

FESTIVAL CENTRE

AVAILABLE FOR LEASE

2747 FESTIVAL LN | DUBLIN, OH 43017



6,132 SF SECOND GEN RESTAURANT
ENDCAP SPACE

(2) SAWMILL RD PADS AVAILABLE
FOR GROUND LEASE

SAWMILL RD (39,095 VPD)

9,533 SF NEW CONSTRUCTION
STRIP CENTER AND PAD SITE
AVAILABLE FOR GROUND LEASE

49,737 SF
ANCHOR SPACE AVAILABLE

1,350-4,408 SF AVAILABLE



MARTIN RD

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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

2747 FESTIVAL LN
DUBLIN, OH 43017

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- MAJOR redevelopment underway
- Full façade enhancements, new construction multi-tenant, and more coming soon
- Strategically located 217,419 SF of Retail Space in the heart of the Dublin-Sawmill Road corridor
- 5 Points of ingress/egress and two signalized intersections
- Core insulation within a mature major Ohio Submarket
- 39,095 VPD on Sawmill Rd and 25,160 VPD on 161
- \$550M in Consumer Spending within 2 miles of site



PROPERTY INFORMATION

Address	2747 Festival Ln, Dublin, OH 43017
GLA	209,736 SF
Acreage	22.94 AC
Parking Spaces	1,148
Availability (Existing)	61,927 SF
Availability (Pads)	(2) Pad Sites on Sawmill Road and (1) on Martin Rd
Primary St	Sawmill Rd
Secondary St	W Dublin Granville
Primary Frontage	900 ft
Secondary Frontage	600 ft
Ingress/Engress	5 points, 2 signalized
Primary Traffic	39,095 VPD
Secondary Traffic	25,160 VPD
Year Built	1988
Year Renovated	2027
PPN	590-158966

