

DUBLIN GREEN

RETAIL CENTER

SR-161 & U.S. 33, PLAIN CITY, OHIO 43064



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

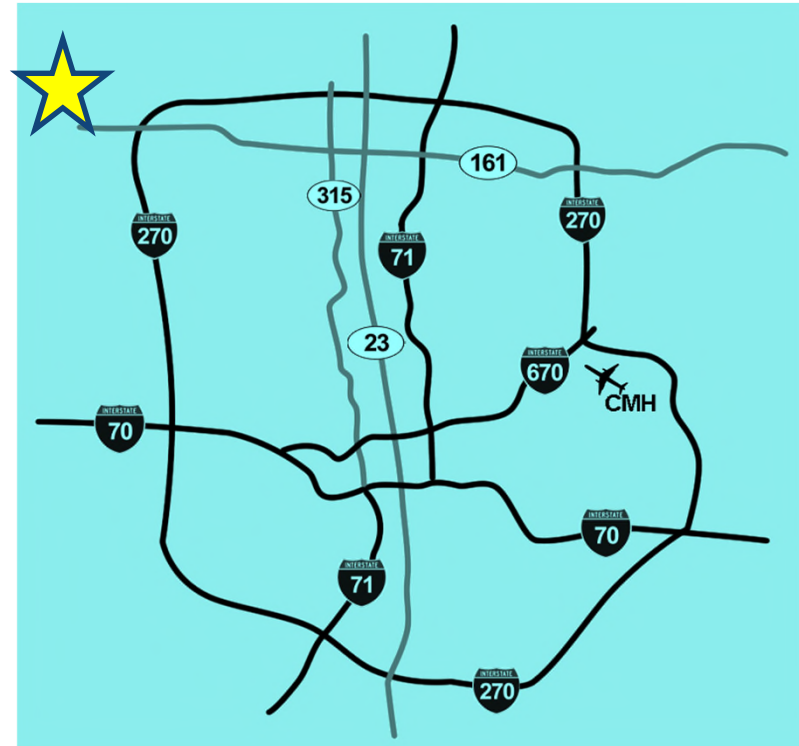
PROPERTY HIGHLIGHTS

- +/- 1,474 SF in-line available
- Dublin Green attracts an average of 501,000 visits per month (source: Placer.ai)
- Anchored by Costco which attracts an average of 226,000 visits per month (source: Placer.ai)
- 33,753 vehicles per pay on State Route 161 (2026: MORPC)
- 65,200 vehicles per pay on U.S. Route 33 (2025: MORPC)
- Lease rate: \$38.00 NNN + \$5.00 op. exp.

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PROPERTY PHOTOS



SITE PLAN



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AERIAL



AERIAL



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Dublin Green



Opened in 2023: 34-acre Ohio State University outpatient medical campus.

AERIAL



PRIMARY BUILDING

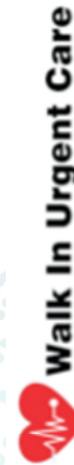


Dimensions are approximate.

SECONDARY BUILDING



1,474 SF
AVAILABLE



100'
10,400
SF

20'
1,474
SF

25'
2,000
SF

15'
1,205
SF

20'
1,620
SF

20'
1,607
SF

60'
4,800
SF



7482

7466

7458

7454

7450

7442

7434

Dimensions are approximate.

