

DOWNTOWN DUBLIN

RETAIL FOR LEASE

48 CORBINS MILL DRIVE, DUBLIN, OHIO 43017



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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 The submission may be modified or withdrawn at any time by the property owner.

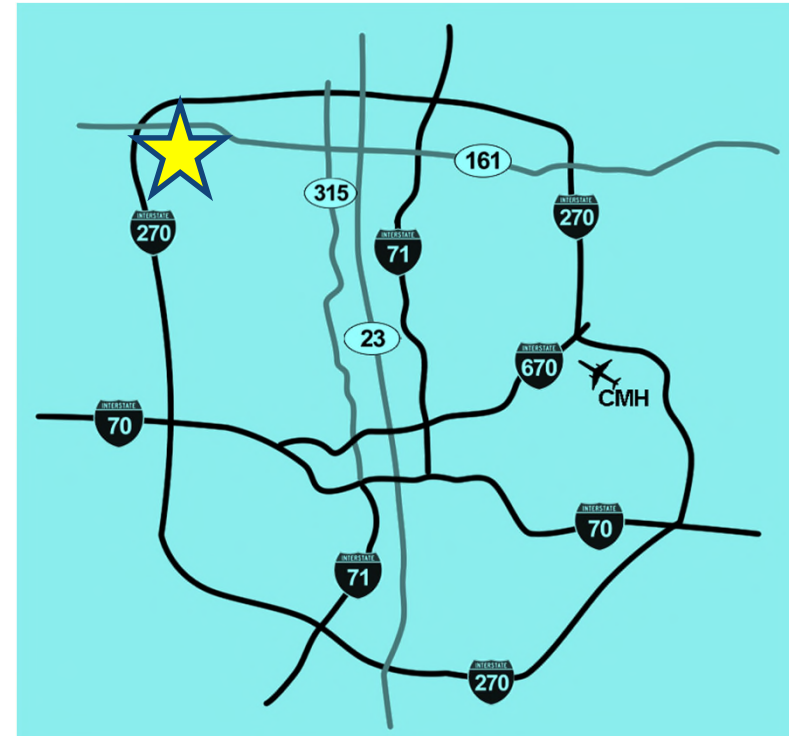
PROPERTY HIGHLIGHTS

- +/- 4,152 SF single-tenant retail space
- Directly across from Dublin Plaza—a Kroger-anchored center that hosts 108,400 visits per month (source: Placer.ai)
- Full access from both SR-161/US-33 (Bridge Street) and Corbins Mill Drive
- Pylon and monument signage that is grandfathered into Dublin sign code
- 29,443 vehicles per day on SR-161/US-33
- 27 parking spaces (6.5 per 1,000 SF)
- Excellent demographics—median HH income over \$108,437
- One of the most difficult-to-penetrate markets in the Columbus, Ohio metro area

