



6185 Emerald Parkway

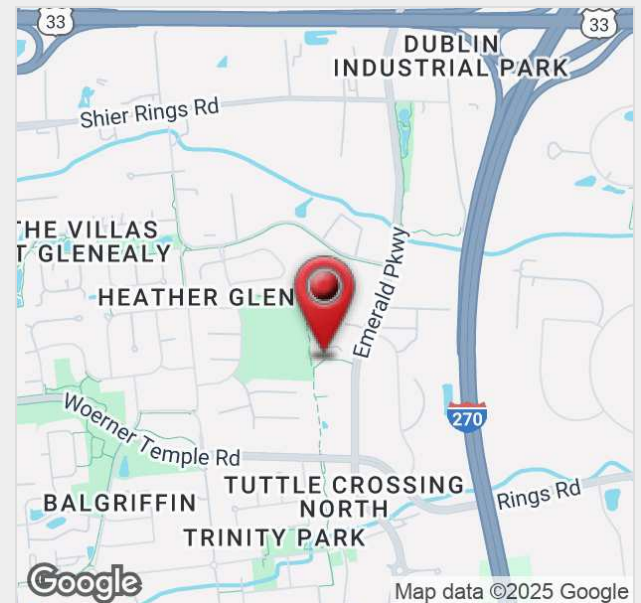
6185 Emerald Parkway, Dublin, Ohio 43016

Property Features

- Prime Stand Alone Building in Dublin, OH
- 4,080 SF of Versatile Office Space
- Modern and Professional Exterior Design
- Well-Maintained Landscaping and Outdoor Areas
- Ample Parking at 4.35 / 1000
- High Visibility and Traffic for Business Exposure
- Close Proximity to Major Highways and Transportation
- Flexible Floor Plan for Various Office Setups
- Updated Interior Features and Finishes
- Potential for Expansion or Reconfiguration
- Nearby Amenities and Services for Convenience

Sale Price: \$1,075,000

Lease Price: \$25 Per Square Foot (Net)



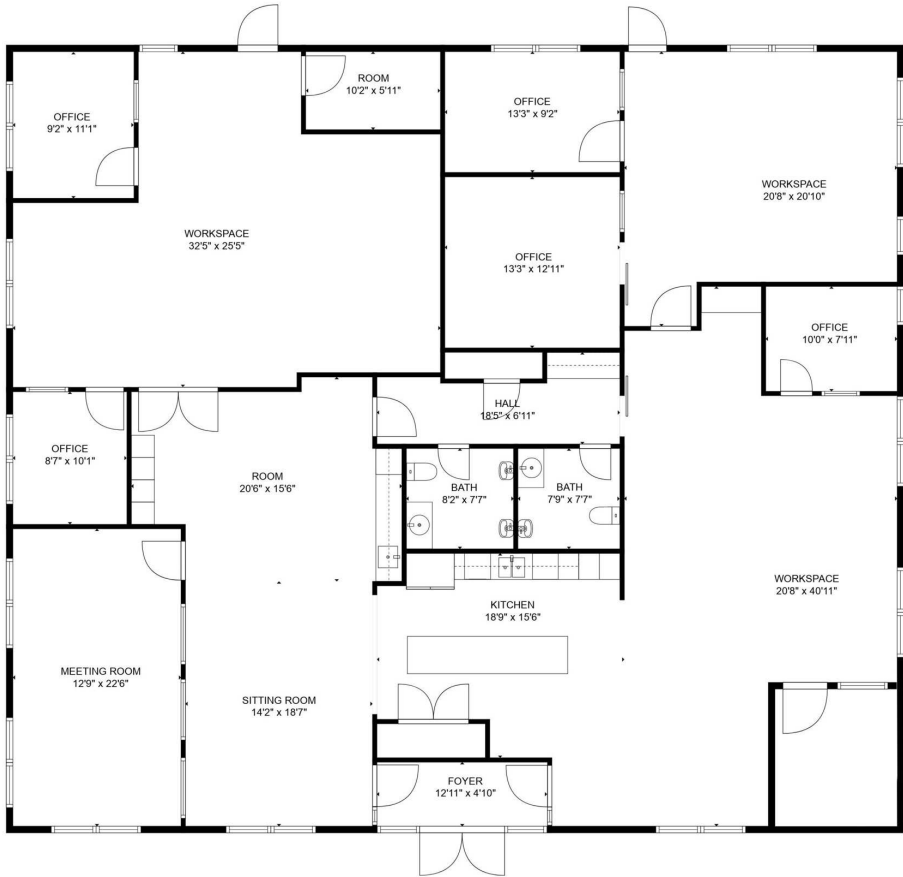
For more information:

John Mally

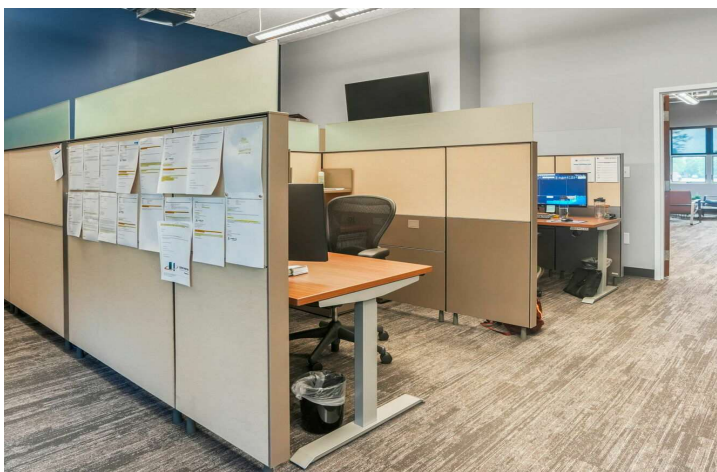
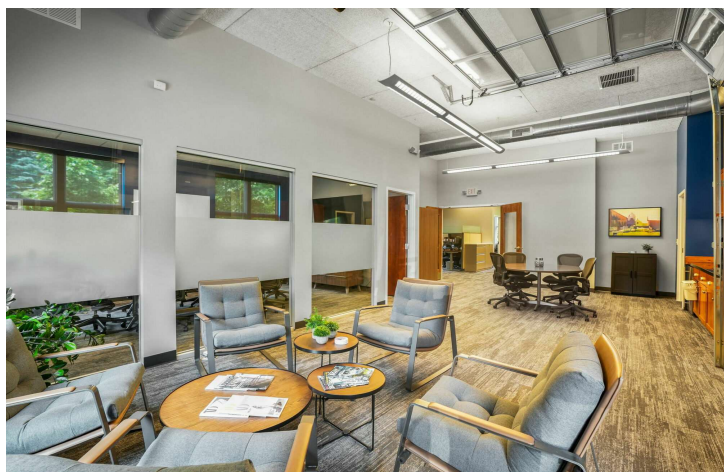
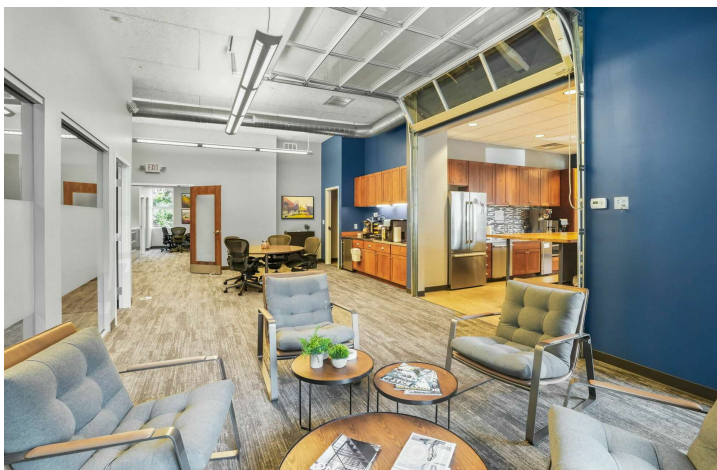
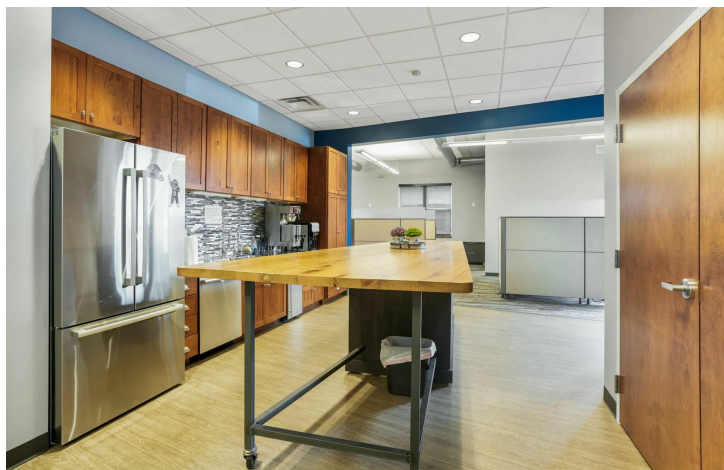
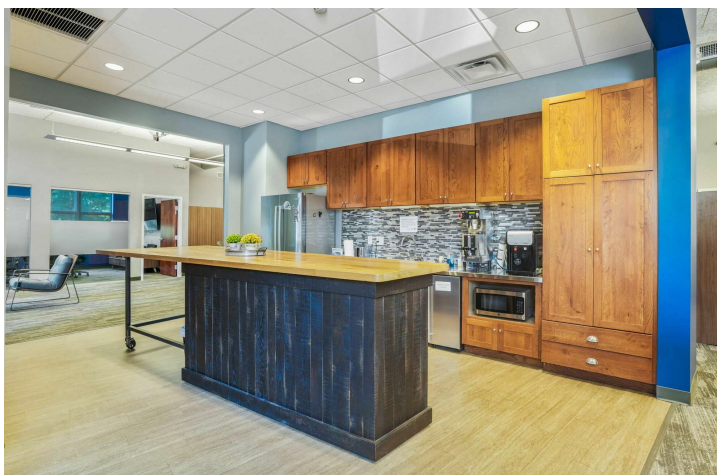
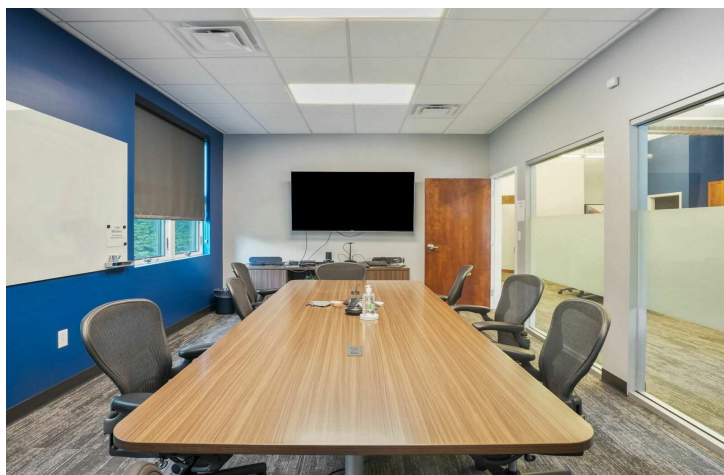
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Al DiLorenzo

