



6185 Emerald Parkway

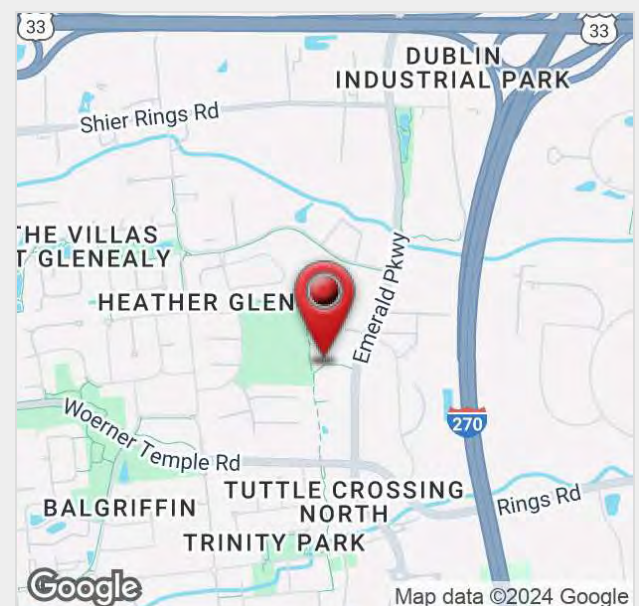
6185 Emerald Parkway, Dublin, Ohio 43016

Property Features

- Prime Stand Alone Building in Dublin, OH
- 4,080 SF of Versatile Office Space
- Modern and Professional Exterior Design
- Well-Maintained Landscaping and Outdoor Areas
- Ample Parking at 4.35 / 1000
- High Visibility and Traffic for Business Exposure
- Close Proximity to Major Highways and Transportation
- Flexible Floor Plan for Various Office Setups
- Updated Interior Features and Finishes
- Potential for Expansion or Reconfiguration
- Nearby Amenities and Services for Convenience

Sale Price: \$1,090,000

Lease Price: \$25 Per Square Foot (Net)



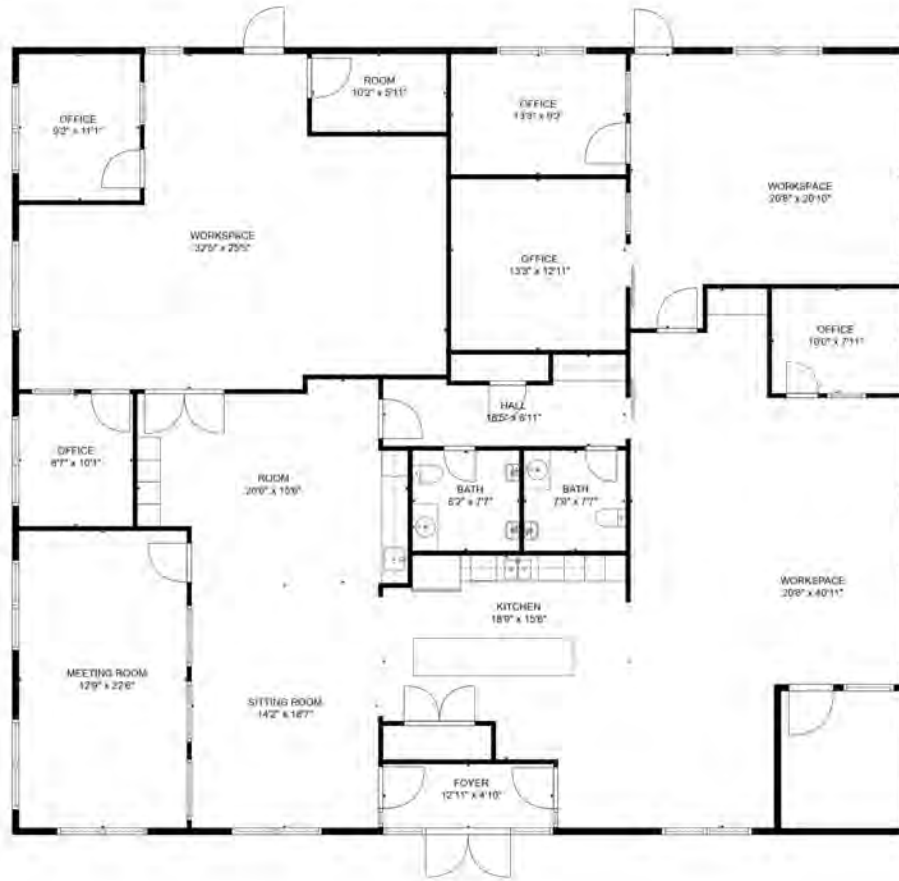
For more information:

