



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



RETAIL | 16,401 SF

DUBLIN

6655 SAWMILL ROAD, DUBLIN, OH 43017

**J.R. KERN**

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## Property Description

Premier, large retail space available on Sawmill Road, accessed at the lighted intersection of Sawmill and Bridge Park Drive.

## Property Highlights

- Wide-open interior with extra high ceilings in this well maintained, brick building
- Join Chateau Wine & Spirits in this two-tenant retail building
- Excellent visibility and exposure in the Dublin Sawmill retail corridor, north of Dublin Granville Road
- Great traffic counts, situated at the intersection leading to the mixed-use Bridge Park development. Over 39,000 vpd.
- Large, lighted exterior signage options available
- Large monument signage on both Sawmill Road and Bridge Park Drive

## OFFERING SUMMARY

Available SF:	16,401 SF
Lease Rate:	\$19.00 SF/yr
Op. Exp.:	\$4.65 /SF
Utilities:	Electric and Gas Paid by Tenant

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,556	19,645	39,690
Total Population	13,360	46,652	95,665
Average HH Income	\$97,749	\$115,754	\$135,388

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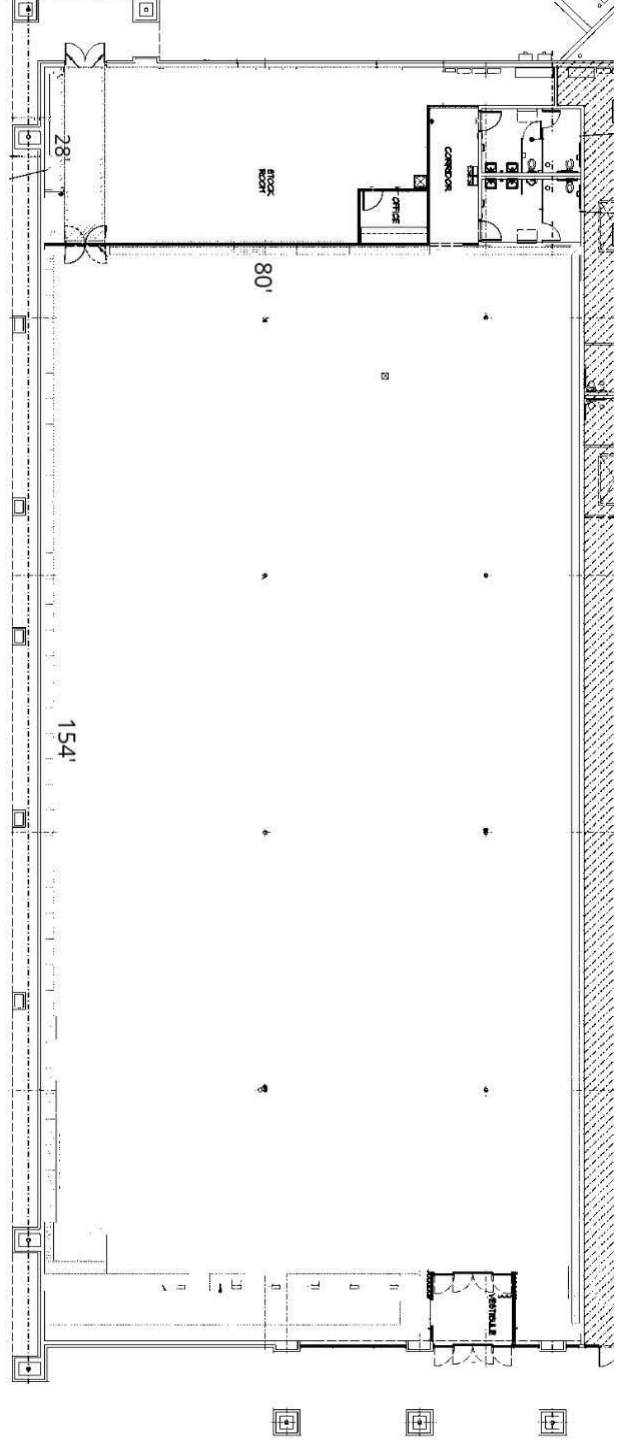


