

DOWNTOWN DUBLIN

RETAIL FOR LEASE

48 CORBINS MILL DRIVE, DUBLIN, OHIO 43017



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PROPERTY HIGHLIGHTS

- +/- 4,152 SF single-tenant retail space
- Directly across from Dublin Plaza—a Kroger-anchored center that hosts 108,400 visits per month (source: Placer.ai)
- Full access from both SR-161/US-33 (Bridge Street) and Corbins Mill Drive
- Pylon and monument signage that is grandfathered into Dublin sign code
- 29,443 vehicles per day on SR-161/US-33
- 27 parking spaces (6.5 per 1,000 SF)
- Excellent demographics—median HH income over \$108,437
- One of the most difficult-to-penetrate markets in the Columbus, Ohio metro area

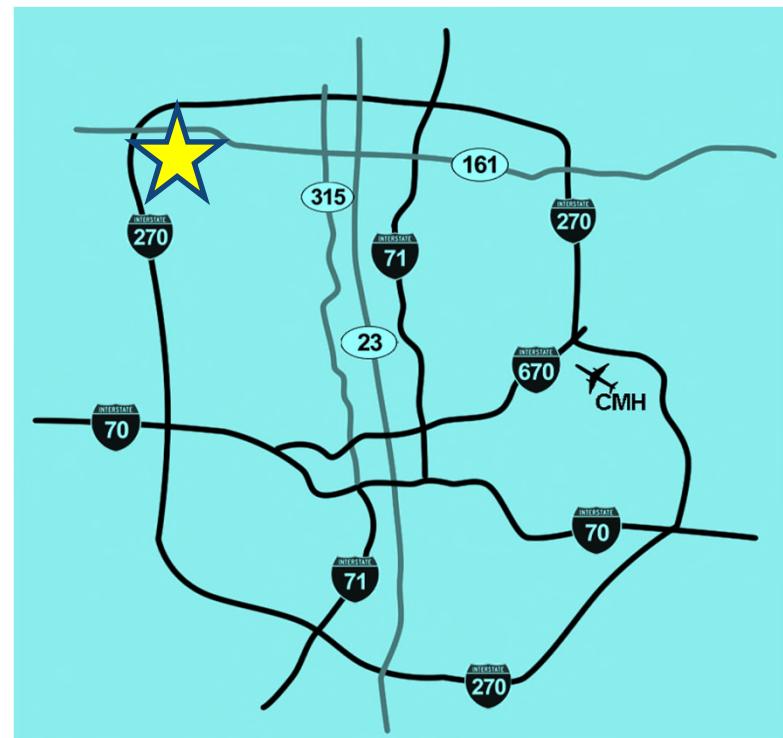
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2025 Operating Expense (estimated)

Total Annual OPEX: \$25,373

Estimated OPEX: ≈ \$6.11 / SF

Expense Breakdown (Annual)

