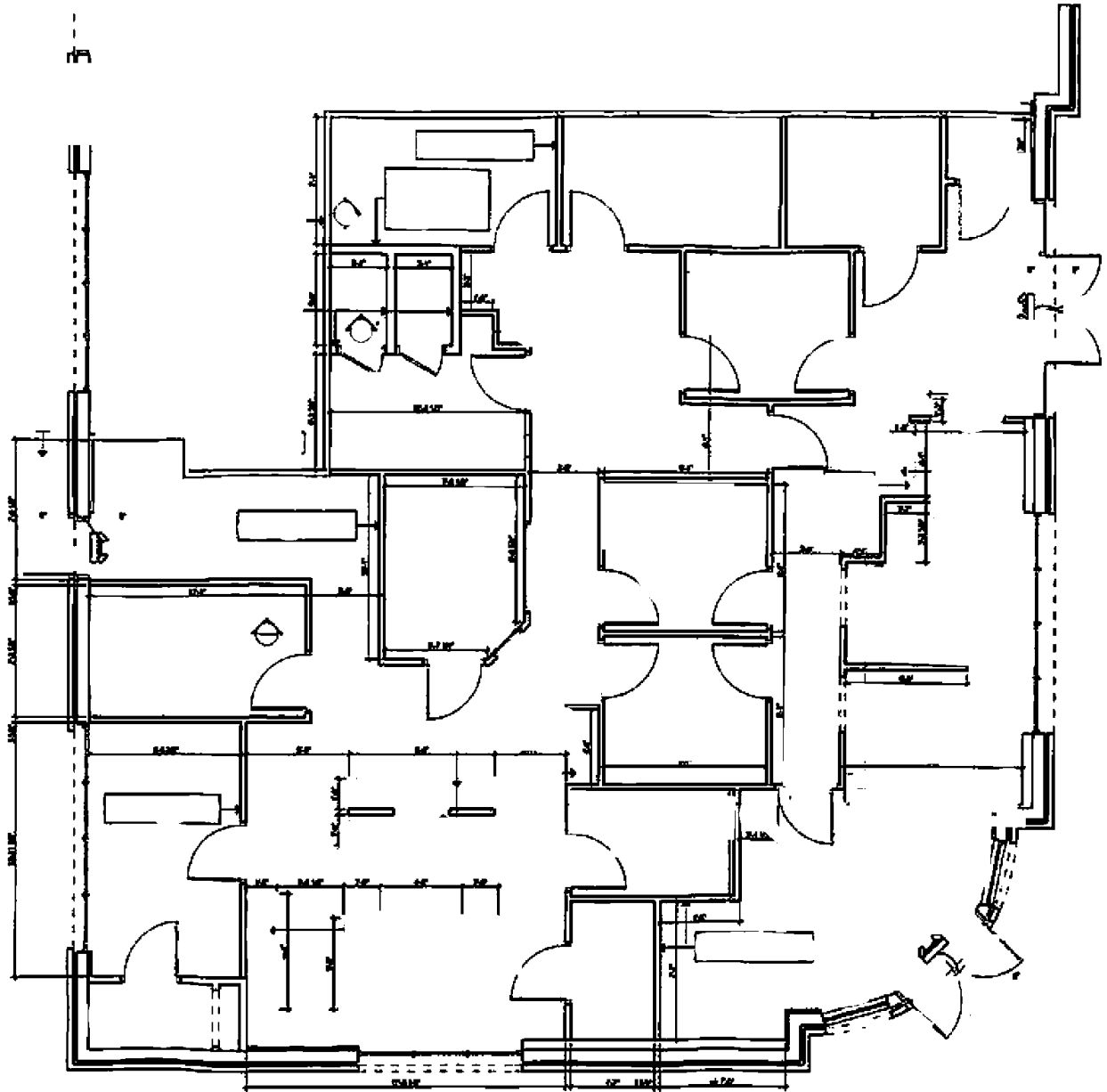
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5601-5691 Woerner Temple Rd, Dublin, OH 43016