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PHOTOS



LOCAL AERIAL

Pylon sign



Monument sign



29,443 ADT



Bridge Street



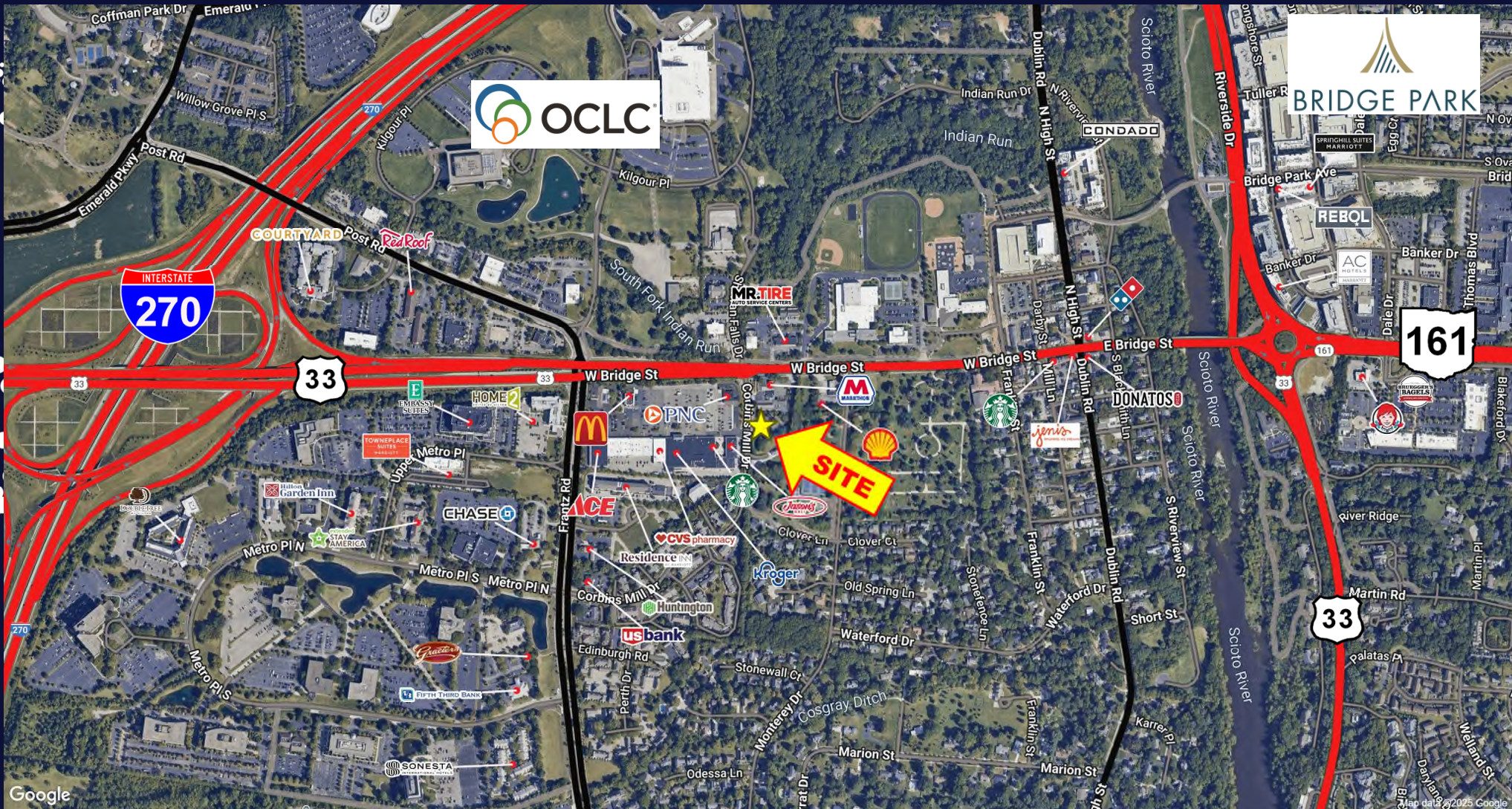
Corbins Mill Drive 8,983 ADT



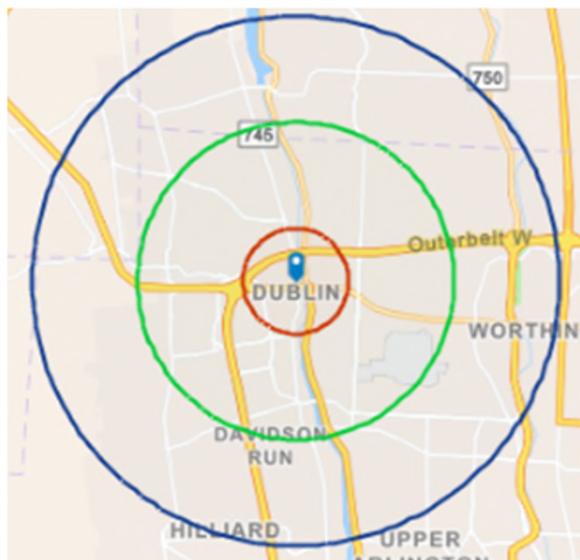
MEDIUM AERIAL



The map displays a commercial corridor in Denver, Colorado, centered around the intersection of Interstate 270 and Interstate 33. Major roads shown include Coffman Park Dr, Emerald Pkwy, Post Rd, Kilgour Pl, South Fork Indal, W Bridge St, and Frantz Rd. The map highlights several commercial properties and businesses, including Courtyard by Marriott, Red Roof Inn, Home2 Suites, Chase Bank, and Sonesta. Other visible businesses include McDonald's, ACE Hardware, CVS, and US Bank. The map also shows surrounding residential areas and parks, such as Willow Grove Pl S and Emerald Pkwy. Red lines are overlaid on the map, indicating a proposed development or route. The OCLC logo is visible in the top right corner.



