

NEW DUBLIN MEDICAL PADS

FOR SALE OR B-T-S / GROUND LEASE

5693 & 5697 INNOVATION DRIVE, DUBLIN, OHIO 43016



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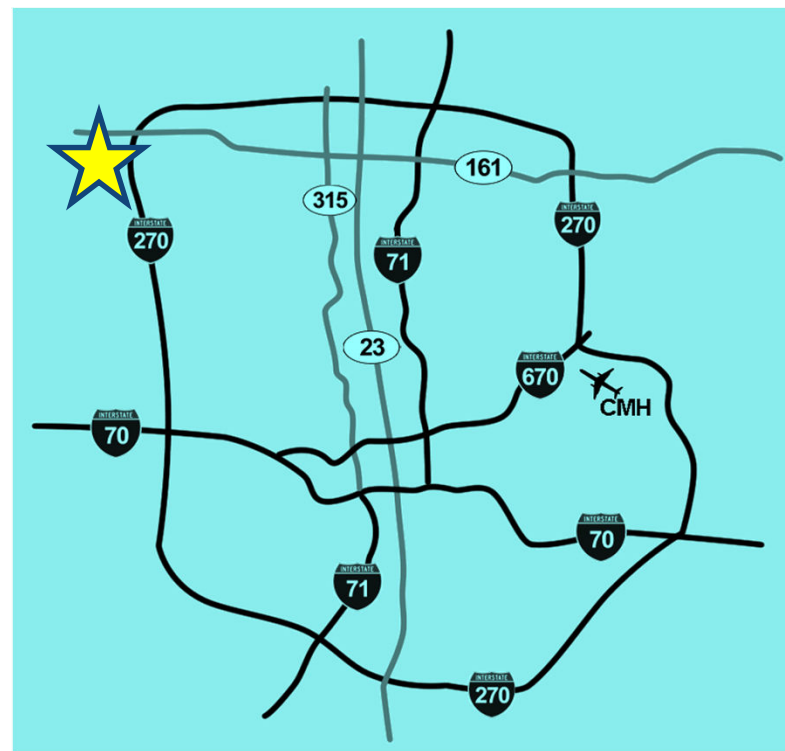
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PROPERTY HIGHLIGHTS

NEW DUBLIN MEDICAL PADS

FOR SALE OR B-T-S / GROUND LEASE
5693 & 5697 INNOVATION DRIVE, DUBLIN, OHIO 43016

- Two pad sites available for sale or build-to-suit / lease opportunities
- Up to 10,108 SF single-story medical office buildings
- 5-minute drive from OhioHealth Dublin Methodist Hospital
- 5-minute drive from the new Ohio State Dublin Medical Center
- Close to the new Mount Carmel Dublin Hospital on Emerald Parkway
- Signalized intersection
- Excellent area demographics
- Existing fully-leased 10,000 SF medical office building already in place



COMPLETED WORK

NEW DUBLIN MEDICAL

BUILD TO SUIT FOR LEASE

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- All civil engineering for the site is complete and permitted
- Water and sanitary taps for all buildings are complete
- Stormwater detention ponds and piping for the site are complete
- All dirt work for the site, all pad work for the buildings is complete
- Zoning and site design work is complete
- All shared site landscaping and entrance features are complete
- All underground utilities to the pads are complete
- Architectural plans for the buildings are complete
- Property entrance is complete
- Parking lot to be completed

