

4163 Bright Rd

Dublin, OH 43016

REDEVELOPMENT OPPORTUNITY | 1.59 ACRES | OFFICE USE

MOUNT CARMEL



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DI LUSSO
REAL ESTATE

OFFERING MEMORANDUM

4163

Bright Rd

REDEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

4163 Bright Road - 1.59± Acre Redevelopment Opportunity Located just minutes from Mount Carmel Hospital in Dublin, Ohio, this 1.59± acre site presents a prime redevelopment opportunity. The City of Dublin's Future Land Use Plan designates the property as Neighborhood Office, supporting a wide range of medical, professional, and institutional uses. Its strategic location within a high-growing corridor makes it an exceptional site for future redevelopment.

Highlights

- ▶ **Lot Size:** ±1.59 Acres
- ▶ **Building Size:** 2,284 SF
- ▶ **Zoning:** R-1. Future land use Neighborhood Office
- ▶ **Parcels:** 273-008598
- ▶ **Frontage:** ±600 FT along W Broad Street
- ▶ **Traffic Counts:** ±60,000 VPD (Sawmill Rd)
- ▶ **Utilities:** Gas, Electric
- ▶ **Location:** Newly constructed Mt Carmel Hospital
- ▶ **Site:** Seller may demo structures and deliver as pad-ready.
- ▶ **Opportunity:** Ideal for office, medical office, institutional office

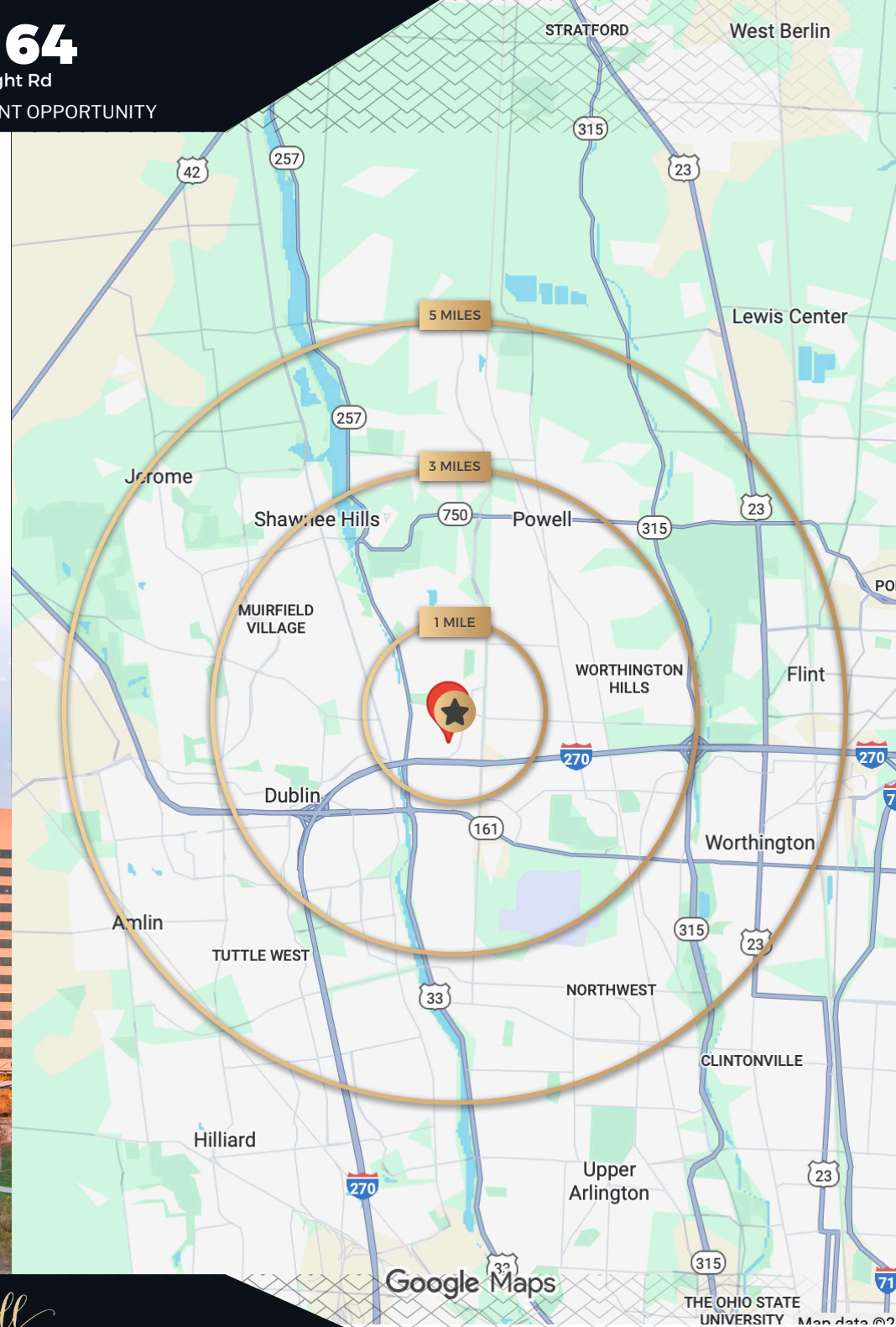
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	32K	144K	306K
Median Age	39	39	38
Number of Employees	25K	114K	240K
Household Income	\$98K	\$108K	\$111K