AVAILABILITY

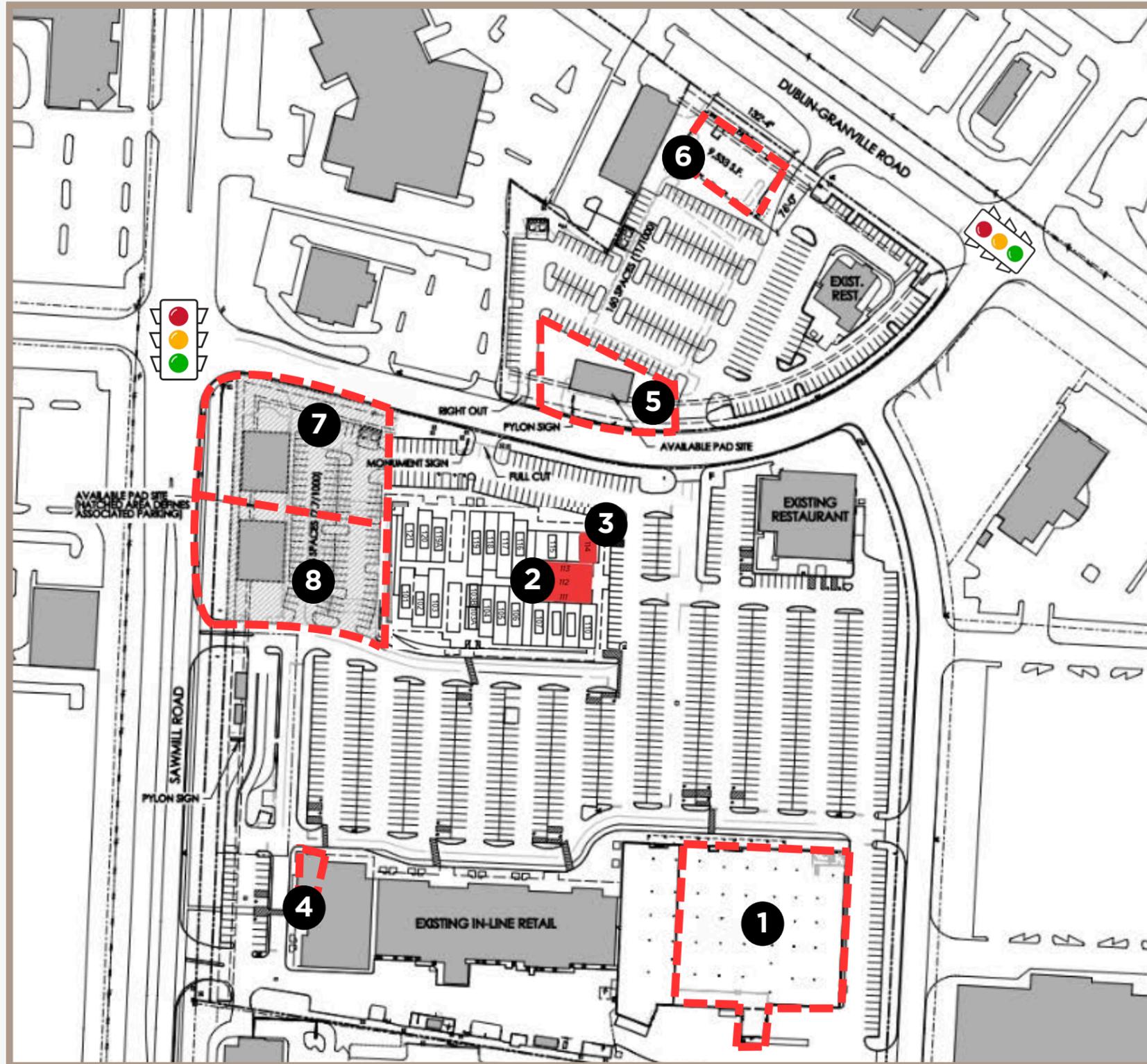
SIZE

PRICING

Anchor Space	49,737 SF	\$18/SF/YR NNN
UNIT 111-113	1,350 - 4,408 SF (Can be demised)	\$28/SF/YR NNN
UNIT 114	1,650 SF	\$28/SF/YR NNN
UNIT 501-503	1,973-6,132 SF (Can be demised)	\$35/SF/YR NNN
Martin Pad	Ground Lease	\$150,000/YR
161 New Construction	1,500-9,532 SF	\$55/SF/YR/ in line \$65/SF/YR end cap
Sawmill Pad #1	Ground Lease	\$250,000/YR
Sawmill Pad #2	Ground Lease	\$200,000/YR