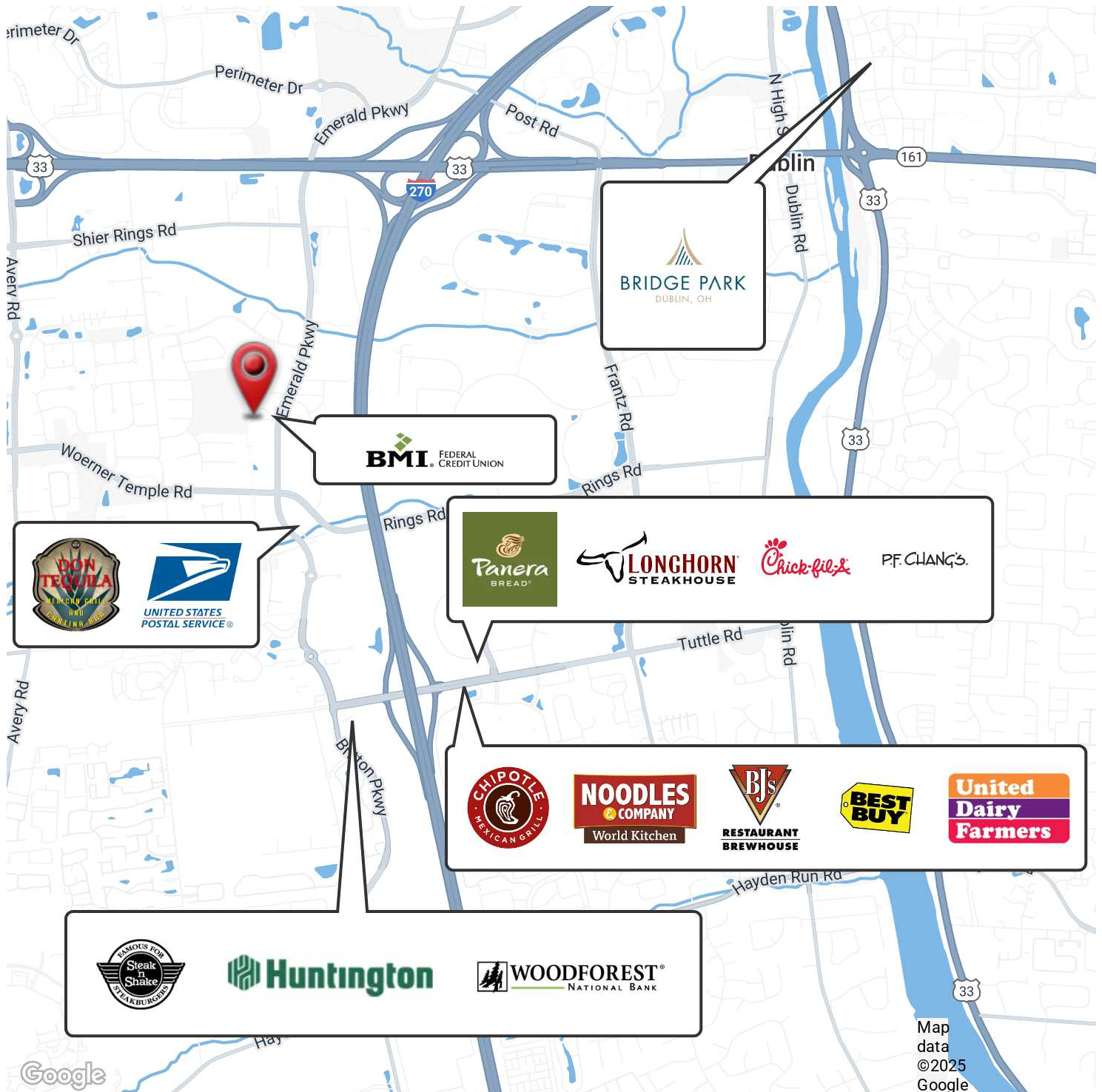