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TERTIARY BUILDING

2,095 SF

1,927 SF

3,817 SF



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PYLON SIGNAGE

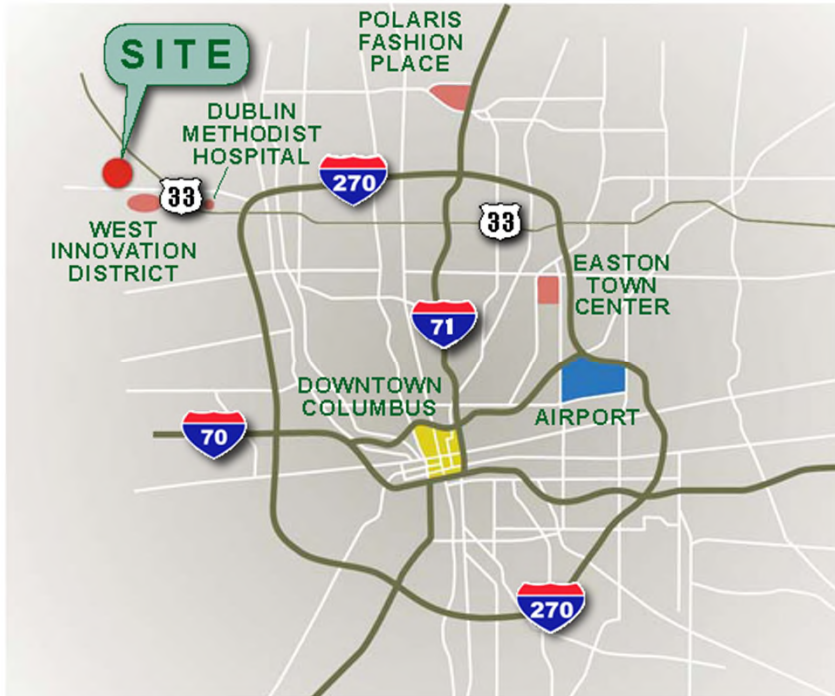


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AREA INFORMATION



COLUMBUS, OHIO



Area Information

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% of the adult population has earned a bachelor's or graduate degree.
- 5 highway interchanges
- Over 4.1 million square feet of Class A office space
- Over 2.9 million square feet of Class B office space
- Over 1 million square feet of medical office space
- Over 1.7 million square feet of retail space
- Over 1.5 million square feet of industrial space