LOCAL AERIAL

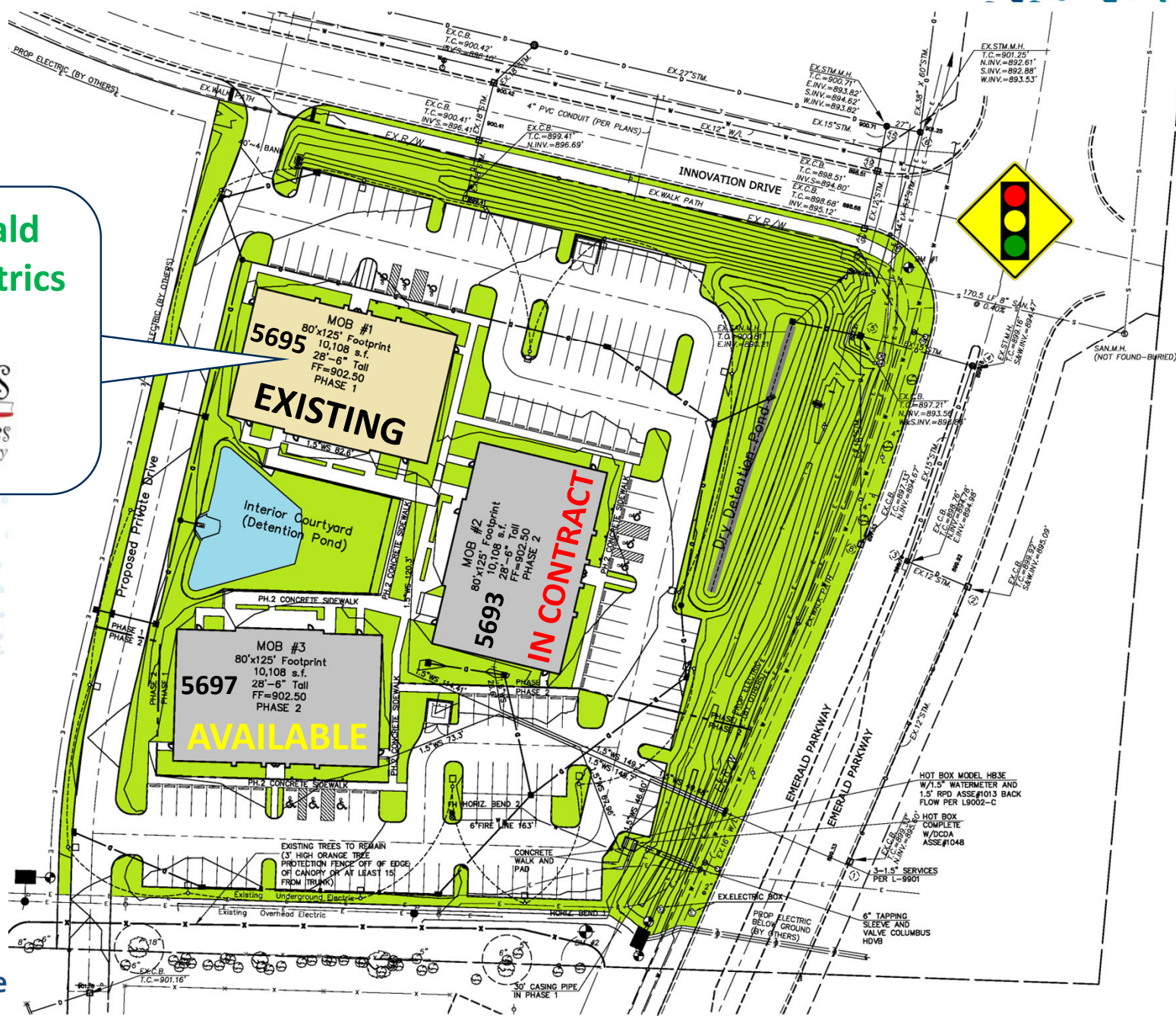




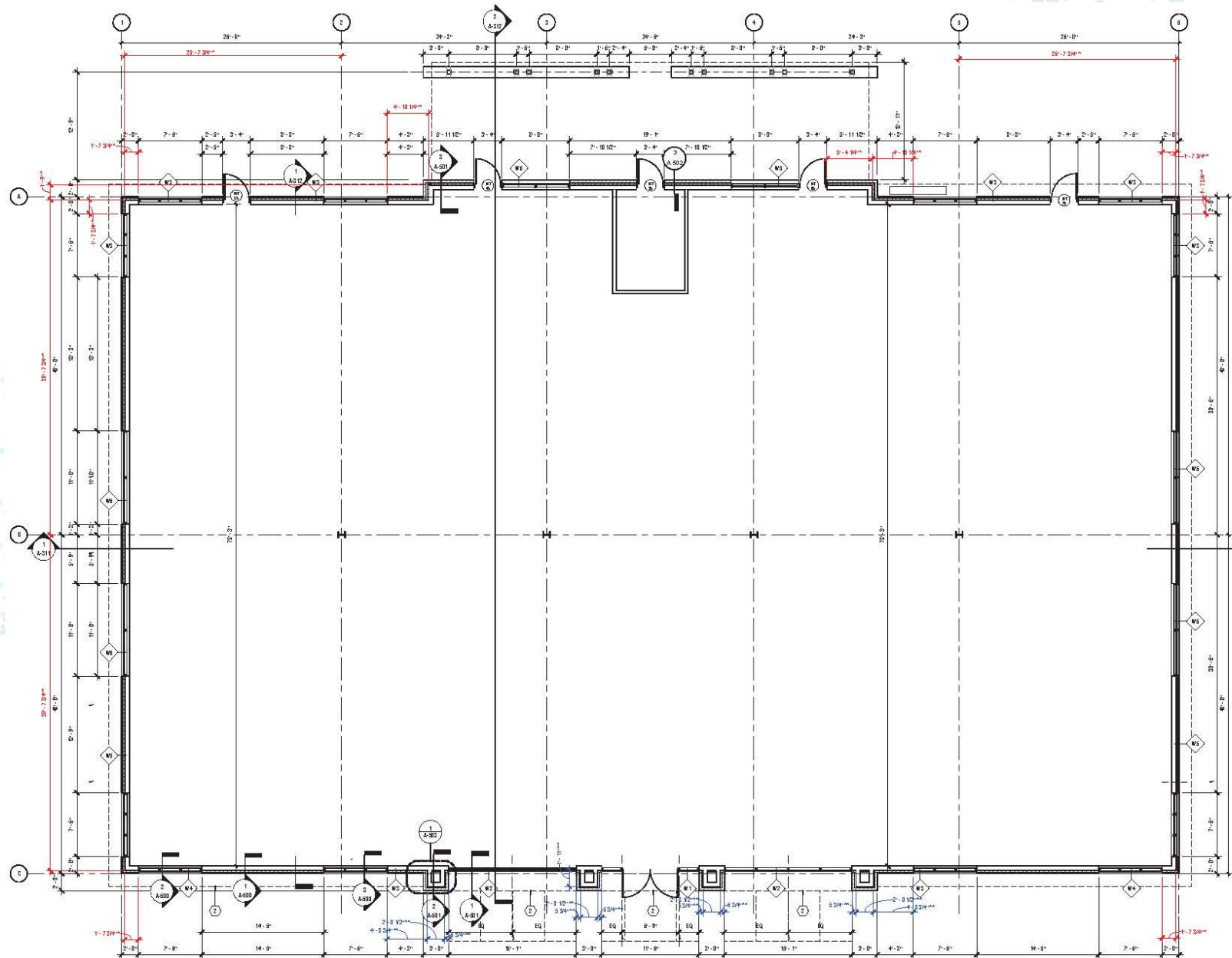
Emerald Pediatrics



Hines
Little Smiles
Pediatric Dentistry



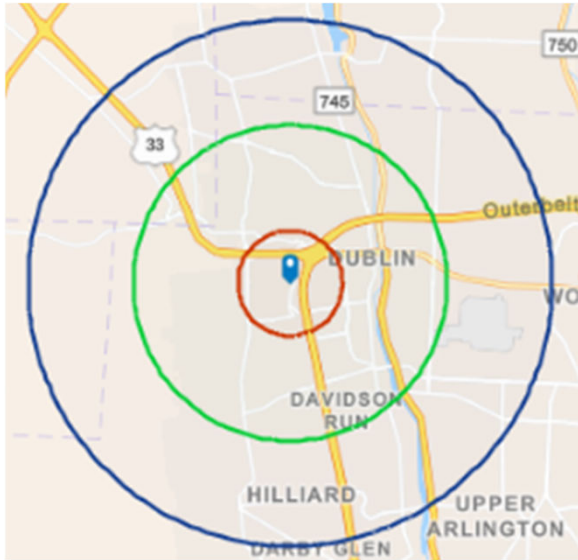
BUILDING FOOTPRINT



RENDERING



1-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

4,383
Population

2.7
Average
Household Size

36.1
Median Age

\$100,398
Median Household Income

BUSINESS

937

Total Businesses

17,841

Total Employees

EDUCATION

4%

No High School
Diploma

7%

High School
Graduate

12%

Some
College

77%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,437
Per Capita
Income



\$100,398
Median
Household