1-MILE RADIUS DEMOS



KEY FACTS

7,632

Population



2.2

Average
Household Size



36.6

Median Age

\$102,021

Median Household Income

BUSINESS



750

Total Businesses



16,027

Total Employees

EDUCATION



2%

No High School
Diploma



7%

High School
Graduate



19%

Some
College



71%

Bachelor's/Grad/Prof
Degree

INCOME



\$66,742

Per Capita
Income



\$102,021

Median
Household
Income



\$148,472

Average
Household
Income

EMPLOYMENT



83.9

White
Collar %



7.8

Blue
Collar %



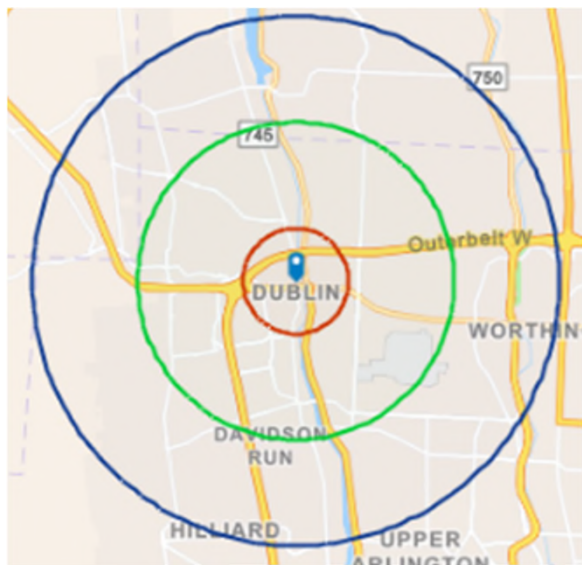
8.3

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

90,571

Population



2.4

Average
Household Size



36.4

Median Age

\$102,506

Median Household Income

BUSINESS



4,307

Total Businesses



71,064

Total Employees

EDUCATION



3%

No High School
Diploma



12%

High School
Graduate



19%

Some
College



66%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,866

Per Capita
Income



\$102,506

Median
Household
Income



\$139,195

Average
Household
Income

EMPLOYMENT



81.5

White
Collar %



9.0

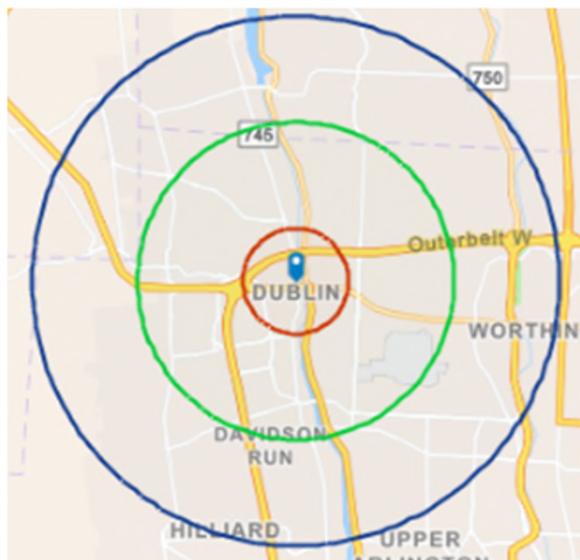
Blue
Collar %



9.5

Services
%

5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

213,483

Population



2.4

Average
Household Size



38.0

Median Age

\$108,437

Median Household Income

BUSINESS



8,860

Total Businesses



122,329

Total Employees

EDUCATION



3%

No High School
Diploma



11%

High School
Graduate



18%

Some
College



69%

Bachelor's/Grad/Prof
Degree

INCOME



\$62,858

Per Capita
Income



\$108,437

Median
Household
Income



\$153,405

Average
Household
Income

EMPLOYMENT



81.7

White
Collar %



9.1

Blue
Collar %



9.1

Services
%