Property Taxes: \$18,435

Insurance: \$4,438

Maintenance: \$2,500

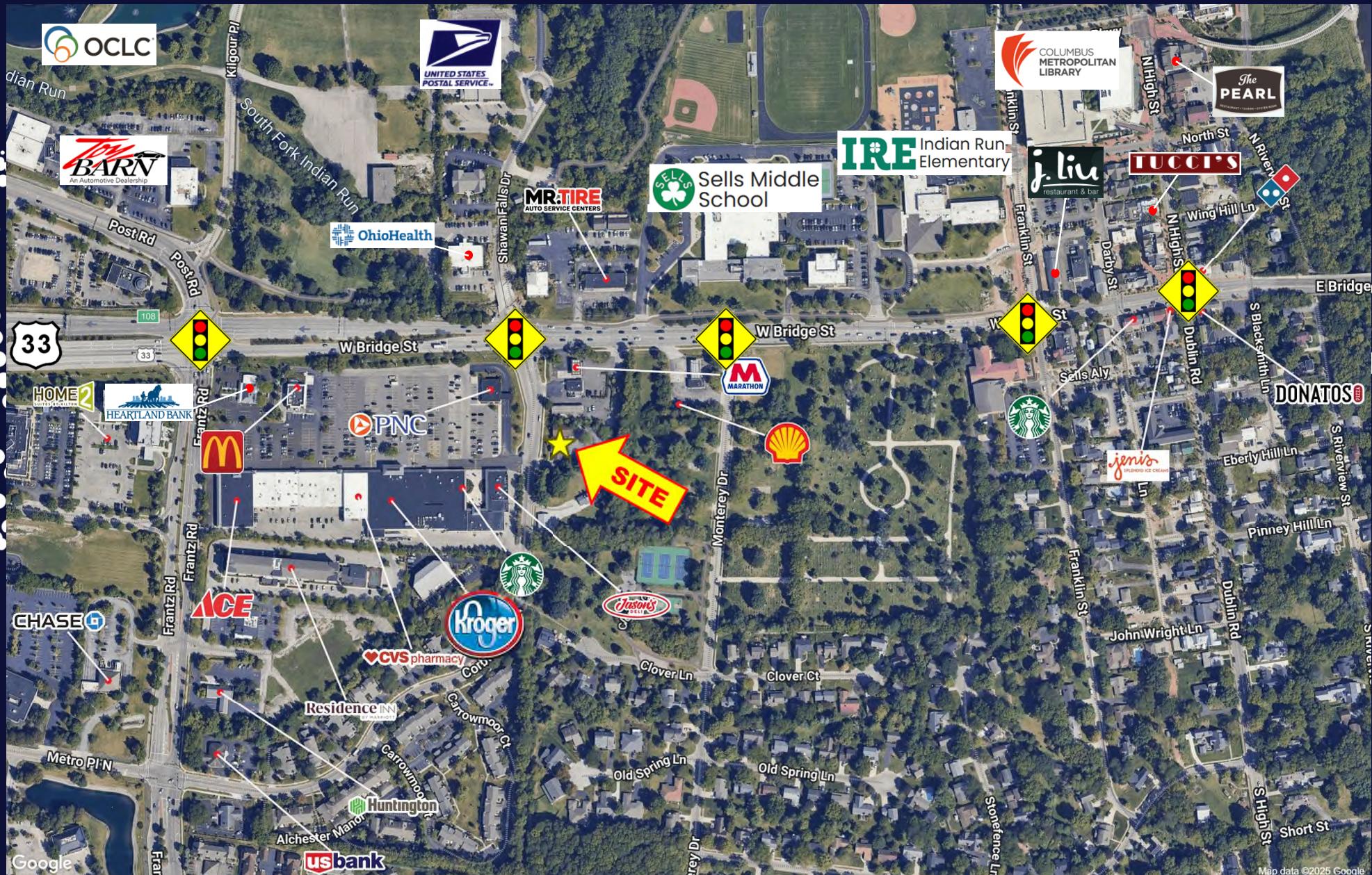
PHOTOS



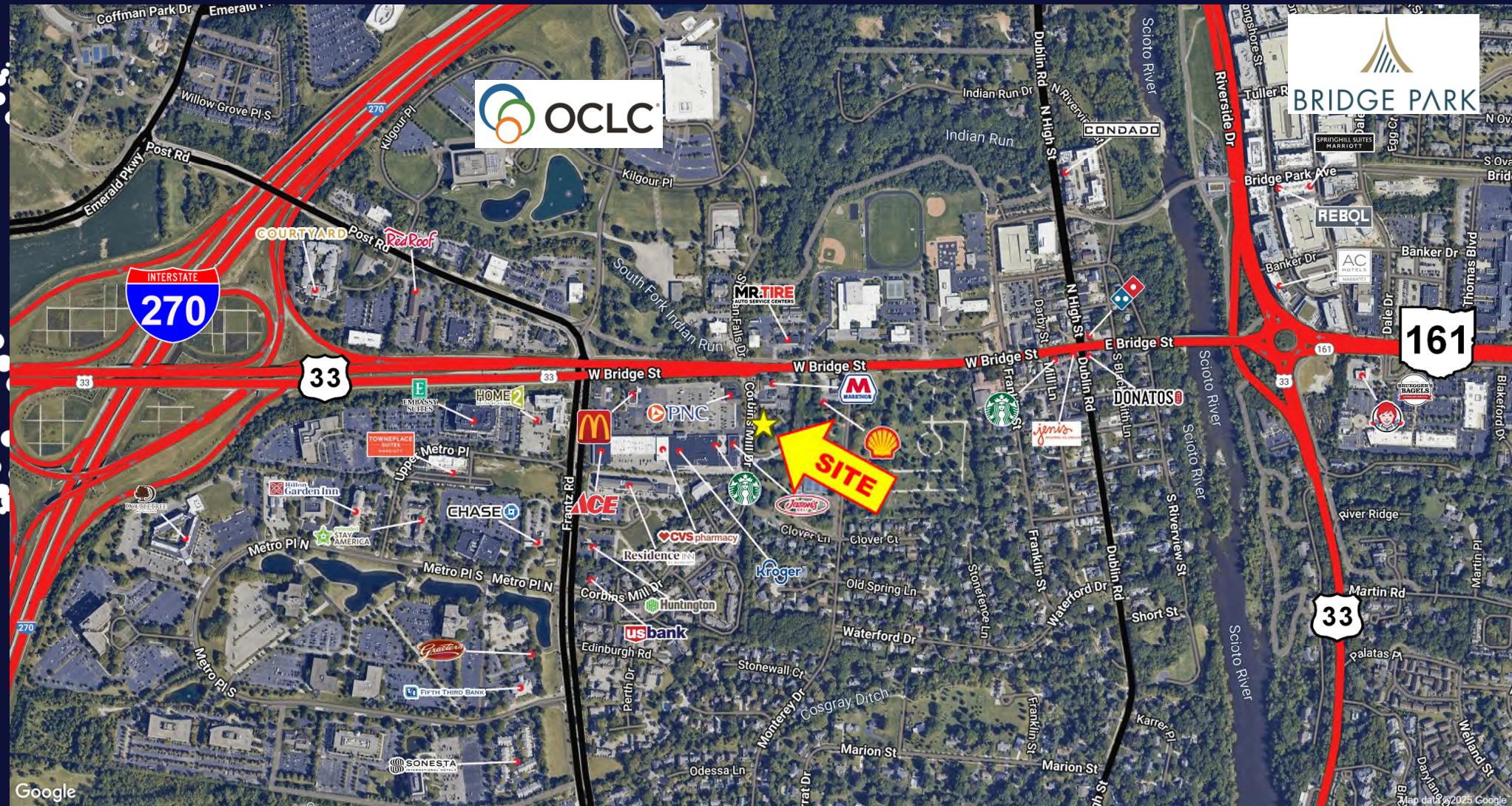
LOCAL AERIAL



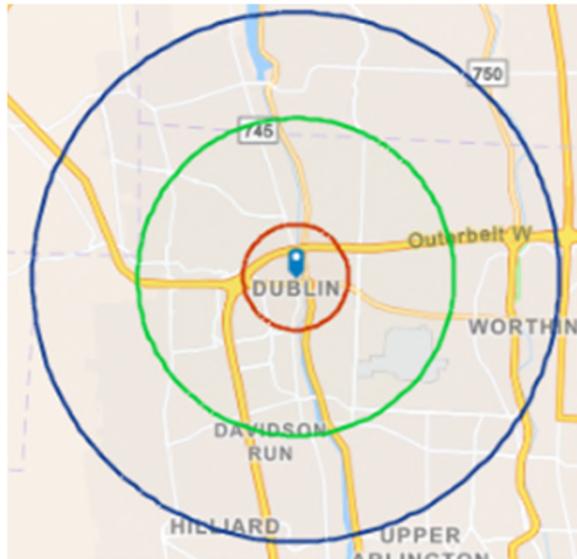
MEDIUM AERIAL



CORRIDOR AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

7,632

Population



Average Household Size

36.6

Median Age

\$102,021

Median Household Income

BUSINESS



750

Total Businesses



16,027

Total Employees

INCOME



\$66,742

Per Capita Income



\$102,021

Median Household Income



\$148,472

Average Household Income

EDUCATION



2%

No High School Diploma



7%

High School Graduate



19%

Some College