John Mally

614 629 5254 • jmally@ohioequities.com

Al DiLorenzo

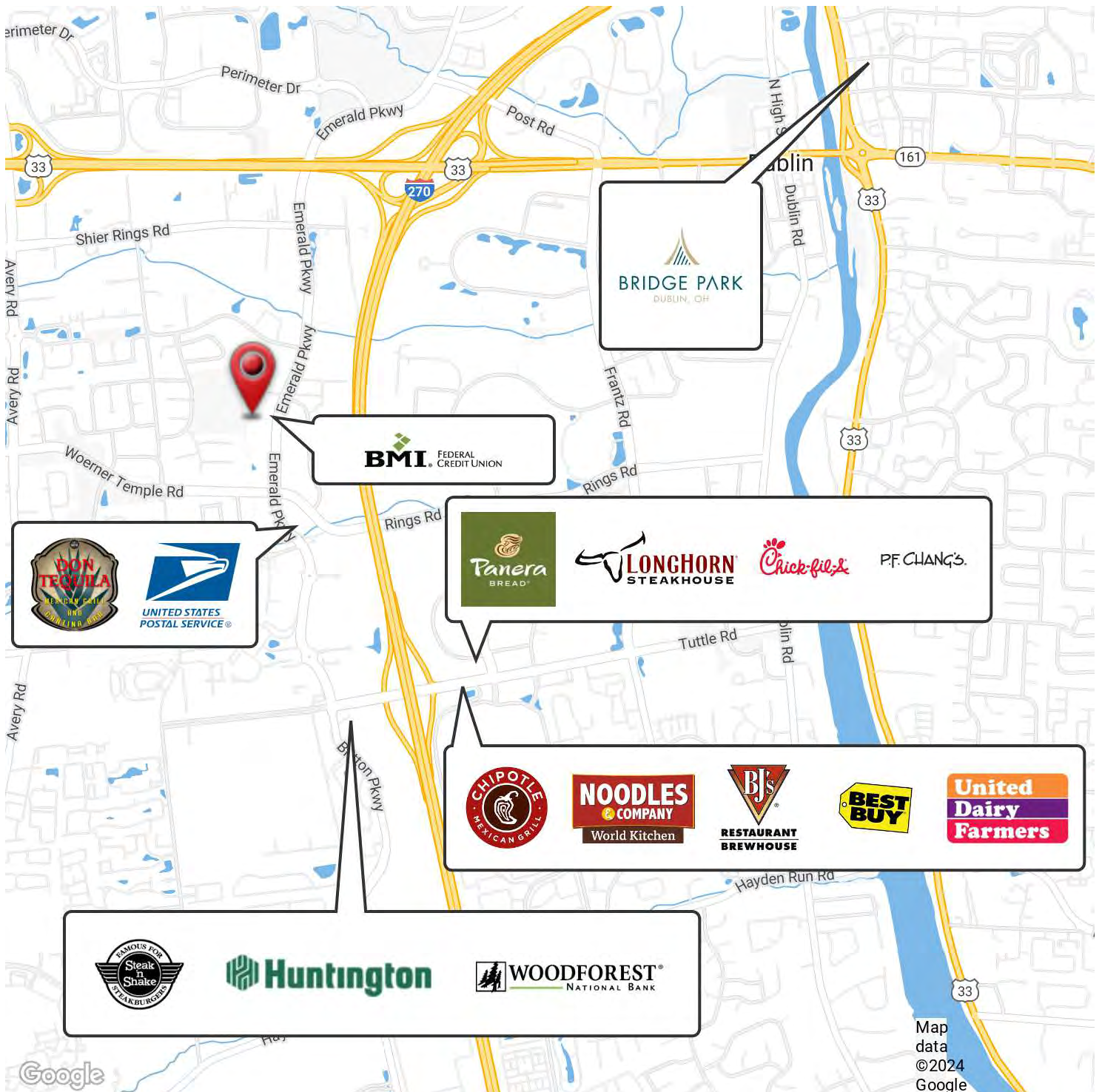
614 629 5294 • adilorenzo@ohioequities.com