SITE PLAN

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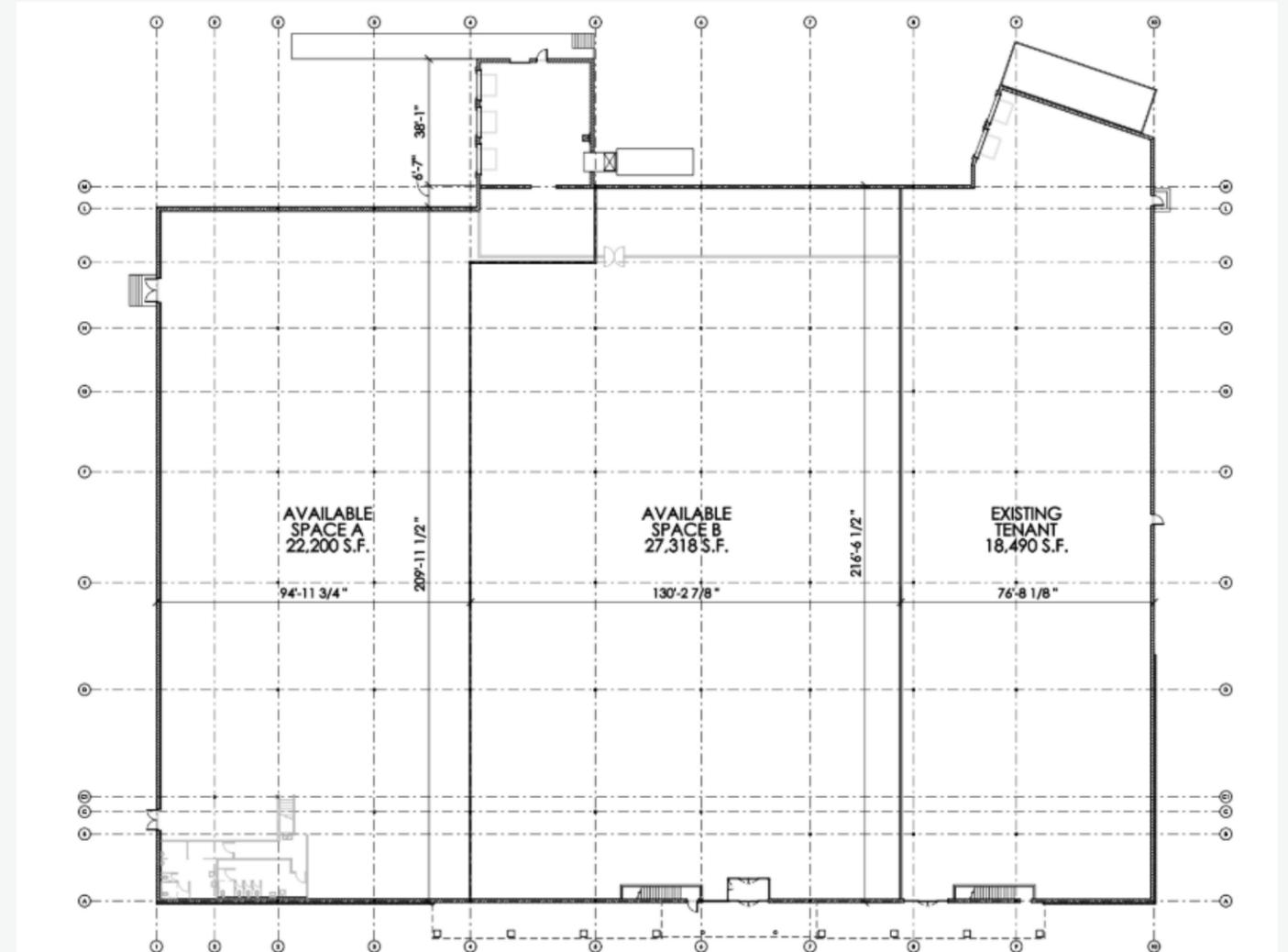
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AVAILABILITIES - ANCHOR SPACE

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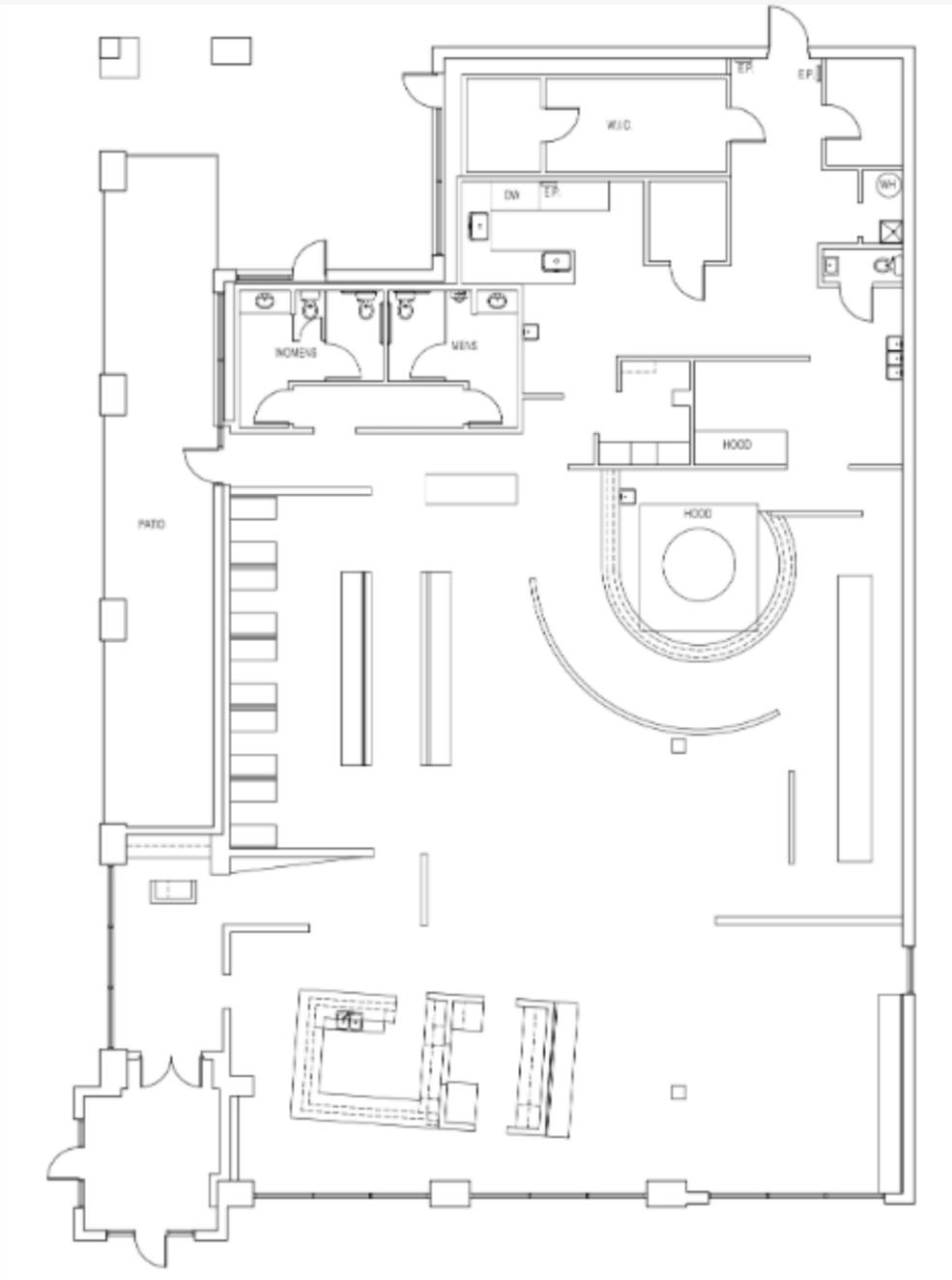
ANCHOR SPACE - LOD