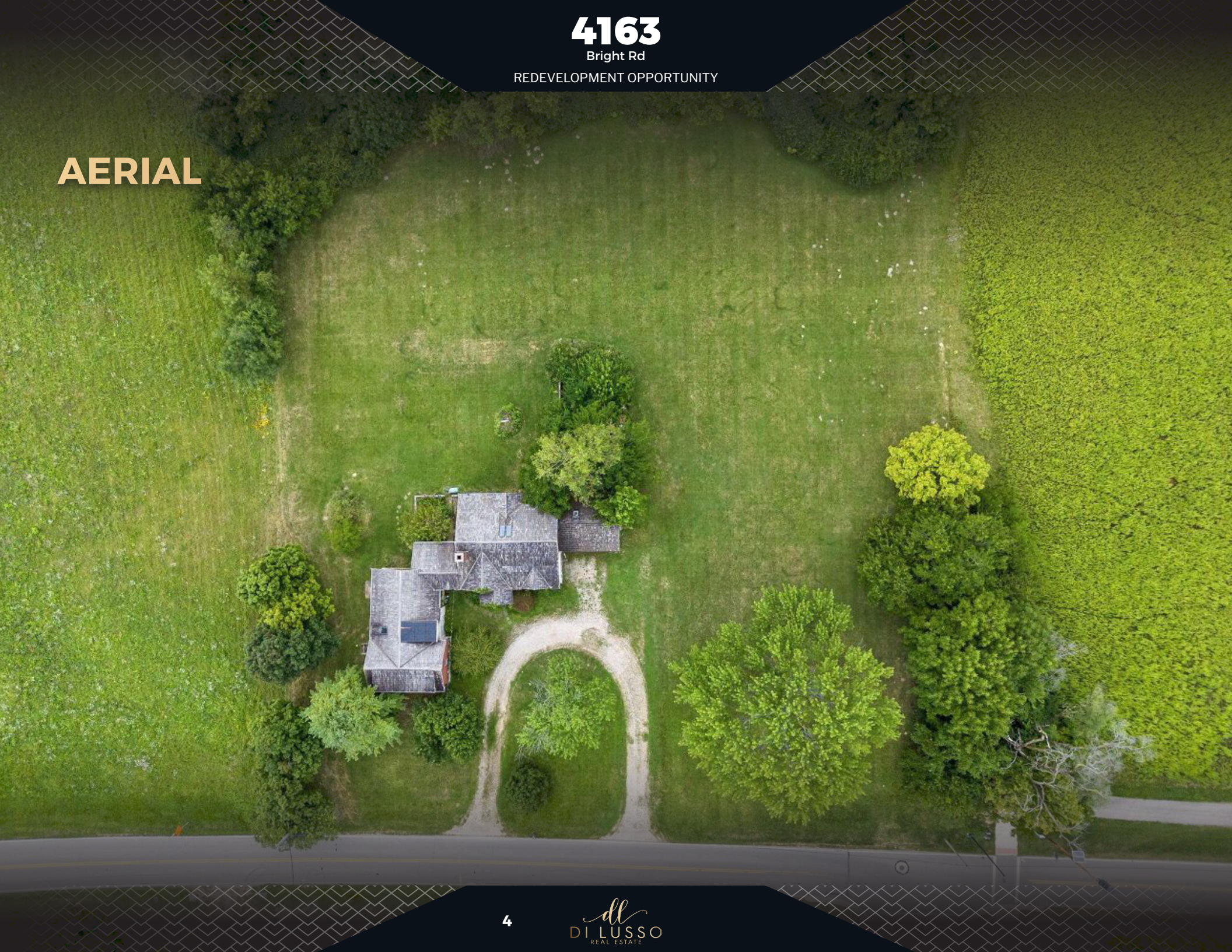


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AERIAL



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FUTURE LANE MAP



FUTURE LAND USES

NO NEIGHBORHOOD OFFICE

INTENT

Small-scale office development with frontage along major collectors and necessary for transitioning to existing residential neighborhoods.

