

# DOWNTOWN DUBLIN

## RETAIL FOR LEASE

48 CORBINS MILL DRIVE, DUBLIN, OHIO 43017



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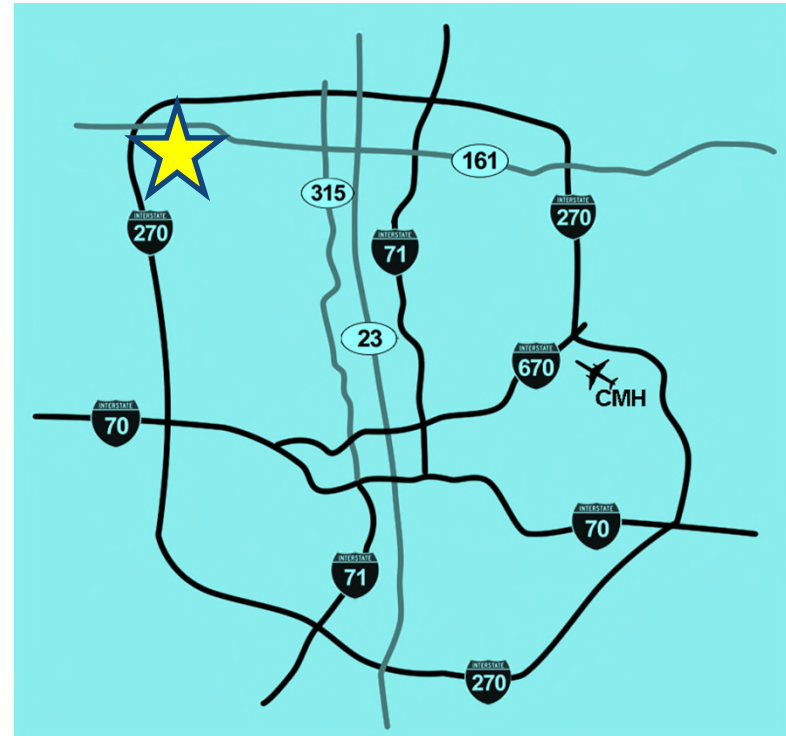
# PROPERTY HIGHLIGHTS