CITY, STATE

Dublin, OH

POPULATION

63,439

AVG. HHSIZE

2.56

MEDIAN HH INCOME

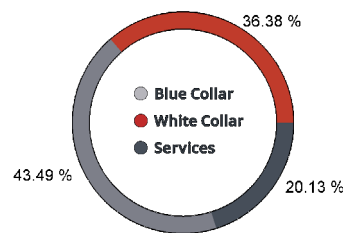
\$91,163

HOME OWNERSHIP

Renters: **9,451**

Owners: **16,037**

EMPLOYMENT



55.83 %
Employed

1.05 %
Unemployed

EDUCATION

High School Grad: **16.70 %**

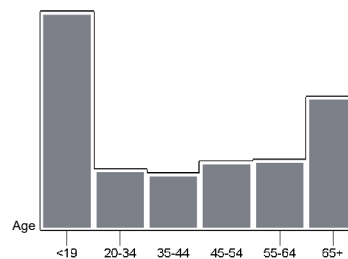
Some College: **17.49 %**

Associates: **5.68 %**

Bachelors: **64.07 %**

GENDER & AGE

50.16 %  **49.84 %** 



RACE & ETHNICITY

White: **70.71 %**

Asian: **24.07 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

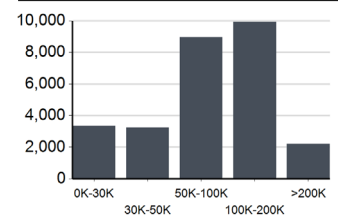
African-American: **1.16 %**

Hispanic: **1.92 %**

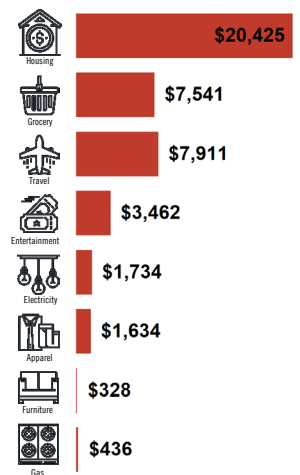
Two or More Races: **2.13 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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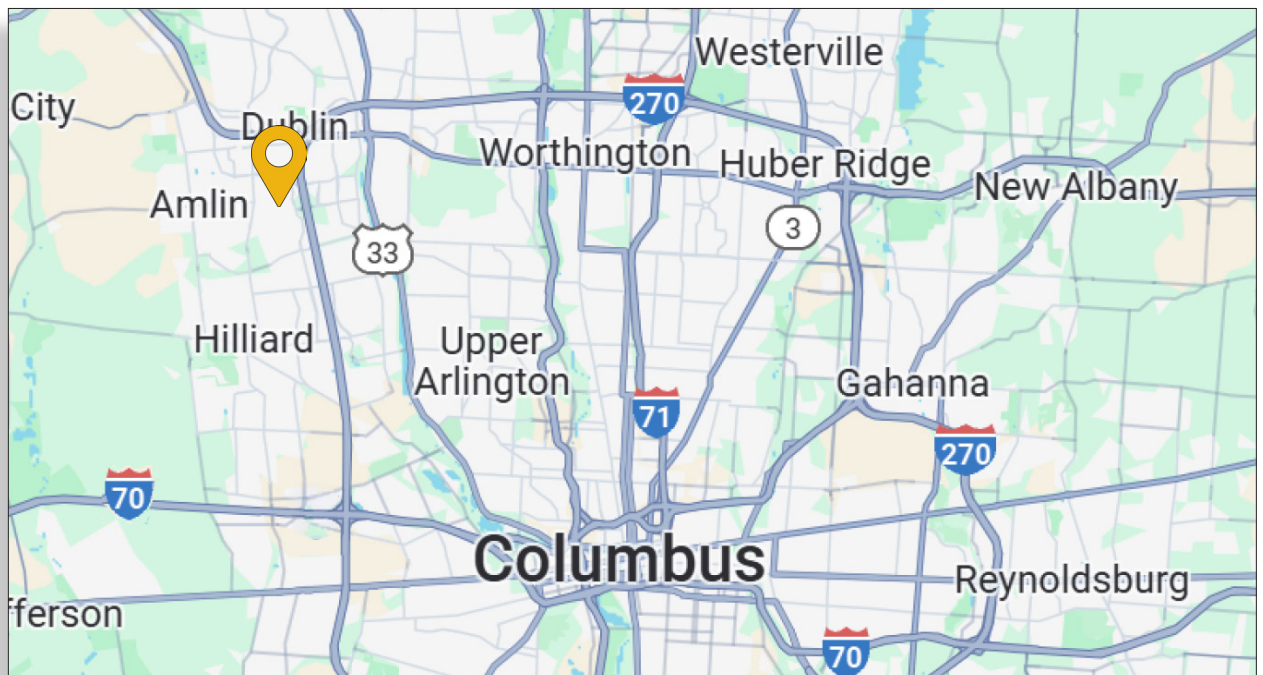
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