

BRIDGE STREET DISTRICT

LAND FOR SALE

E. DUBLIN GRANVILLE ROAD, DUBLIN, OHIO 43017



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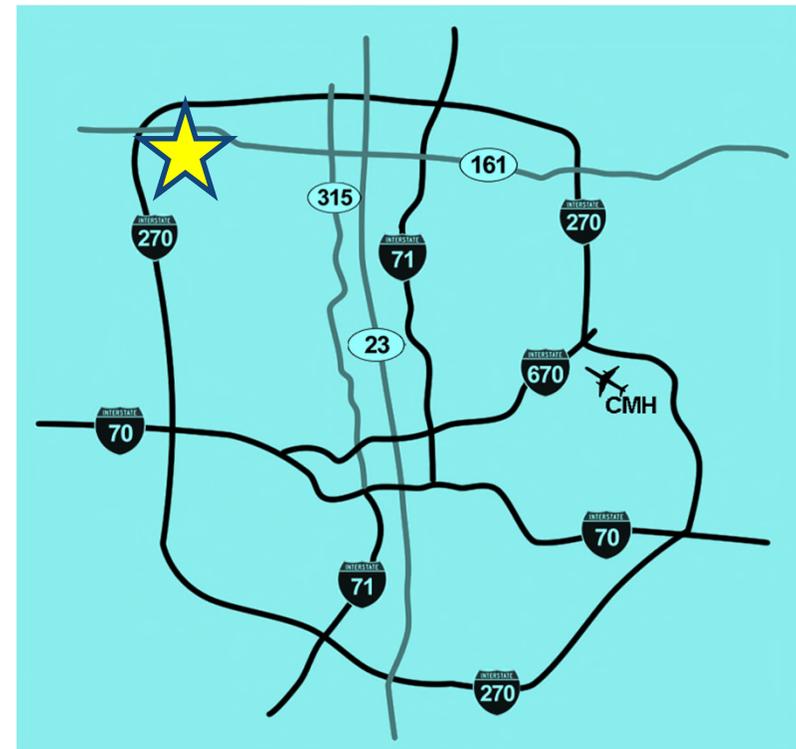
PROPERTY HIGHLIGHTS

BRIDGE STREET DISTRICT

LAND FOR SALE

E. DUBLIN GRANVILLE ROAD, DUBLIN, OHIO 43017

- +/- 1.65 acres (useable) available for sale
- Owner will sell or consider build-to-suit opportunity
- Located in the Bridge Street District zoning area
- 389' frontage on W. Dublin Granville Road
- 21,259 vehicles per day on W. Dublin-Granville Road
- Access to traffic signal at Dublin Center Drive



AERIAL



SITE PLAN CONCEPT



BRIDGE PARK ZONING

Link to City of Dublin 2025 Bridge Street Zoning Districts: [CLICK HERE](#)



WELCOME TO DUBLIN

Dublin strives to be a great place to live, work and raise a family. From a world-class school system to its growing business districts, Dublin consistently sets the bar high to deliver the best for its community, residents and visitors. Dublin has great opportunities to offer and has recently been recognized for the following: Best Small City in the U.S. to Start a Business (Fox Business News), Best Small City in Ohio to Start a Business (*BusinessWeek Magazine*), and 25 Places to Move in America (Forbes.com).

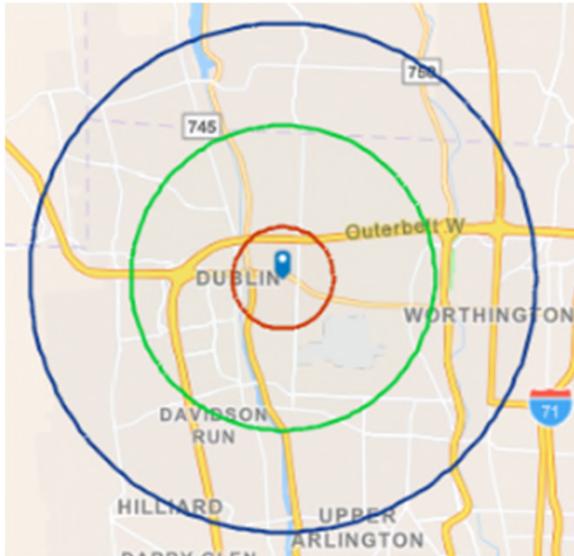


Dublin is a strong and diverse business community. Businesses in Dublin play a vital role in providing funding for city and school services. Income taxes finance the majority of costs for city services and property taxes fund a considerable portion of school services. Dublin also provides innovative programs for local businesses such as workforce development and corporate wellness initiatives. The relationship between The City of Dublin and its business community is vital to the quality of life for Dublin's residents and employees.