- +/- 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

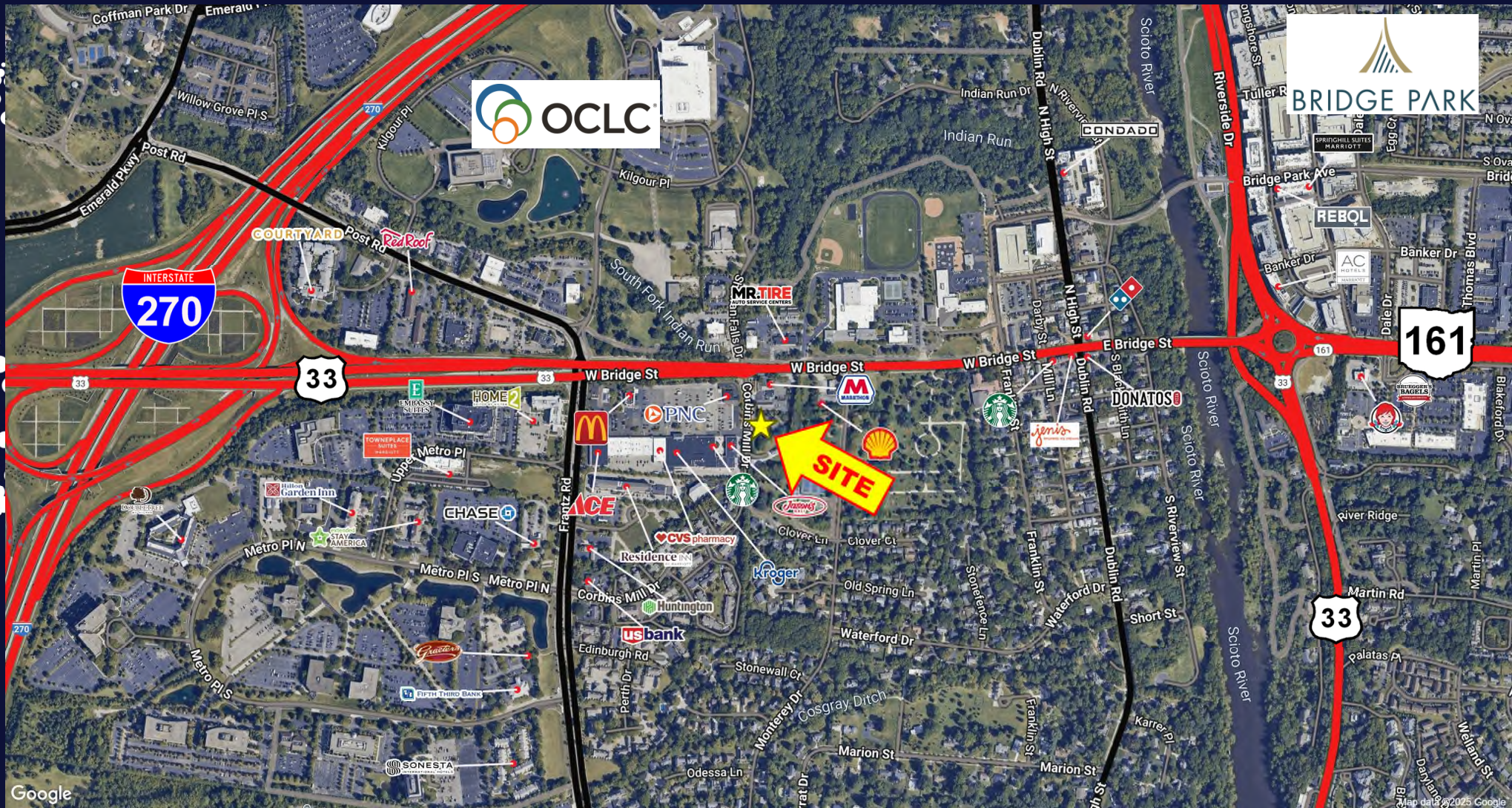


# LOCAL AERIAL

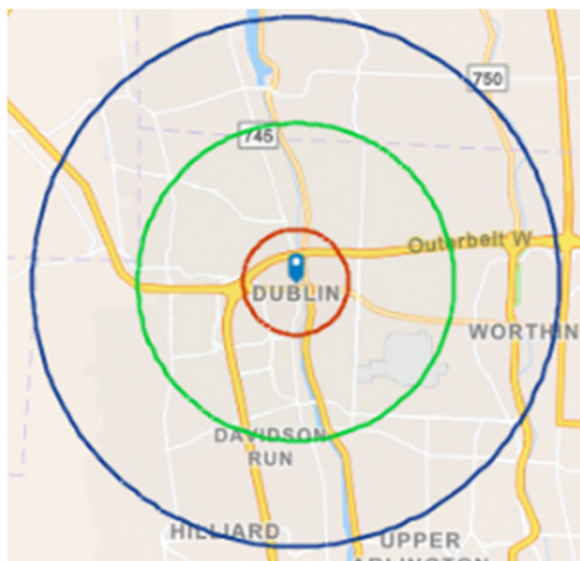




# CORRIDOR AERIAL



# 1-MILE RADIUS DEMOS



**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 The submission may be modified or withdrawn at any time by the property owner.

## KEY FACTS

**7,632**

Population



**2.2**

Average  
Household Size



**36.6**

Median Age

**\$102,021**

Median Household Income

## BUSINESS



**750**

Total Businesses



**16,027**

Total Employees

## EDUCATION



**2%**

No High School  
Diploma



**7%**

High School  
Graduate



**19%**

Some  
College



**71%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$66,742**

Per Capita  
Income



**\$102,021**

Median  
Household  
Income



**\$148,472**

Average  
Household  
Income

## EMPLOYMENT



**83.9**

White  
Collar %



**7.8**

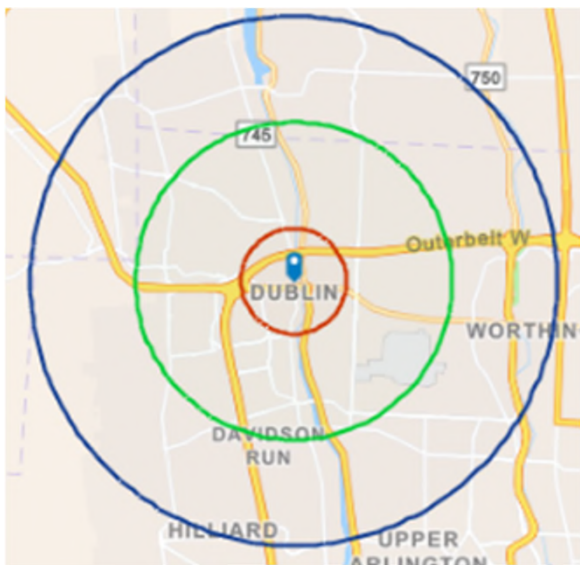
Blue  
Collar %



**8.3**

Services  
%

# 3-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**90,571**

Population



Average  
Household Size



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**

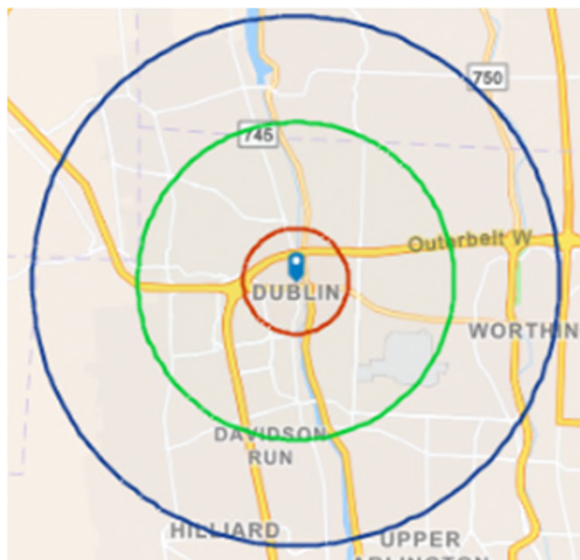
Blue  
Collar %



**9.5**

Services  
%

# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**213,483**

Population



Average  
Household Size



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  
%