AVAILABILITIES SECOND GEN RESTAURANT

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6,132 SF ENDCAP SECOND GEN RESTAURANT



SECOND GEN RESTAURANT - LOD

OTHER AVAILABILITIES

2747 FESTIVAL LN
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TRADE AERIAL

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NOTABLE TRADE AREA DEVELOPMENTS

2747 FESTIVAL LN
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1 MOUNT CARMEL DUBLIN - 4105 EMERALD PARKWAY

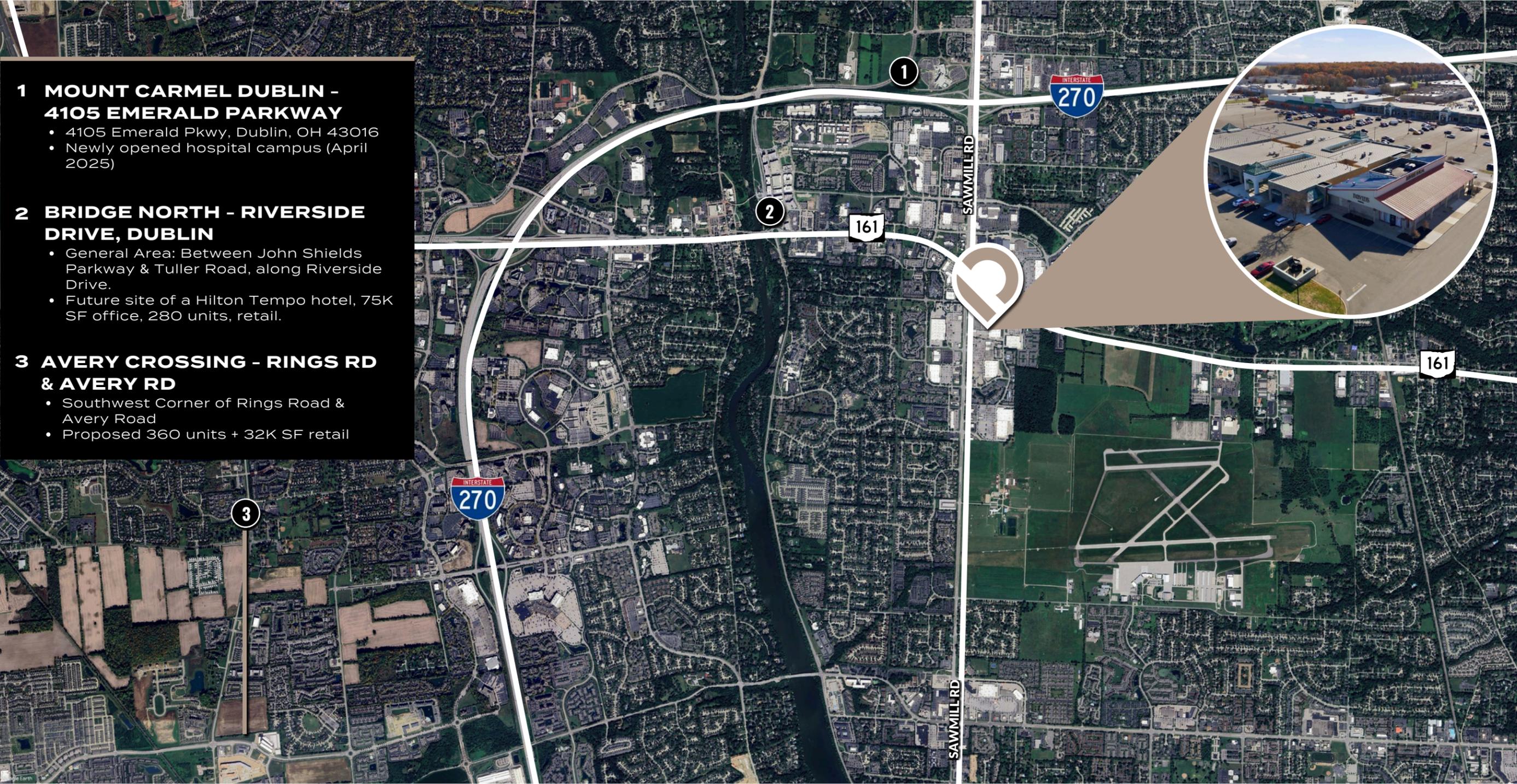
- 4105 Emerald Pkwy, Dublin, OH 43016
- Newly opened hospital campus (April 2025)

2 BRIDGE NORTH - RIVERSIDE DRIVE, DUBLIN

- General Area: Between John Shields Parkway & Tuller Road, along Riverside Drive.
- Future site of a Hilton Tempo hotel, 75K SF office, 280 units, retail.

3 AVERY CROSSING - RINGS RD & AVERY RD

- Southwest Corner of Rings Road & Avery Road
- Proposed 360 units + 32K SF retail



LOCATION OVERVIEW

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Festival Centre is positioned within the Northwest Columbus submarket of Dublin, Ohio. This affluent suburb is recognized for its strong demographics, top-rated schools, and access to major regional roadways like I-270 and US-33. The retail landscape in this trade area is a mix of national anchors and high-performing regional retailers. Nearby shopping destinations include Target, Whole Foods, REI, Trader Joe’s, PetSmart, and The Mall at Tuttle Crossing. The area benefits from dense daytime traffic, strong residential growth, and proximity to major employers like Cardinal Health and OhioHealth. Dublin’s continued growth and high household incomes contribute to strong retail performance across categories—ranging from essential services to boutique fitness and fast-casual dining.

DUBLIN, OHIO

+10.6% POPULATION GROWTH

Columbus MSA has grown over 10.6% in the last 10 years, outpacing most Midwest metros and signaling strong long-term regional demand.

\$106,453 MEDIAN HOUSEHOLD INCOME

The Columbus metro exceeds the national average, with suburban nodes like Dublin seeing household incomes well over \$120,000.

2.2M+ METRO AREA POPULATION

As Ohio’s largest and fastest growing metro, Columbus anchors a dynamic 2.2M+ population base with strong workforce and retail demand.

TOP 10 U.S. CITIES FOR JOB GROWTH

Columbus ranks among the top cities for tech and innovation hiring, supported by Intel’s \$20B investment and strong university talent pipeline.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,863	95,132	235,968
Daytime Population	17,927	107,876	257,286
Average Household Income	\$112,195	\$134,137	\$146,297
Median Household Income	\$82,342	\$96,531	\$106,453
Consumer Spending	\$426M	\$3.2B	\$6.1B

CONCEPTUAL RENDERINGS

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