71%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



83.9

White Collar %



7.8

Blue Collar %



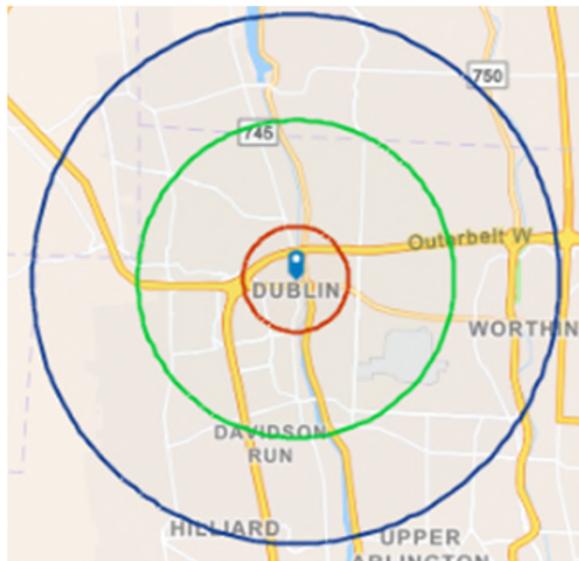
8.3

Services %

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3-MILE RADIUS DEMOS



KEY FACTS

90,571
Population



Average
Household Size

36.4

Median Age

\$102,506

Median Household Income

BUSINESS



4,307

Total Businesses



71,064

Total Employees

EDUCATION



3%

No High School
Diploma



12%

High School
Graduate



19%

Some
College



66%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,866

Per Capita
Income



\$102,506

Median
Household
Income



\$139,195

Average
Household
Income

EMPLOYMENT



81.5

