



BRIDGE PARK



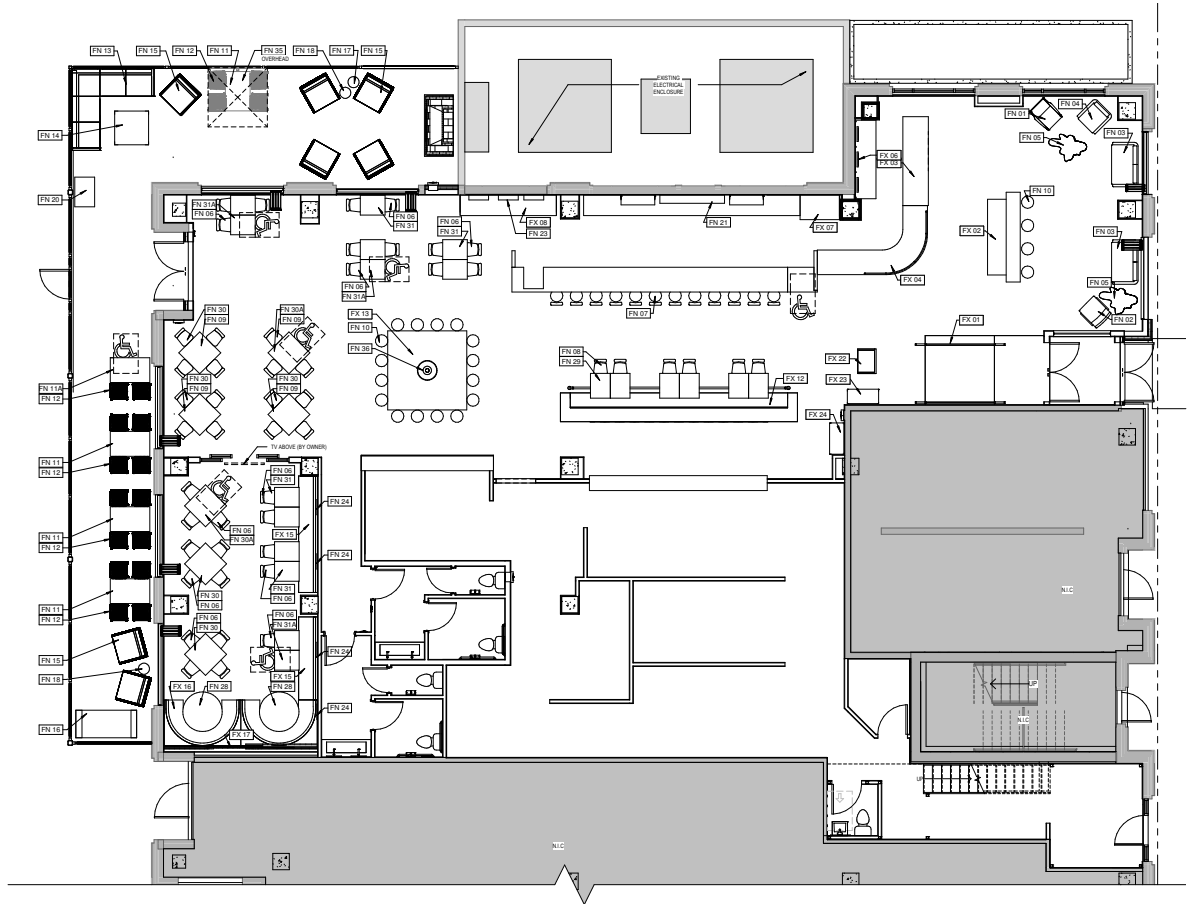
RESTAURANT LEASING OPPORTUNITY





AVAILABLE RESTAURANT SPACE

Incredible opportunity to lease 5,537 SF of fully built-out restaurant space in the heart of Bridge Park in Dublin, Ohio. This location is ideally suited for a breakfast tenant and includes a built-in cafe, full bar and spacious wraparound patio with outdoor fireplace. Located directly across from North Market Bridge Park, an expansive public market featuring vendors from all over Columbus, the restaurant space sees plenty of foot traffic year round and is available immediately. Free parking is available across the street in the Howe Garage, or in any of the other garages and on-street parking spots throughout Bridge Park.



AVAILABLE SPACE HIGHLIGHTS

- » 5,537 SF FULLY BUILT-OUT, 2-YEAR-OLD RESTAURANT
- » IDEAL SPACE FOR A BREAKFAST/BRUNCH CONCEPT
- » AVAILABLE IMMEDIATELY
- » LARGE COVERED PATIO WITH SEATING FOR 25+
- » FIREPLACE ON PATIO
- » NANO WINDOWS ALONG LONGSHORE STREET
- » COMMUNITY TABLE WITH FIRE
- » PRIVATE DINING AREA
- » FULL BAR
- » CAFE/BAKERY SPACE



ABOUT BRIDGE PARK

LIFE IN DUBLIN historically only offered the traditional suburban lifestyle. Bridge Park has changed that, placing visitors and residents in a vibrant walkable community where they can work, dine, live and play. Restaurants, bars, boutique shops and fitness facilities make Bridge Park a true destination, and the adjacent Riverside Crossing Park provides the perfect gateway to the Dublin Link pedestrian bridge, connecting Bridge Park to Historic Dublin. Two onsite hotels, an event center hosting up to 500 guests and close proximity to I-270 attracts guests from all over Central Ohio and beyond.