CHARACTERISTICS

Principal Uses	Office, medical office, institutional office
Supporting Uses	Civic and institutional (including assisted living)
Density	Generally not to exceed 9,500 sf/ac.
Building Form and Orientation	1-2 stories, small-scale clustered buildings with a residential character, buffered from residential, set back from the street, architectural design cues from adjacent neighborhoods, low lot coverage
Open Space	Landscaped setbacks from streets with sidewalk and multi-use paths
Sustainability	Building-mounted solar, green roofs, permeable pavement, alternative building materials, rain gardens, bioswales
Streetscape	Street trees, extensive landscape buffer within setback, shared-use paths
Parking	Small, shared surface parking landscaped and screened from the street

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Dubscovery



Legend



Layers



Layer Search



Draw



Share



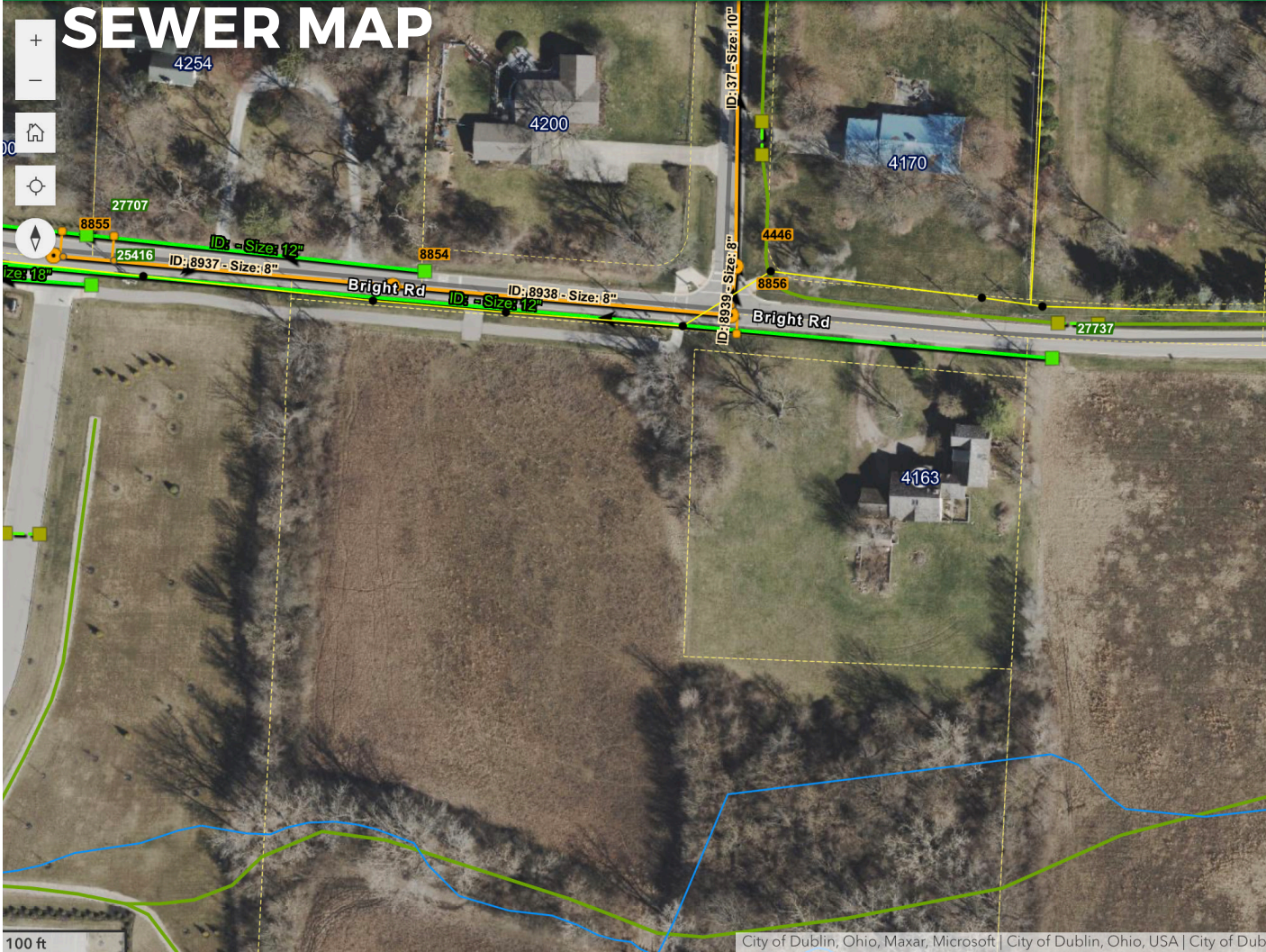