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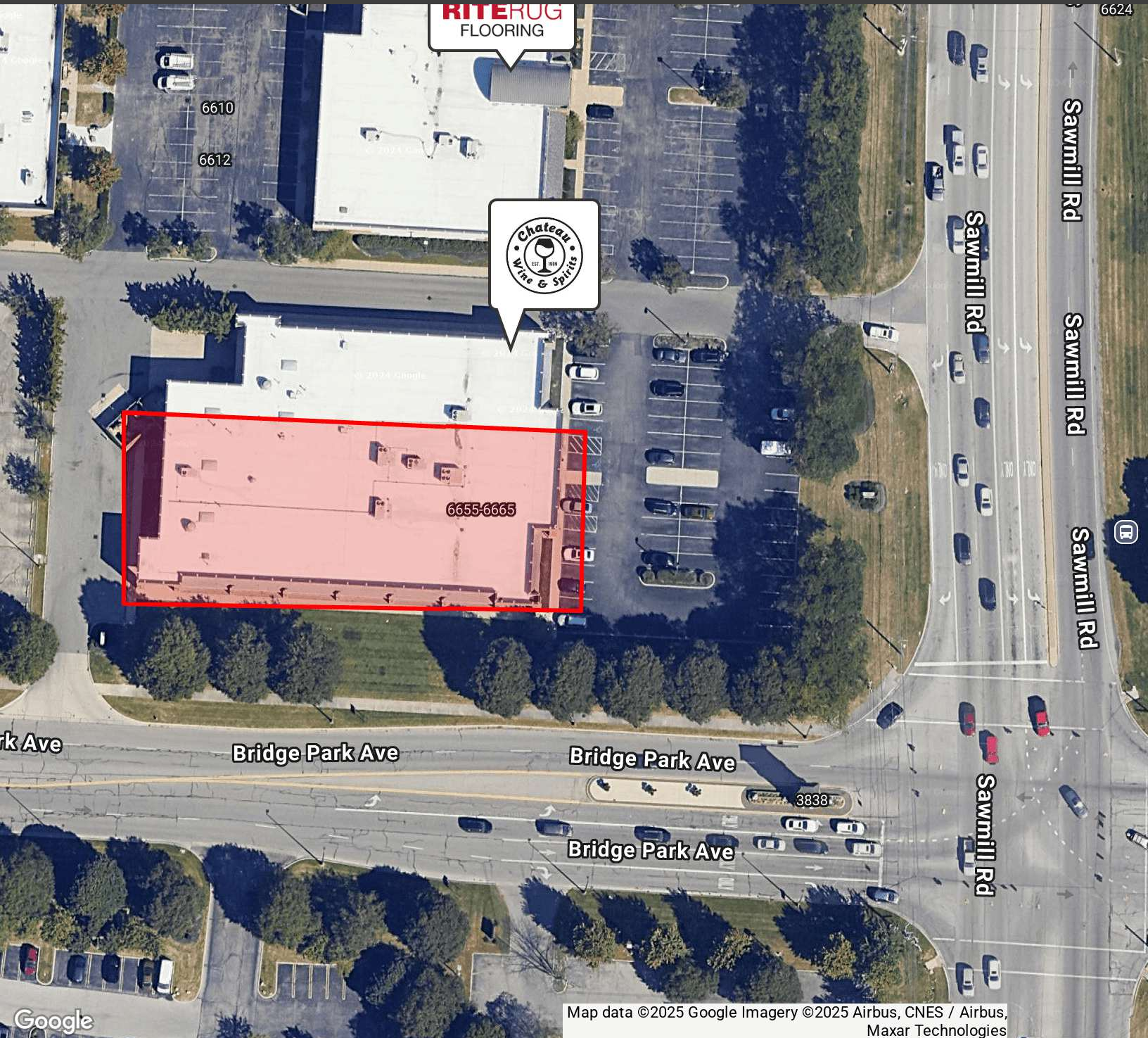


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LOCATION OVERVIEW

Situated in a prime retail corridor of the attractive Dublin submarket. Prime exposure at the lighted intersection of Sawmill Parkway and Bridge Park Avenue with monument signage on both roadways. Great drive-by traffic at this lighted intersection that is the main access point to the exciting mixed-use Bridge Park development.