Income



\$120,796
Average
Household
Income

EMPLOYMENT



80.1
White
Collar %

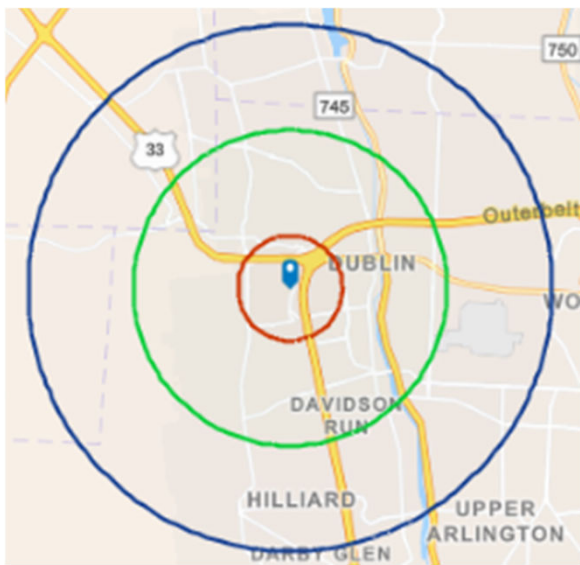


14.1
Blue
Collar %



5.8
Services
%

3-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

78,089

Population



Average
Household Size



Median Age

\$96,507

Median Household Income

BUSINESS



3,476

Total Businesses



61,628

Total Employees

EDUCATION



3%

No High School
Diploma



13%

High School
Graduate



17%

Some
College



67%

Bachelor's/Grad/Prof
Degree

INCOME



\$55,146

Per Capita
Income



\$82,994

Median
Household
Income



\$133,375

Average
Household
Income

EMPLOYMENT



80.4