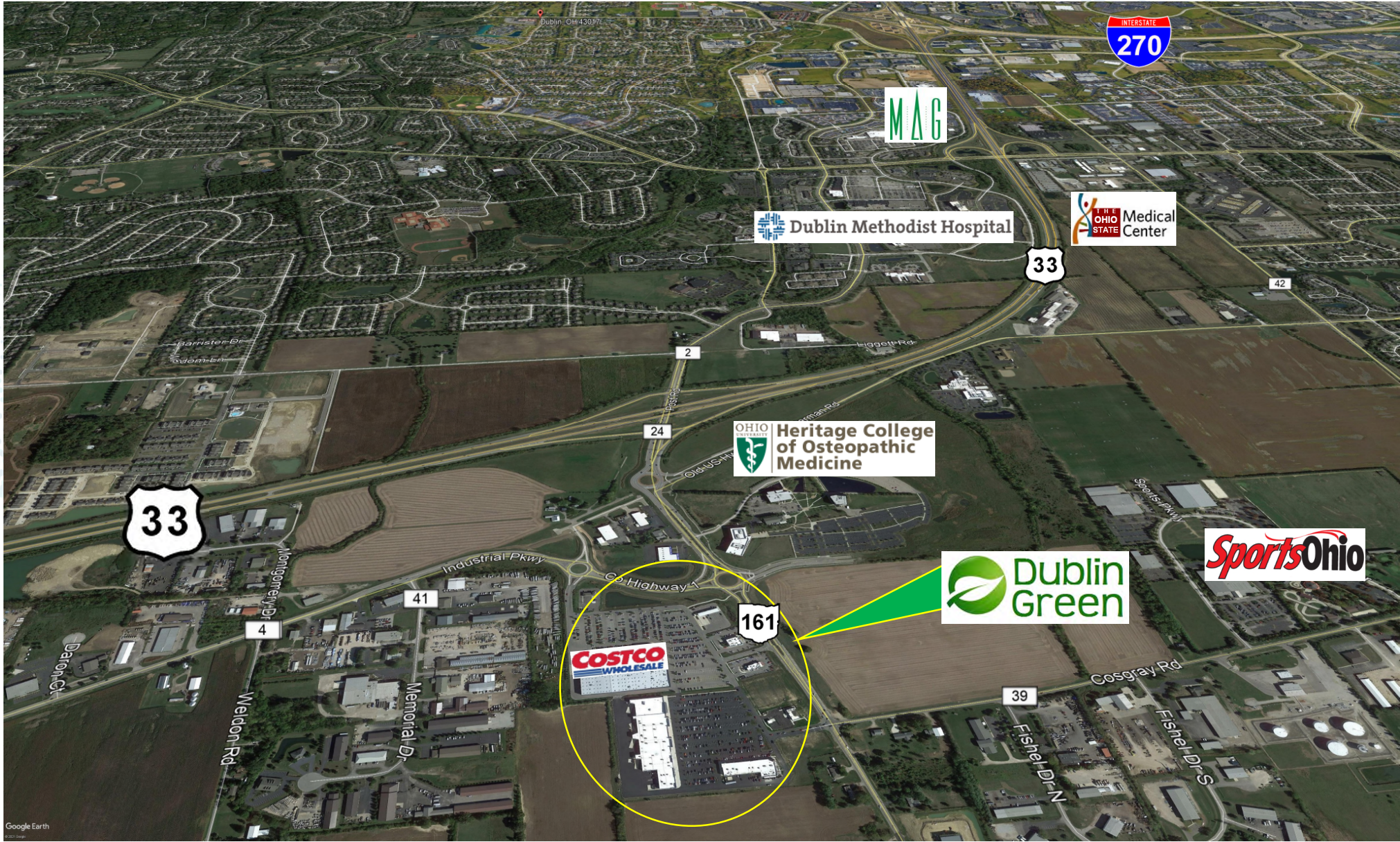
Business and Technology Infrastructure

- Dublin: 125-mile city-owned underground looped fiber-optic system
- Citywide WiFi
- Dublin Entrepreneurial Center
- Metro Data Center
- Access to: Ohio Supercomputer Center (OSC), Ohio Academic Research Network (OARnet), Central Ohio Research Network (CORN)