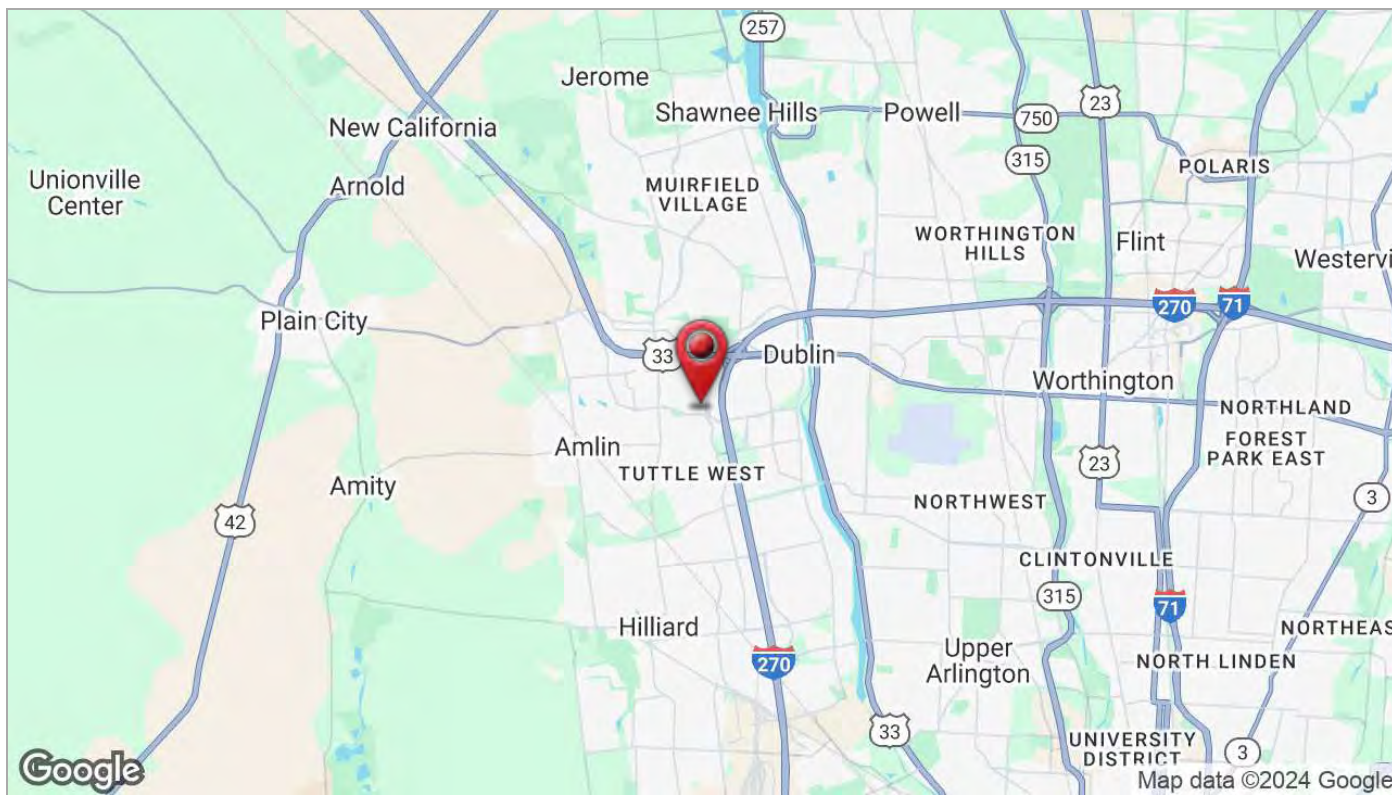
