



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

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com



Property Description

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

Property Highlights

- Wide-open, updated retail 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, plus monument signage on both Sawmill Road and Bridge Park Drive
- Wide Column Spacing @ 40' x 33' throughout the space
- One (1) dock available

Location Description

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.

OFFERING SUMMARY

Available SF	16,401 SF
Lease Rate	\$18.00 /SF/yr
Operating Expenses	\$4.65 /SF
Utilities	Electric and Gas Paid by Tenant
Availability	Immediate Occupancy

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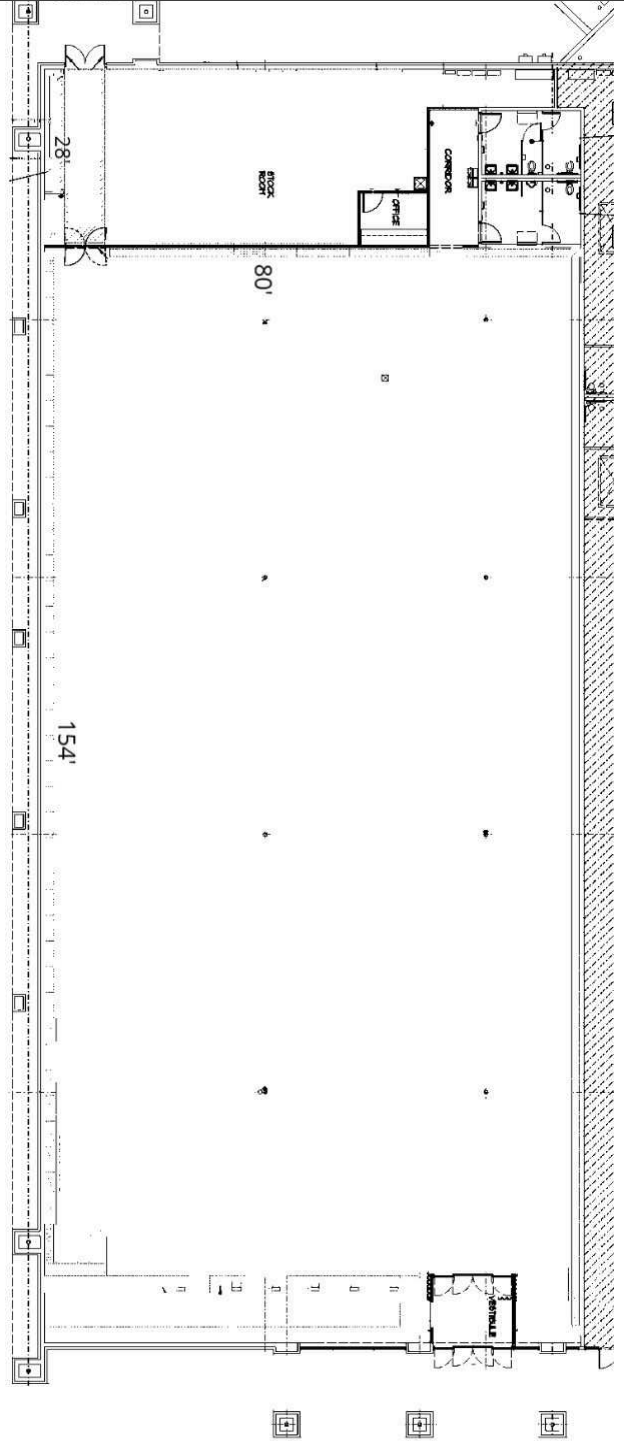
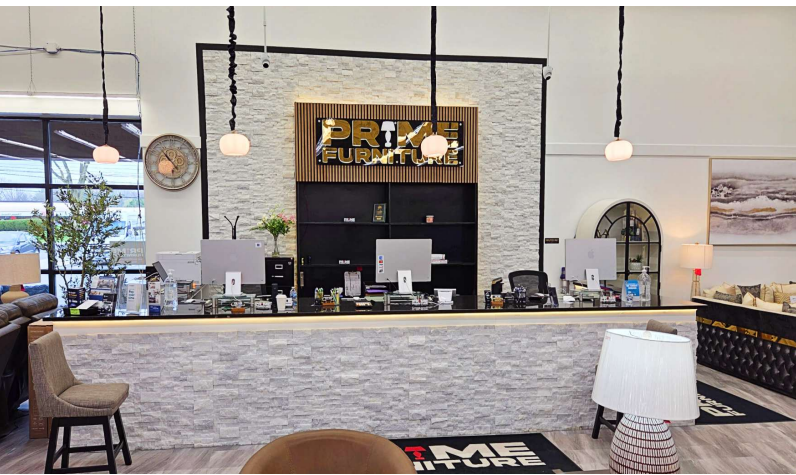
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LOCATION OVERVIEW