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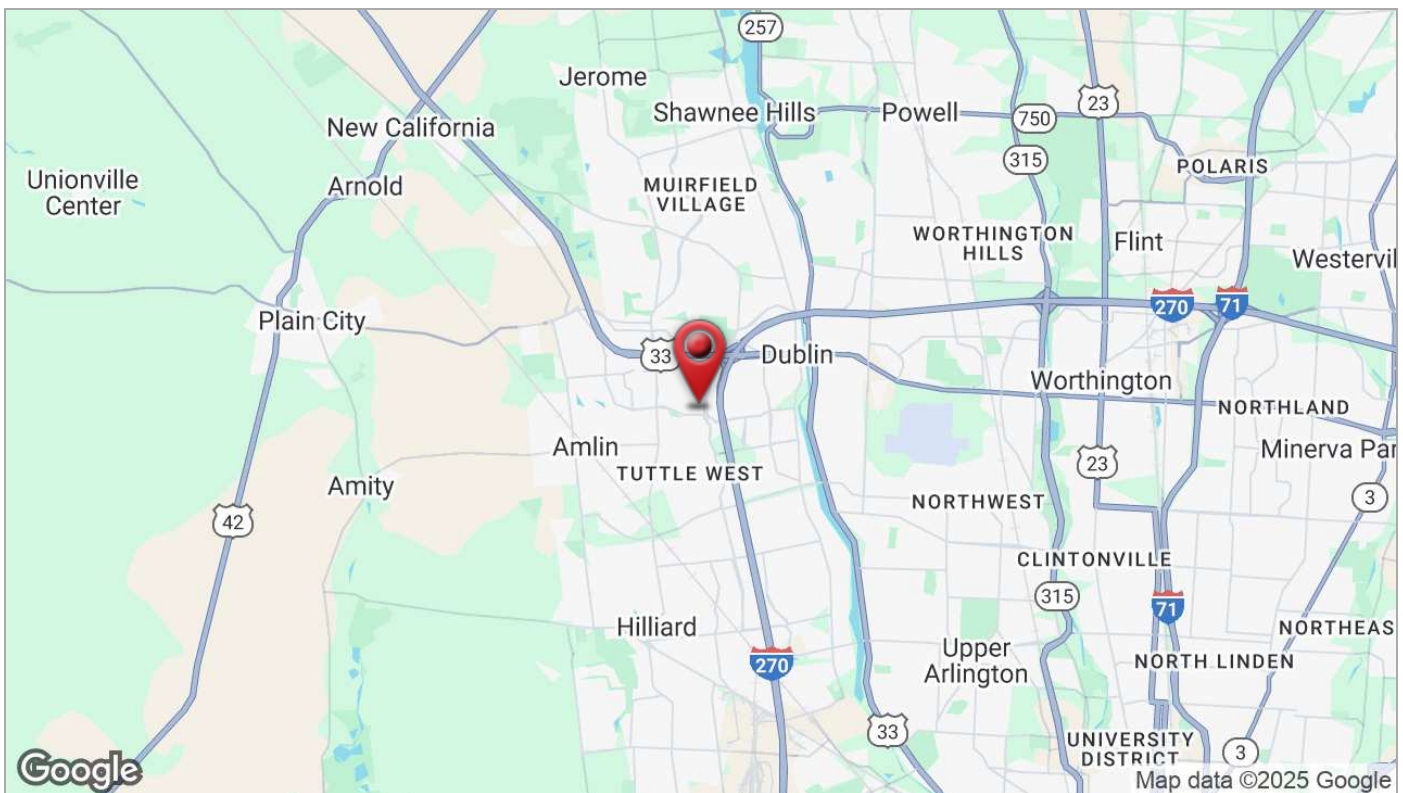