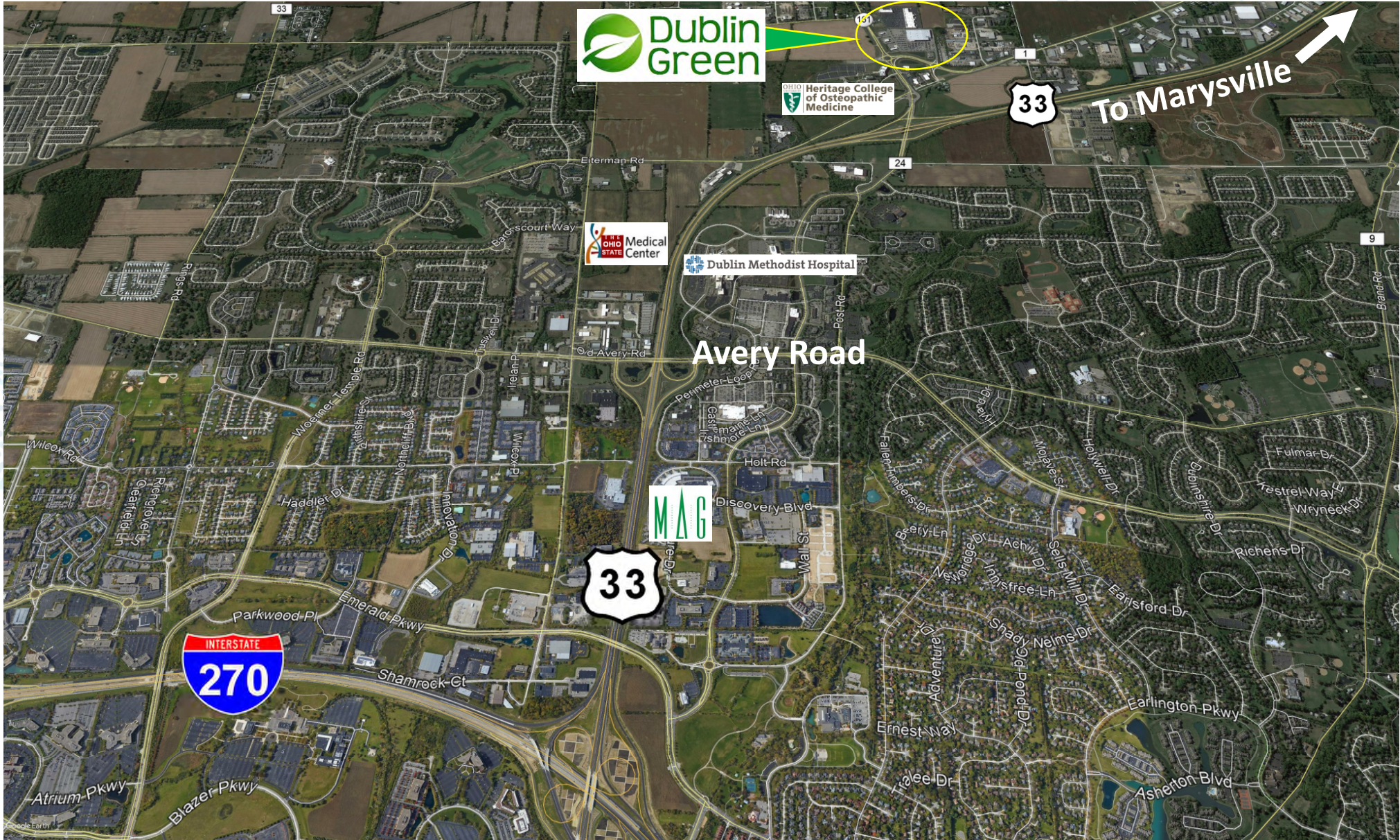
Top Employers

Company	Name Industry	# Employees
1. Nationwide Insurance Enterprises	Insurance & Finance	4,600
2. Cardinal Health Inc.	Pharmaceuticals	3,200
3. Express Scripts	Retailers/Wholesalers	2,000
4. Dublin City Schools	Education	1,800
5. Verizon Wireless	Telecommunications	1,400
6. OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,000
7. Fiserv Corporation	Electronic Bill Payments	900
8. CareWorks Family of Companies	Insurance & Financial	820
9. Ashland Inc.	Research & Development	800
10. OCLC	Computer Library	750
11. NCO Financial Group	Financial Institution	600
12. Nexeo Solutions	Chemical Distribution	550
13. Alcatel-Lucent	Telecommunications	550
14. Smiths Medical	Medical Manufacturing	500
15. CenturyLink	Telecommunications	500
16. Pacer International	Transportation Logistics	450
17. The Wendy's Company	Restaurant Corp.	450
18. IGS Energy	Natural Gas Retailer	390
19. Laboratory Corporation of America	Medical Laboratory Testing	380
20. The Kroger Company (3 locations)	Retailers/Wholesalers	350
21. City of Dublin	Government	350
22. Interactive Teleservices	Computers/Data Processing	340
23. Garden City Group	Legal Claims Administration	340
24. MAG/Midwestern Auto Group	Automobile Sales	260