White
Collar %



9.0

Blue
Collar %



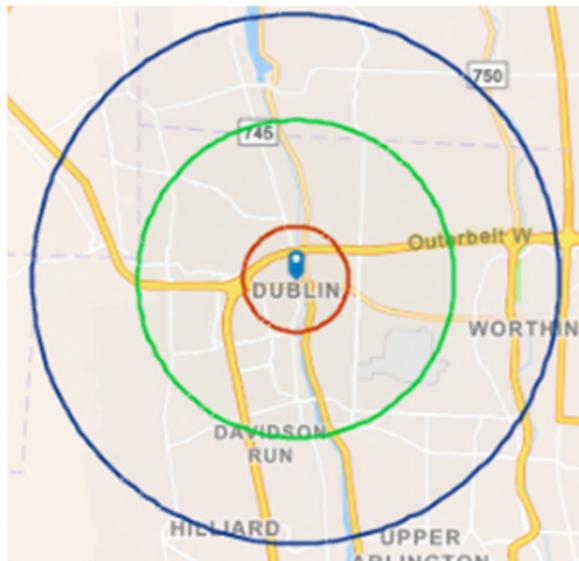
9.5

Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

213,483

Population



Average Household Size

38.0

Median Age

\$108,437

Median Household Income

BUSINESS



8,860

Total Businesses



122,329

Total Employees

EDUCATION



3%

No High School Diploma



11%

High School Graduate



18%

Some College



69%

Bachelor's/Grad/Prof Degree

INCOME



\$62,858

Per Capita Income



\$108,437

Median Household Income



\$153,405

Average Household Income

EMPLOYMENT



81.7

White Collar %



9.1

Blue Collar %



9.1

Services %

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