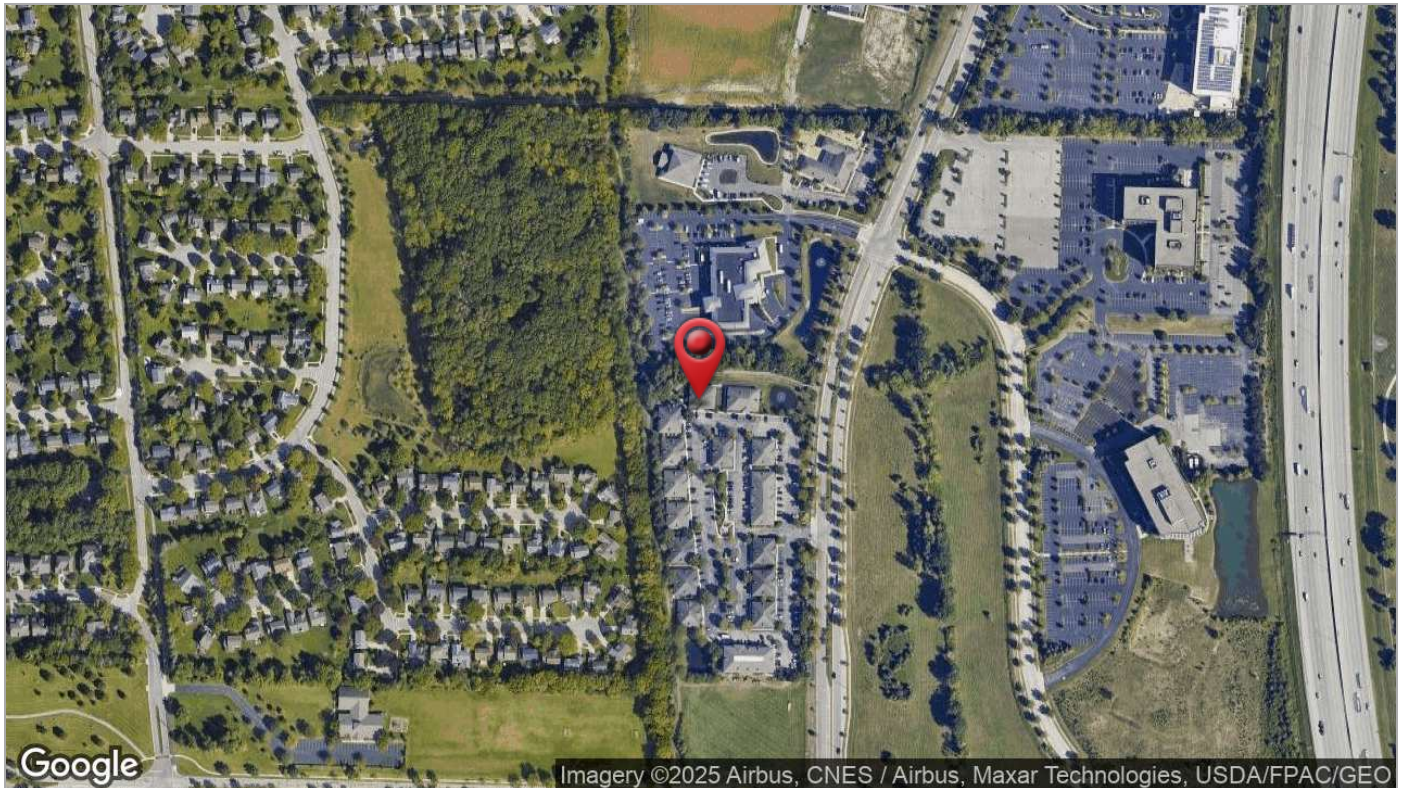