LOOKING EAST



LOOKING WEST

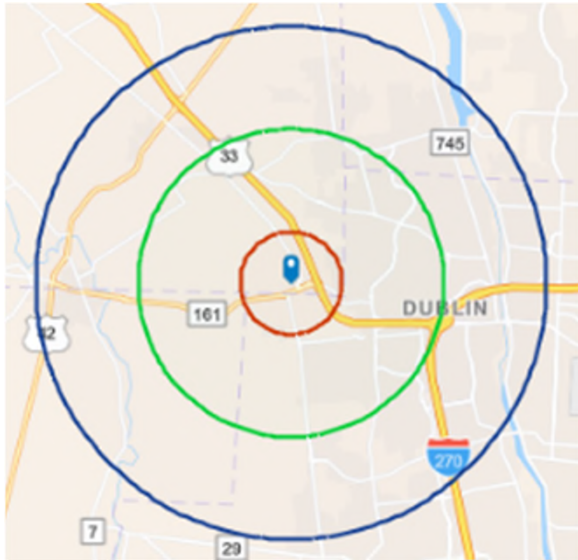


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1-MILE RADIUS DEMOS



KEY FACTS

815
Population

3.4
Average
Household Size

36.3
Median Age

\$200,001
Median Household Income

BUSINESS

170

Total Businesses

2,026

Total Employees

EDUCATION

0%

No High School
Diploma

14%

High School
Graduate

15%

Some
College

71%

Bachelor's/Grad/Prof
Degree

INCOME



\$70,006

Per Capita
Income



\$200,001

Median
Household
Income



\$238,733

Average
Household
Income

EMPLOYMENT



85.5

White
Collar %



4.8

Blue
Collar %



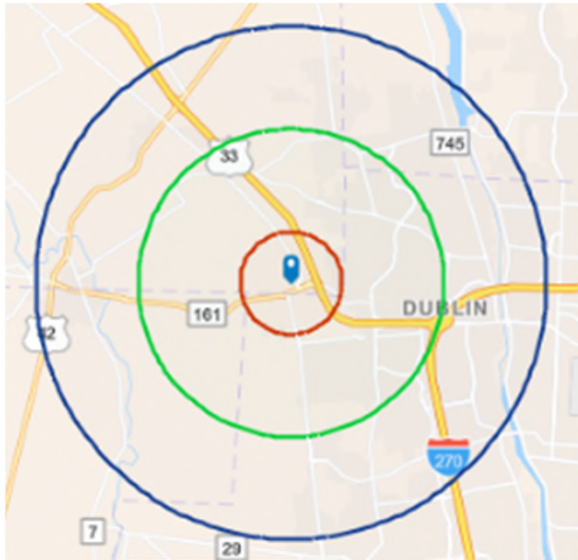
9.9

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

30,159
Population

2.9
Average
Household Size

38.3
Median Age

\$135,259
Median Household Income

BUSINESS

1,355

Total Businesses

19,970

Total Employees

EDUCATION

3%
No High School
Diploma

9%
High School
Graduate

14%
Some
College

73%
Bachelor's/Grad/Prof
Degree

INCOME

\$63,999
Per Capita
Income

\$135,259
Median
Household
Income

\$185,295
Average
Household
Income

EMPLOYMENT

86.2
White
Collar %

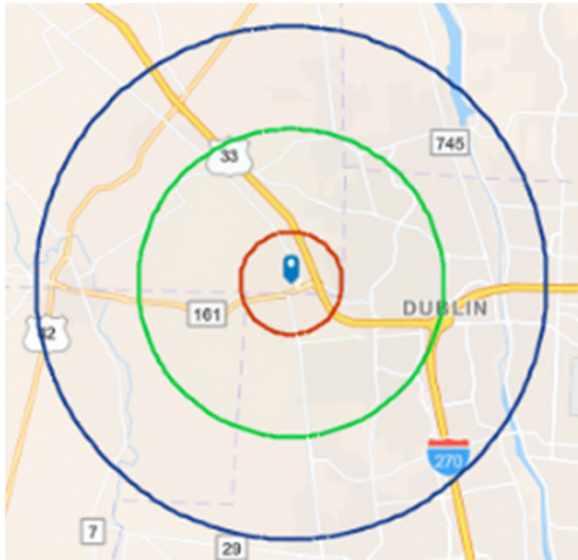
6.7
Blue
Collar %

7.1
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

101,873
Population

2.6
Average
Household Size

38.4
Median Age

\$112,017
Median Household Income

BUSINESS

3,807

Total Businesses

63,563

Total Employees

EDUCATION

3%
No High School
Diploma

12%
High School
Graduate

16%
Some
College

69%
Bachelor's/Grad/Prof
Degree

INCOME

\$62,260
Per Capita
Income

\$112,017
Median
Household
Income

\$160,346
Average
Household
Income

EMPLOYMENT

82.4
White
Collar %

9.6
Blue
Collar %

8.0
Services
%

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