DUBLIN FACTS

- Employee withholding taxes represent over 80% of total income tax receipts for the City of Dublin.
- More than 75% of Dublin's residents work outside the City of Dublin. Therefore, the majority of income taxes receive by the City come from non-residents. For this reason, efforts to strengthen and diversify the business base are essential to the fiscal well-being of the City.
- Dublin is home to more than 4,300 businesses that employ over 70,000 employees.
- Dublin City Schools is funded primarily by property taxes, while the City of Dublin is funded primarily through income taxes paid by those who work in Dublin.
- Dublin City Schools received 20.73% of their local revenues from property taxes paid by local businesses in 2019.
- Local businesses contribute 20% of the cost to educate each child in the Dublin City School District (2,741 of the \$13,449 Cost Per Pupil)
- Income taxes also contribute to Dublin's Workforce Development Strategy, which invests in sustainable future growth by generating strategic and cultural support for the Dublin business community
- FitBiz is a new corporate wellness initiative available to Dublin businesses that promotes a healthy working environment through a variety of programs to fit every employers' needs. Find more information here: <https://www.econdev.dublinohiousa.gov/fitbiz/>
- To improve the local technology workforce, the Dublin Reality Check digital marketing campaign attracts new talent to the region and bolsters Dublin as a rising tech hub. Find more information here: www.dublinrealitycheck.com
- A unique opportunity for the Dublin business community is the Dublink Transport System that allows for fiber optic connection at speeds up to 100 gigbits per second at no cost to the company. That is 100 times faster than Google fiber. More information can be found at www.dublinktransport.com.

1-MILE RADIUS DEMOS



KEY FACTS

13,191
Population

1.9
Average
Household Size

35.1
Median Age

\$79,507
Median Household Income

BUSINESS

1,099

Total Businesses

16,150

Total Employees

EDUCATION

3%

No High School
Diploma

10%

High School
Graduate

20%

Some
College

67%

Bachelor's/Grad/Prof
Degree

INCOME



\$55,698
Per Capita
Income



\$79,507
Median
Household
Income



\$112,538
Average
Household
Income

EMPLOYMENT

81.2
White
Collar %

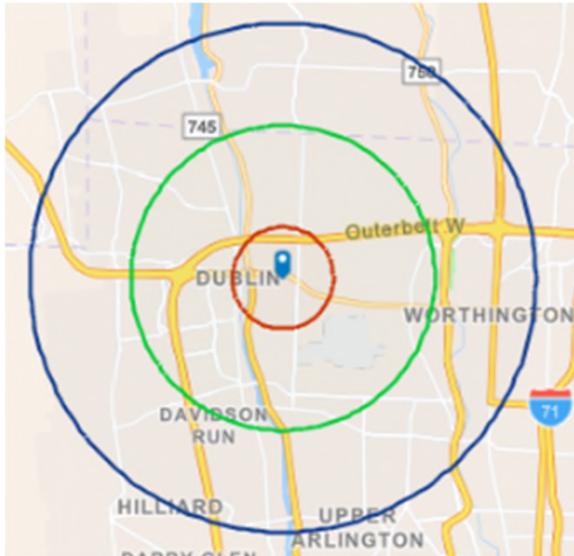
9.5
Blue
Collar %

9.4
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

95,500
Population

2.3
Average
Household Size

37.4
Median Age

\$100,263
Median Household Income

BUSINESS

4,379

Total Businesses

60,756

Total Employees

EDUCATION

4%

No High School
Diploma

12%

High School
Graduate

20%

Some
College

64%

Bachelor's/Grad/Prof
Degree

INCOME



\$58,004

Per Capita
Income



\$100,263

Median
Household
Income



\$134,726

Average
Household
Income

EMPLOYMENT



80.1

White
Collar %



9.9

Blue
Collar %



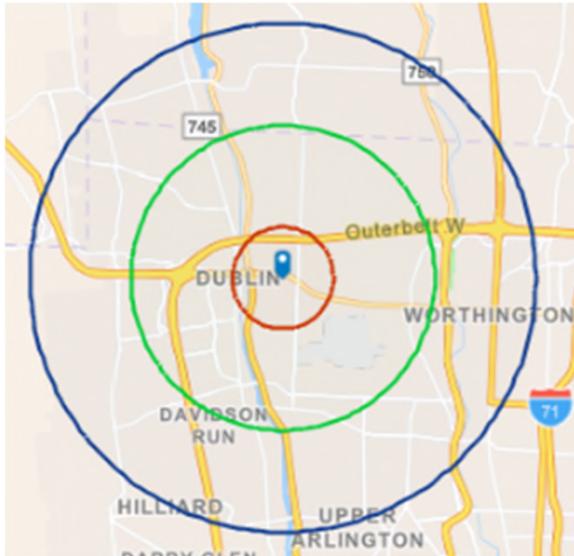
10.0

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

231,495
Population

2.4
Average
Household Size

38.6
Median Age

\$109,374
Median Household Income

BUSINESS

10,211

Total Businesses

125,531

Total Employees

EDUCATION

3%
No High School
Diploma

11%
High School
Graduate

18%
Some
College

68%
Bachelor's/Grad/Prof
Degree

INCOME

\$63,280
Per Capita
Income

\$109,374
Median
Household
Income

\$150,966
Average
Household
Income

EMPLOYMENT

81.1
White
Collar %

9.5
Blue
Collar %

9.4
Services
%

equity | brokerage

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