AT BRIDGE PARK *(upon completion)*

- » PARKING // 4,280 SPACES, 6 GARAGES
- » APARTMENTS // 718 UNITS
- » CONDOS // 354 UNITS
- » OFFICE SPACE // 556,300 SF
- » RETAIL/RESTAURANT // 230,100 SF
- » HOTEL // 425 KEYS



**2022 & 2017 MIXED USE/
MULTI-FAMILY PROJECT WINNER**
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

**2021 GOLD AWARD IN
PUBLIC-PRIVATE PARTNERSHIP**
INTERNATIONAL ECONOMIC

**2019 WINNER OF
EXCELLENCE IN DEVELOPMENT**
URBAN LAND INSTITUTE COLUMBUS

**2018 OVERALL BEST PROJECT
WINNER | BRIDGE PARK WEST**
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

2017 ECONOMIC IMPACT AWARD
NAIOP | COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION



FUTURE DEVELOPMENT

-  FUTURE SITES
 - H | Residential
 - Y | Restaurant/Retail, Hotel, Office & Residential
 - J | Restaurant/Retail, Office & Residential
-  UNDER CONSTRUCTION
 - F | The Bailey - Friendship Village Senior Living (2024)



EVENTS AT BRIDGE PARK

Bridge Park features a full calendar of events and programming, bringing visitors from Central Ohio and beyond to our community year round.

In addition to our major events like The Dublin Market at Bridge Park and Fore!Fest, Bridge Park also hosts the 12 Days of Bridge Park during the holiday season, Boo and Brew, Summer Music Series, The Harvest Market and much more!

FORE!FEST is a two-day street and music festival hosted in early June each year in partnership with the Memorial Tournament presented by Workday.

VISITORS // 15,000+ EACH DAY VENDORS & FOOD TRUCKS // 20+

THE DUBLIN MARKET kicks off the weekend with a local farmer's market held Saturdays (9am-12pm) from May to September in Bridge Park.

VISITORS // 5,000+ PER MARKET VENDORS // 120+ PER MARKET

DOWNTOWN DUBLIN DORA (*Designated Outdoor Refreshment Area*) provides an opportunity for visitors to sip and stroll throughout Bridge Park and Historic Dublin with open beverages.



LOCAL ATTRACTIONS

The City of Dublin is home to fantastic events that bring visitors from around the world and offers amazing places to stay, eat and celebrate while they're here.