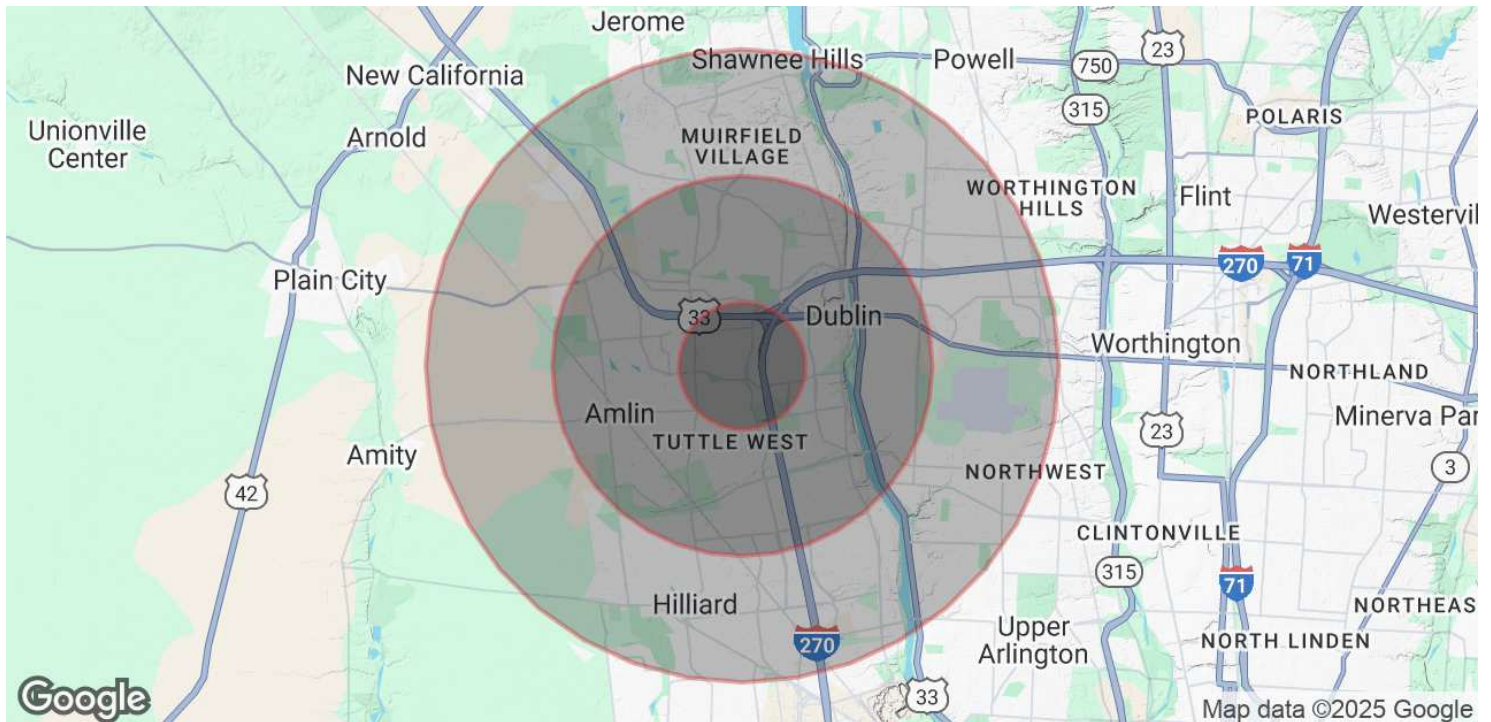
SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
6185 Emerald Parkway		Office Building	\$25.00 SF/YR	Modified Net	4,080 SF	VACANT











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,514	81,415	197,808
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,080	33,259	80,587
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$114,141	\$136,788	\$140,239
Average House Value	\$379,331	\$415,655	\$430,974

Demographics data derived from AlphaMap