Contact



Print

Open Data

SEWER MAP



Legend

Sanitary Mains

- City of Dublin
- Other Owner

Utilities Storm Sewer System

Storm Manholes

- City of Dublin
- Other Ownership

Storm Lift Station



Storm Nodes

- City of Dublin
- Other Ownership

Storm Open Conduit



Storm Mains

- City of Dublin
- Other

100 ft

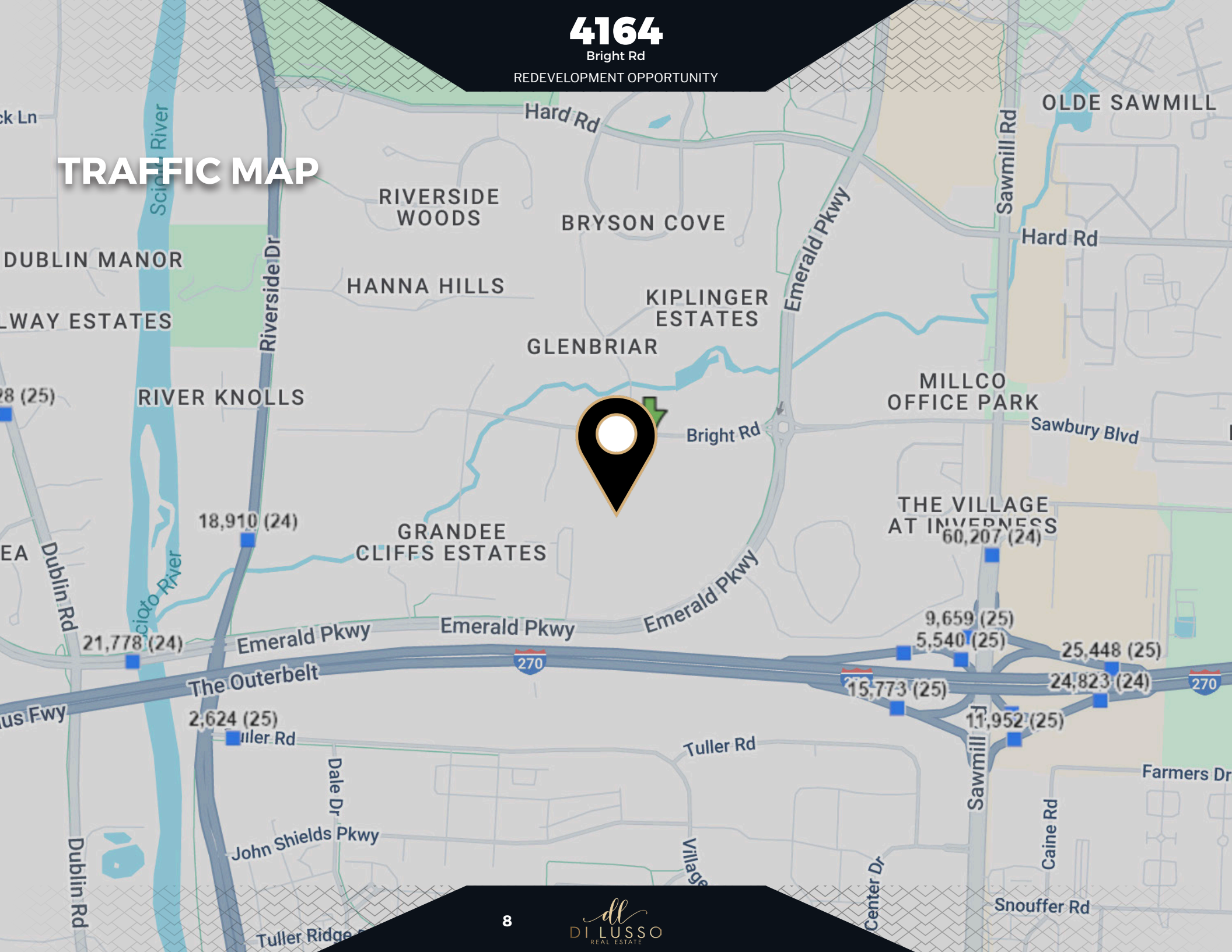
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TRAFFIC MAP



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LOCATION MAP





4163 Bright Rd

DUBLIN, OH 43016



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Disclaimer

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Prospective purchasers should conduct their own independent due diligence and analysis, including verification of zoning, permitted uses, legal descriptions, square footage, and all other information. The property is offered subject to prior sale, lease, or withdrawal from the market without notice.