

An aerial photograph of a snowy landscape. In the foreground, a multi-lane road with yellow lane markings curves from the bottom right towards the center. To the left, another road runs parallel to it. The ground is covered in a thick layer of snow, with scattered trees and utility poles. In the background, a residential or commercial area is visible under a clear sky.

CBRE

Wilcox Road &  
Tuttle Crossing  
Boulevard | Dublin |  
NW Columbus

2.98 ACRES

0 Wilcox Rd

DUBLIN, OH 43016

FOR SALE



# Property Highlights

## WILCOX RD

Position your business at one of Northwest Columbus's most established and highly accessible corridors. Located at the signalized intersection of Wilcox Road and Tuttle Crossing Blvd, this property benefits from strong regional connectivity, surrounding residential density, and proximity to major retail, employment, and entertainment destinations.

### Strategic Location & Access

The site offers immediate access to I 270 via Tuttle Crossing Blvd, providing efficient connectivity throughout the Columbus MSA. Major arterial serving both Dublin and Columbus, supporting consistent commuter and consumer traffic.

### Surrounded by Established Demand

The property is situated within a dense residential and mixed use environment, with nearby apartments, townhomes, and established neighborhoods that drive daily traffic and repeat visitation. The surrounding area supports a strong mix of professional, retail, service, and residential uses.

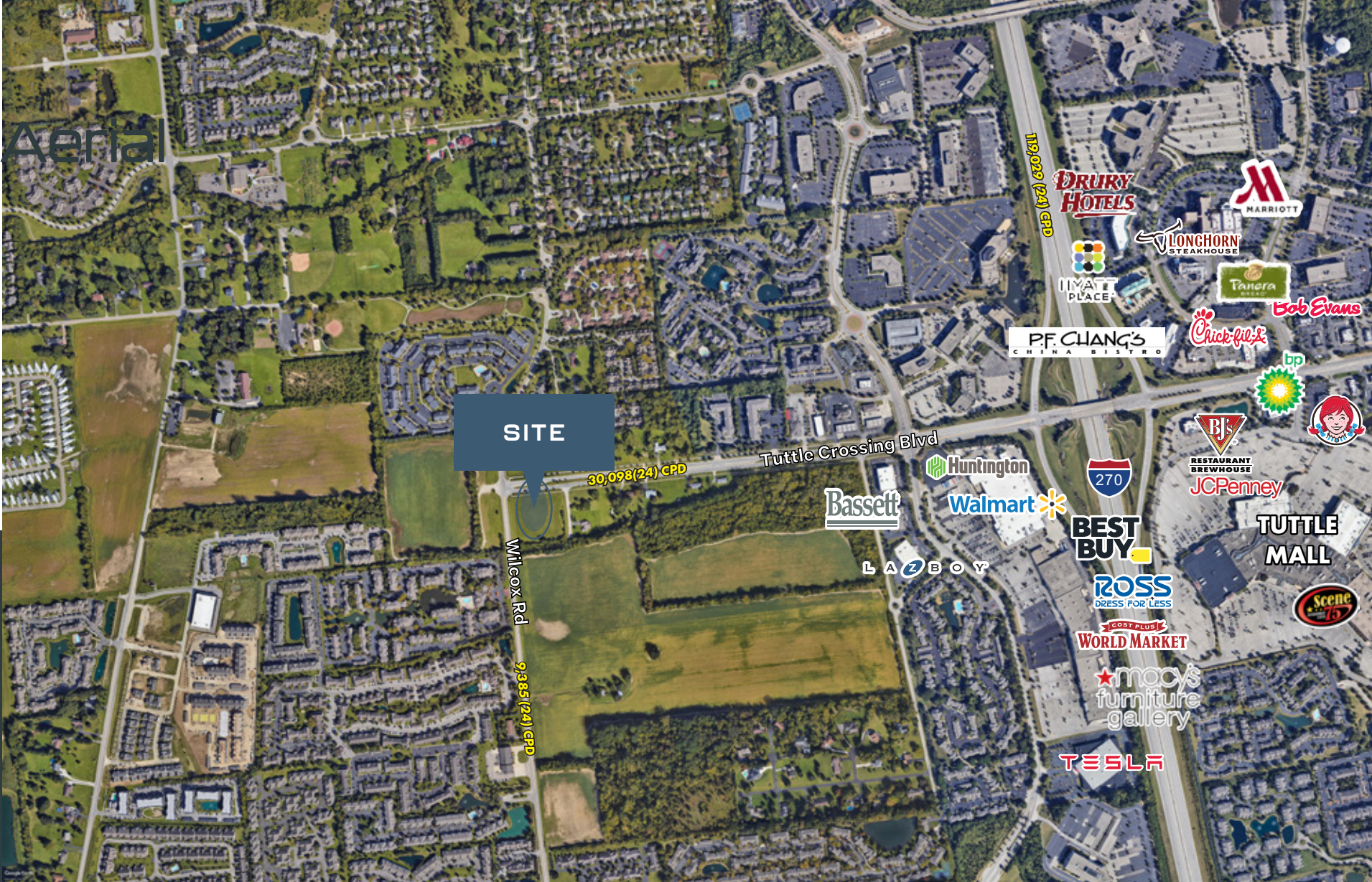
### Business Friendly Submarket

Minutes from Tuttle Crossing retail and dining destinations, the location is supported by national retailers, grocery, restaurants, fitness, and entertainment options, creating a built in customer base and daytime population.