White
Collar %



11.1

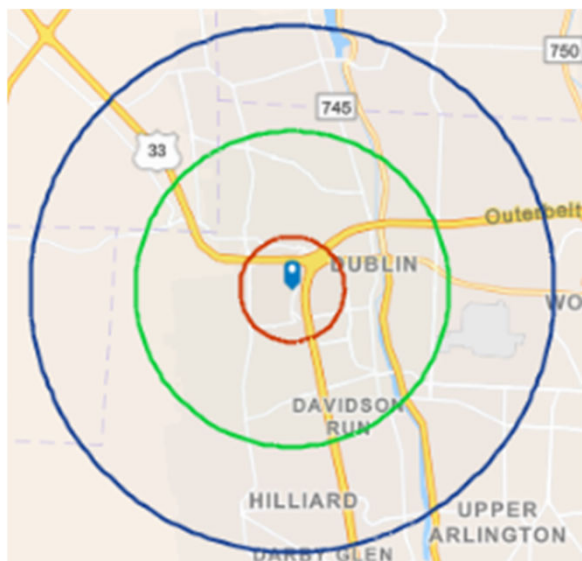
Blue
Collar %



8.5

Services
%

5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

183,843

Population



2.4

Average
Household Size



37.7

Median Age

\$99,346

Median Household Income

BUSINESS



7,167

Total Businesses



106,503

Total Employees

EDUCATION



3%

No High School
Diploma



13%

High School
Graduate



19%

Some
College



65%

Bachelor's/Grad/Prof
Degree

INCOME



\$56,540

Per Capita
Income



\$99,346

Median
Household
Income



\$137,793

Average
Household
Income

EMPLOYMENT



80.0

White
Collar %



10.6

Blue
Collar %



9.4

Services
%