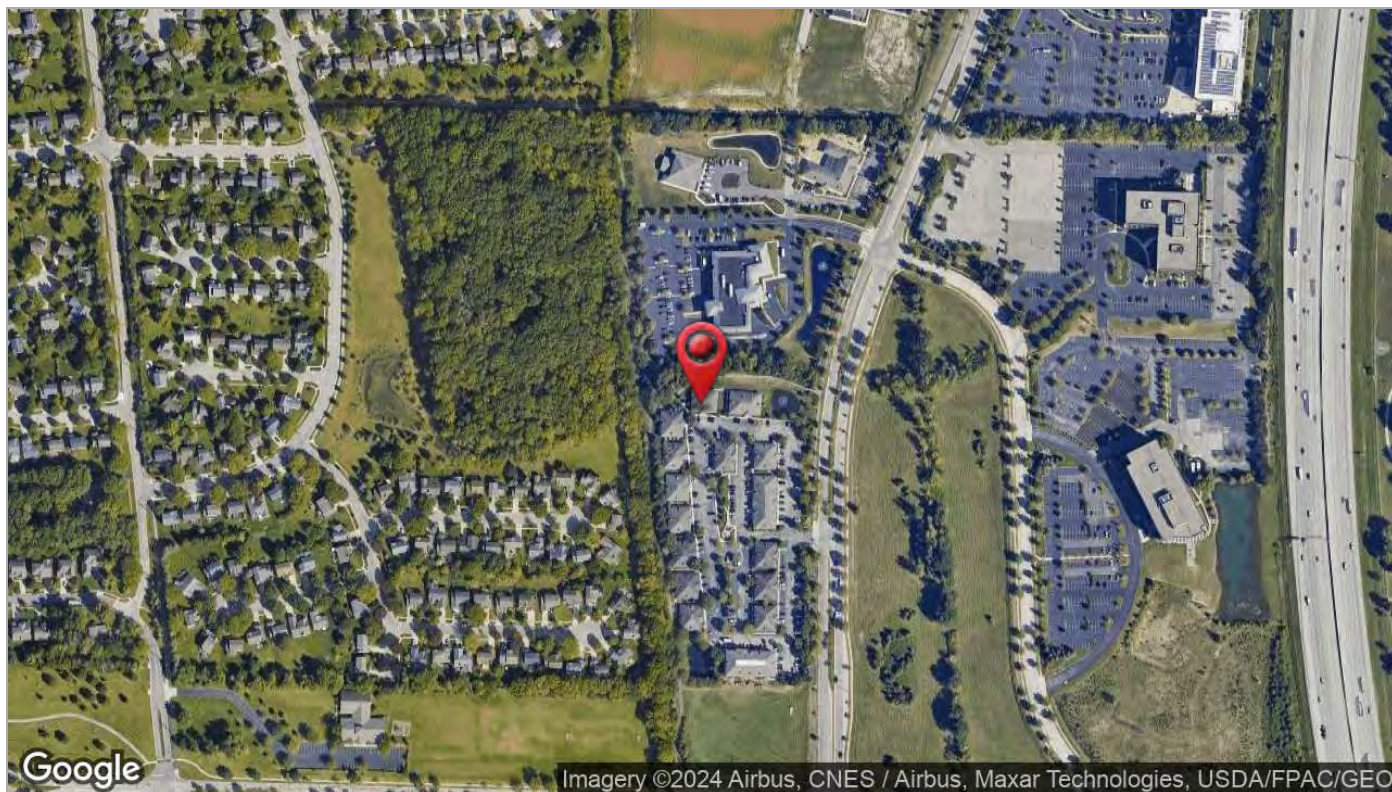