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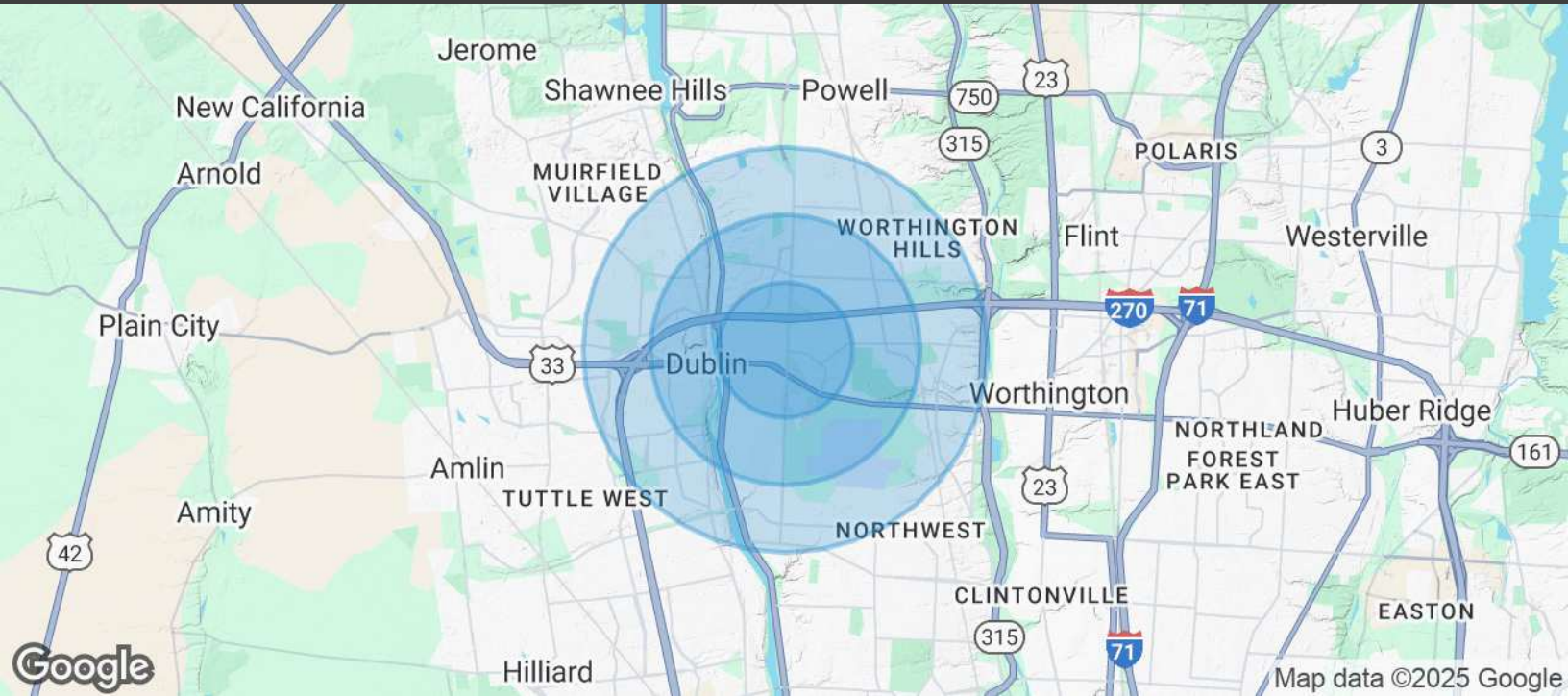


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,360	46,652	95,665
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,556	19,645	39,690
# of Persons per HH	2	2.4	2.4
Average HH Income	\$97,749	\$115,754	\$135,388
Average House Value	\$341,564	\$388,570	\$428,654

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