### Retail, Dining & Amenities Nearby

Dublin and NW Columbus continue to attract corporate offices, healthcare users, and service providers due to strong infrastructure, educated workforce, and convenient regional access. Key commercial corridor with ongoing investment and long term growth potential.

Aerial

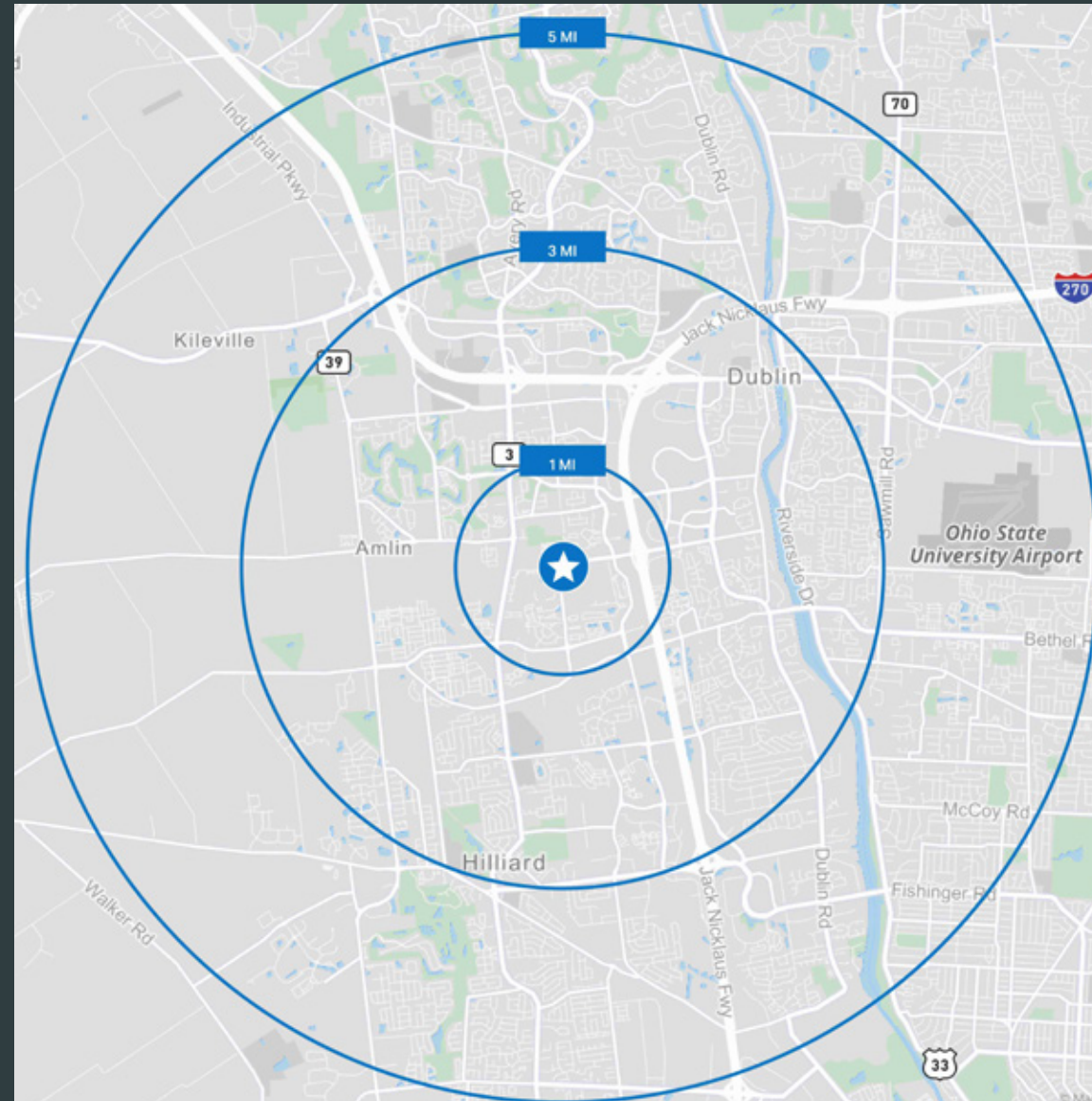


**IDEAL LOCATION FOR:**

- Neighborhood or destination retail
- Medical or professional office
- Service oriented users
- Mixed use or redevelopment concepts (subject to zoning)

# Demographics

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,826	79,111	77,099
Daytime Population	13,398	96,002	195,413
Age	34.8	37.0	37.7
Household Income	\$111,739	\$136,040	\$145,239
Education	80.5%	83.4%	83.7%
Businesses	380	3,775	7,709





2.98 ACRES FOR SALE

WILCOX RD

DUBLIN  
OHIO, 43016

---

**LUKE STRENG**  
Vice President  
614-781-5130  
luke.steng@cbre.com

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.