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Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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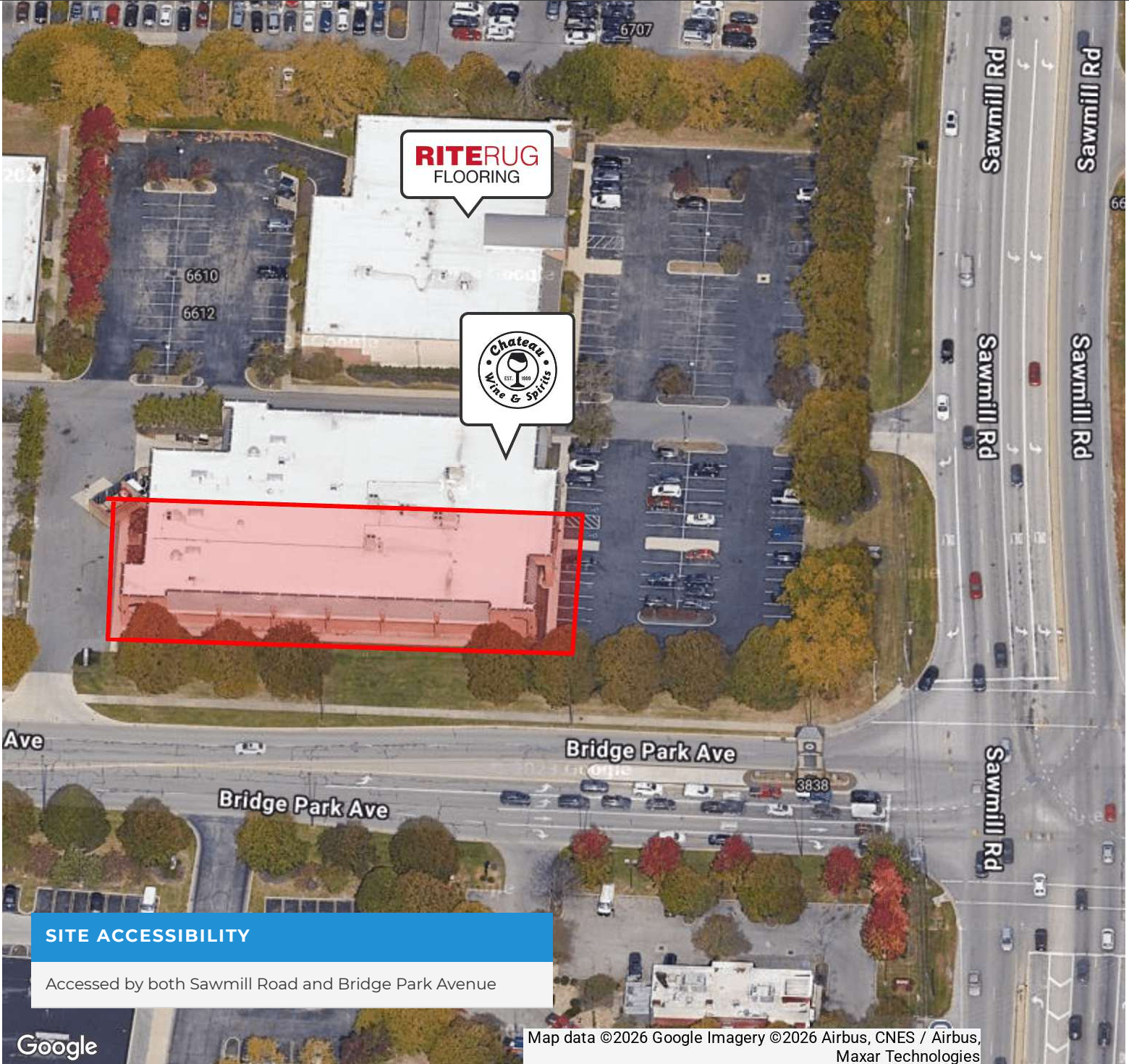
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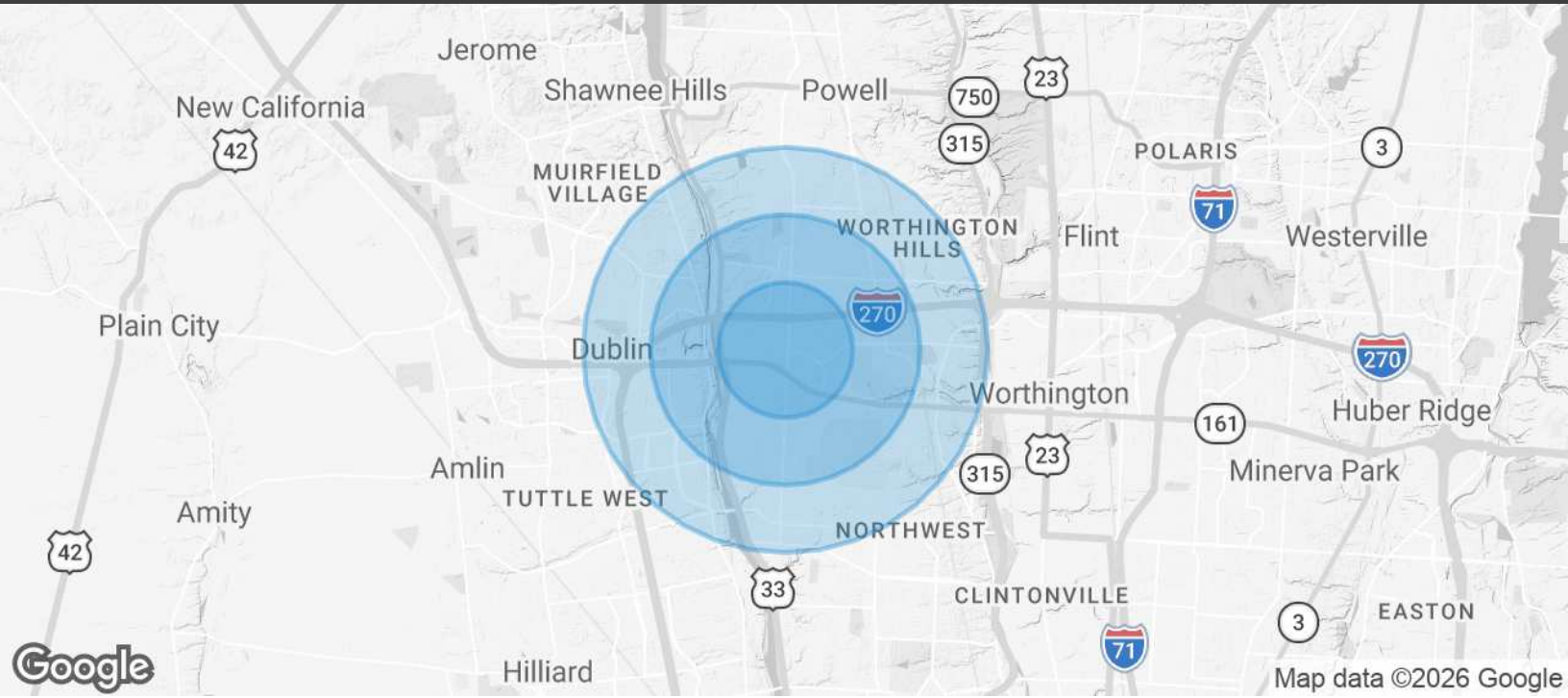
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,191	41,672	91,435
Average Age	36.4	36.6	38.4
Daytime Employment	13,316	30,333	57,413

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,752	18,266	39,053
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$100,426	\$112,090	\$126,960
Average House Value	\$325,661	\$369,754	\$387,009

2023 American Community Survey (ACS)

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