

FOR SALE: .482 ACRE COMMERCIAL LAND

PRICE: \$1,300,000

TWO PARCELS: 1029/1033 DUBLIN RD.

**COLUMBUS, OHIO 43215
DUBLIN ROAD CORRIDOR**

SITE DIMENSIONS: 150 FT. FRONTING DUBLIN RD. X 140 FT. FRONTING WATERMAN AVE.

ZONING: C-4 (CITY OF COLUMBUS JURISDICTION)

IDEAL USES: BANKING, HEALTHCARE, PROFESSIONAL OFFICES, RETAIL

CURB CUTS: 1) CURB CUT OFF DUBLIN ROAD; 2) CURB CUT OFF WATERMAN AVE.

SITE CHARACTERISTICS:

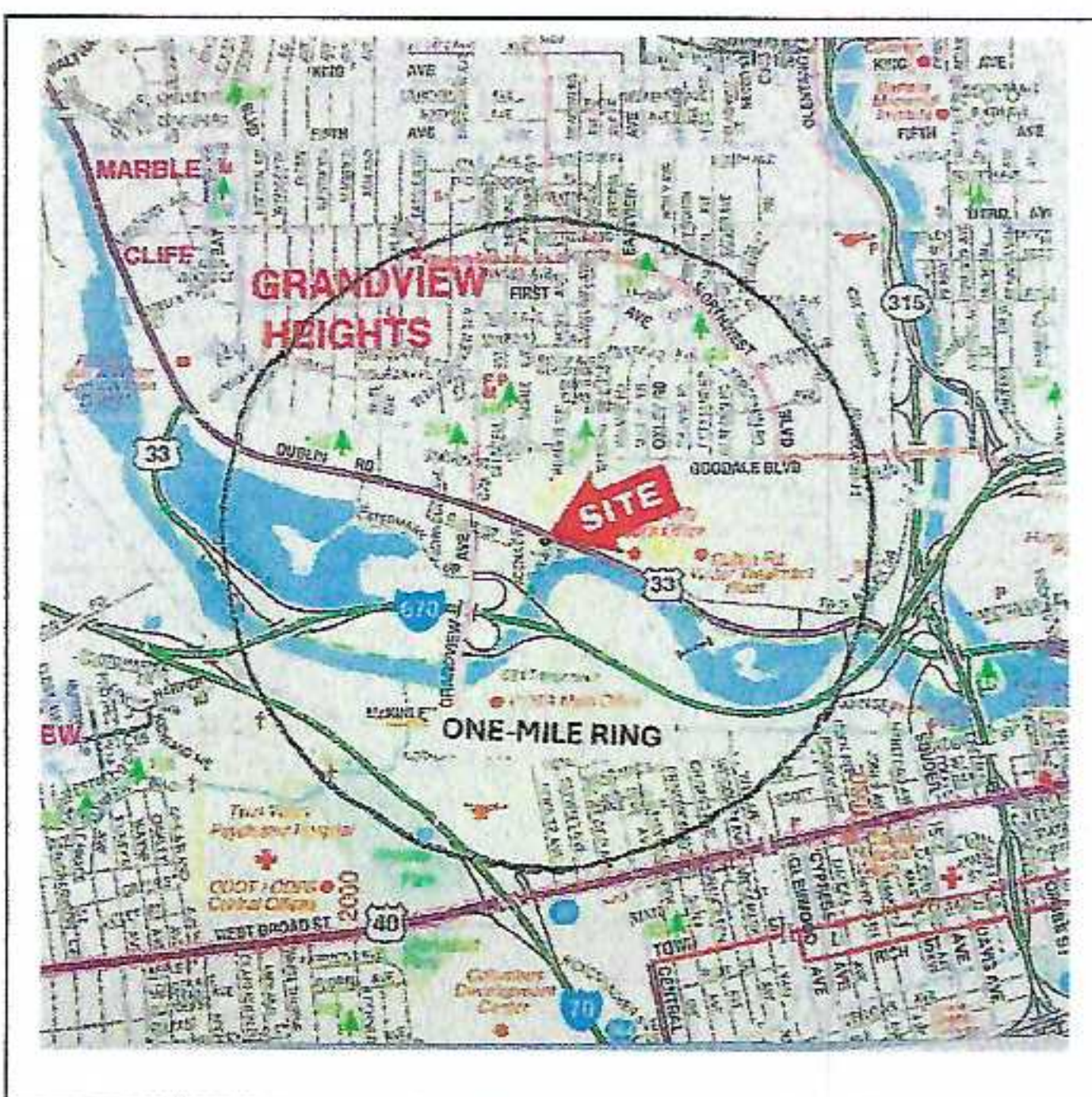
- **FULLY-LIGHTED SITE IN THE DUBLIN ROAD CORRIDOR**
- **EASY INGRESS/EGRESS**
- **HIGH VISIBILITY TO IN/OUTBOUND DOWNTOWN COLUMBUS TRAFFIC**
- **SHORT DISTANCE TO MAJOR FREEWAY ARTERIES**

SITE DESCRIPTION: THE SITE IS LOCATED DIRECTLY ACROSS FROM THE MAIN ENTRANCE OF THE 55+ ACRE GRANDVIEW CROSSING MIXED-USED DEVELOPMENT. THE SITE IS LOCATED 2 1/2 MILES FROM THE HEART OF DOWNTOWN COLUMBUS, AND WITHIN 1/2 MILE OF THE GRANDVIEW AVENUE I270/I670 INTERCHANGE. OTHER SIGNIFICANT COMMERCIAL AND RESIDENTIAL DEVELOPMENT IS CONTINUING IN THE GRANDVIEW YARD, NATIONWIDE, AND ARENA DISTRICTS ALL WITHIN 5+/- MINUTES BY CAR.

DEMOGRAPHICS – ONE-MILE RADIUS: POPULATION - 9,020 (NOTE: 1/3RD OF 1 MI. RADIUS CONSISTS OF THE OLENTANGY RIVER AND GOVERNMENT FACILITIES); INCOME: 34.5% BETWEEN \$50,000 AND \$100,000; 44.7% OVER \$100,000

DAILY TRAFFIC COUNT: 16,500 (JULY 31, 2025) (SOURCE-MORPC)

SELLER WILL DEMOLISH EXISTING BUILDINGS.



**EQUITY BUILDERS REALTY
JOHN HEGLER, OWNER-BROKER
(614) 487-8873**

**55 ACRE
GRANDVIEW
CROSSING DEVELOPMENT**



**MAIN ENTRANCE
GRANDVIEW
CROSSING**

**DUBLIN RD
5 LANES INCLUDING
TURNING LANE**

DOWNTOWN COLUMBUS →

 **← TRAFFIC LIGHT**

SIDEWALK AREA (CITY OF COLUMBUS)

150 FEET



← TRAFFIC LIGHT

SITE ENTRANCE (CITY OF COLUMBUS)

**WATERMAN AVE
2 LANES**

**1029/1033 DUBLIN RD
C4 SITE
.482 AC
150' X 140'**

140 FEET

140 FEET

150 FEET

**GRANDVIEW CROSSING
OVERVIEW**

**60 TOTAL ACRES
1,500+ FOR RENT UNITS
100,000 SQ FT RETAIL
122,000 CLASS A OFFICES BUILDING
HOTEL: 140 KEYS
1,350+ STRUCTURED PARKING SPACES
2,000+ SURFACE PARKING SPACES
3 ACRES SIP-N-STROLL PARK
SOURCE: THRIVE COMPANIES WEBSITE**

**55 ACRE
GRANDVIEW
CROSSING DEVELOPMENT**