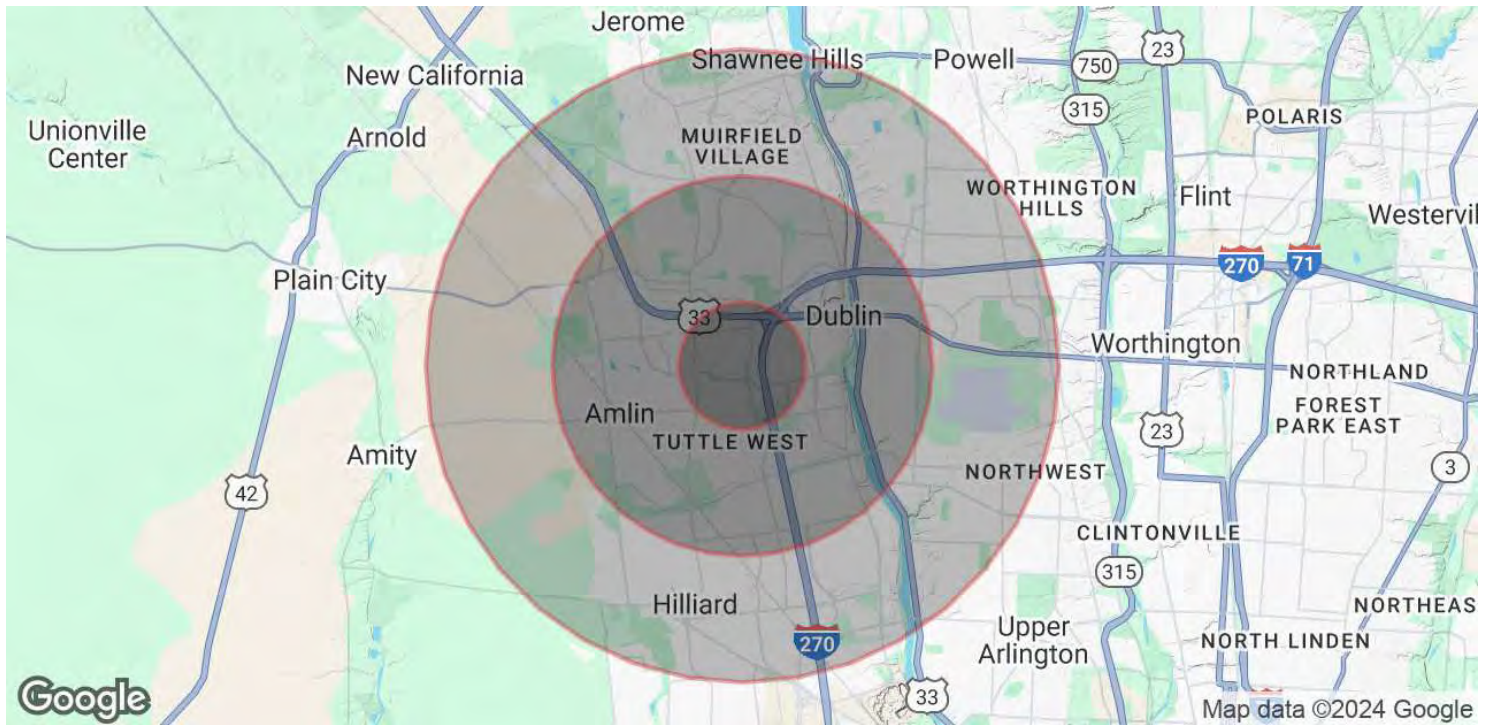
| SPACE | SUITE # | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|----------------------|---------|-----------------|---------------|--------------|-----------|--------------|
| 6185 Emerald Parkway | | Office Building | \$25.00 SF/YR | Modified Net | 4,080 SF | VACANT |











POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,514 | 81,415 | 197,808 |
| Average Age | 37 | 38 | 39 |
| Average Age (Male) | 36 | 37 | 38 |
| Average Age (Female) | 38 | 39 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,080 | 33,259 | 80,587 |
| # of Persons per HH | 2.7 | 2.4 | 2.5 |
| Average HH Income | \$114,141 | \$136,788 | \$140,239 |
| Average House Value | \$379,331 | \$415,655 | \$430,974 |

Demographics data derived from AlphaMap