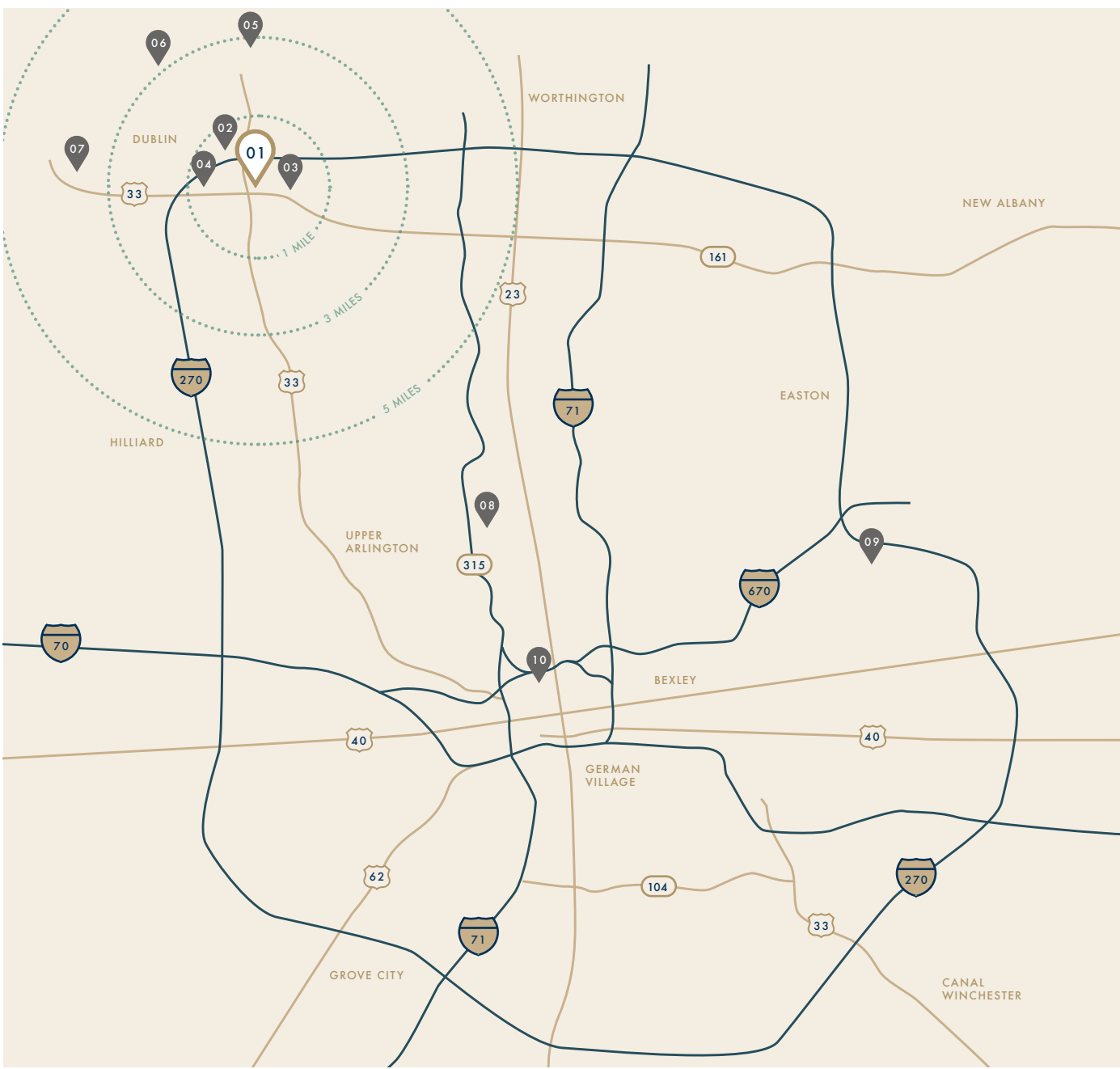
THE MEMORIAL TOURNAMENT PRESENTED BY WORKDAY is a PGA tour event hosted by Jack Nicklaus at Muirfield Village Golf Club. The week-long event takes over Dublin each year with 40,000+ daily spectators. Fore!Fest at Bridge Park serves as the official after-party destination on Friday and Saturday nights of the tournament.

VISITORS // 40,000+ PER DAY

THE DUBLIN IRISH FESTIVAL is a three-day event hosted each August bringing more than 100,000 musicians, performers, artisans and visitors together for one of the largest Irish festivals in the world.

VISITORS // 100,000+ MUSIC // 65+ MUSICAL ACTS VENDORS // 100+





AROUND COLUMBUS

- 01 BRIDGE PARK
- NEARBY WORKPLACES**
- 02 CARDINAL HEALTH
4 MIN*
- 03 WENDY'S CORPORATION
2 MIN
- 04 OCLC
4 MIN
- AREA ATTRACTIONS**
- 05 COLUMBUS ZOO & AQUARIUM
7 MIN
- 06 MUIRFIELD VILLAGE GOLF CLUB
9 MIN
- 07 DUBLIN METHODIST HOSPITAL
6 MIN
- 08 THE OHIO STATE UNIVERSITY
15 MIN
- 09 JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
21 MIN
- 10 DOWNTOWN COLUMBUS
21 MIN

* DISTANCES NOTED IN DRIVE TIME TO/FROM BRIDGE PARK

AREA SNAPSHOT | DUBLIN, OHIO

	5 MILE RADIUS	3 MILE RADIUS	1 MILE RADIUS
POPULATION	218,362	93,413	7,318
HOUSEHOLDS	89,229	38,623	3,293
INCOME	\$104,990	\$98,947	\$96,756
HOME VALUE	\$335,147	\$297,525	\$324,248

DATA REFLECTS AREA MEDIANS

SOURCE // Data provided from Esri 2023

GET TO KNOW DUBLIN

Located within short access to I-270, the City of Dublin offers numerous dining, shopping and residential options. This affluent community boasts some of the highest incomes, best schools and elite jobs in the state. Prominent company headquarters include Wendy's Corporation, OCLC, Cardinal Health and IGS Energy. Dublin also is home to the world-class Columbus Zoo and Aquarium, the Memorial Tournament presented by Workday, Muirfield Village Golf Club and more. Dublin is ideally located in central Ohio and just minutes from downtown Columbus.



DAILY TRAFFIC COUNT MAP

- MORE THAN 100,000 VEHICLES PER DAY
- LESS THAN 60,000 VEHICLES PER DAY
- ★ BRIDGE PARK

SOURCE // Ohio Department of Transportation (2022)



CONTACT

ZACH GRAHAM

VICE PRESIDENT OF COMMERCIAL
REAL ESTATE AND LEASING

6640 Riverside Drive
Suite 500
Dublin, OH 43017
614.333.6415 ext. 2

zgraham@crawfordhoying.com

FOR MORE INFORMATION, VISIT BRIDGEPARK.COM