

TUTTLE CROSSING BOULEVARD RETAIL AVAILABLE FOR LEASE

4967-4985 TUTTLE CROSSING BOULEVARD, DUBLIN, OH 43016



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PASSOV GROUP
COMMERCIAL BROKERAGE

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 1,200 SF second-generation retail space available in a highly desirable Dublin retail corridor
- Strong national co-tenancy including Starbucks, Five Guys, Pearle Vision & AT&T
- Signalized access to The Mall at Tuttle Crossing, surrounded by major traffic generators and national brands including Macy’s, JCPenney, Scene75, Chick-fil-A, P.F. Chang’s, BJ’s Restaurant & Brewhouse, LongHorn Steakhouse & Chipotle
- \$3.09B+ in consumer spending within a 5-mile radius
- 5.37M+ SF of office space within 1 mile, supporting a strong daytime customer base
- \$131,293 average household income within a 5-mile radius
- 30,836 VPD along Tuttle Crossing Boulevard
- Immediate access to I-270, carrying 123,415+ VPD
- Eight EV charging stations coming soon

PROPERTY INFORMATION

Address	4967-4985 Tuttle Crossing Boulevard, Dublin, OH 43016
GLA	10,086 SF
Parking Spaces	67 Spaces (6.6 spaces per 1,000 SF)
Primary Street	Tuttle Crossing Boulevard
Secondary Street	Bradenton Avenue
Primary Frontage	276 ft on Tuttle Crossing Boulevard
Secondary Frontage	197 ft on Bradenton Avenue
Ingress/Egress	3 Points of Access (Signalized Intersection)
Primary Traffic	30,836 VPD
Secondary Traffic	6,628 VPD

AVAILABILITY

SIZE

PRICING

Suite 4981

1,200 SF

\$36.00/SF NNN

SITE PLAN



TENANT INDEX

SUITE	TENANT	SIZE (SF)
4967	STARBUCKS	2,100
4971	FIVE GUYS	2,100
4977	PEARLE VISION	2,250
4981	AVAILABLE	1,200
4985	AT&T	2,436

HIGH-LEVEL TRADE AERIAL





PROPERTY PHOTOS

TUTTLE CROSSING BOULEVARD RETAIL
DUBLIN, OH 43016



4967-4985 Tuttle Crossing Boulevard is strategically positioned within one of the Dublin/Hilliard area’s most established retail corridors, directly adjacent to The Mall at Tuttle Crossing and immediately accessible to I-270. The property benefits from approximately 30,836 vehicles per day along Tuttle Crossing Boulevard and proximity to I-270, which carries more than 123,415 vehicles per day, providing convenient connectivity throughout the Columbus metropolitan area. Three points of ingress/egress and signalized access to the mall further enhance visibility and accessibility.

The property is surrounded by a strong concentration of national retailers, restaurants and entertainment destinations, including Starbucks, Five Guys, AT&T, Macy’s, JCPenney, Scene75, Chick-fil-A, P.F. Chang’s, BJ’s Restaurant & Brewhouse, LongHorn Steakhouse and Chipotle. The surrounding trade area is supported by an average household income of \$131,293 and more than \$3.09 billion in consumer spending within five miles, along with over 5.37 million SF of office space within one mile, creating a substantial daytime population and customer base. The Dublin retail submarket encompasses approximately 3.9 million SF of inventory, while neighborhood center vacancy remains just 1.2%, reflecting tight availability among traditional shopping center space.

The broader Dublin and Hilliard trade area continues to benefit from population growth and significant investment across residential, office, healthcare, hospitality and mixed-use development. Dublin and Hilliard have a combined population of approximately 88,000 residents. Major projects including TruePointe, the OSU Wexner Medical Center Dublin expansion, Bridge North, the Metro Center revitalization and Dublin’s West Innovation District are positioned to further expand the area’s residential base, employment density and daytime population. Continued investment, combined with 3.7% year-over-year retail rent growth in Dublin, reinforces the Tuttle Crossing/I-270 corridor as a strategically positioned retail destination within northwest Columbus.

DUBLIN, OHIO



AVG. ANNUAL NET ABSORPTION

15,074 SF



2026 VACANCY RATE
DUBLIN SUBMARKET

4.50%



ACCESS TO I-270

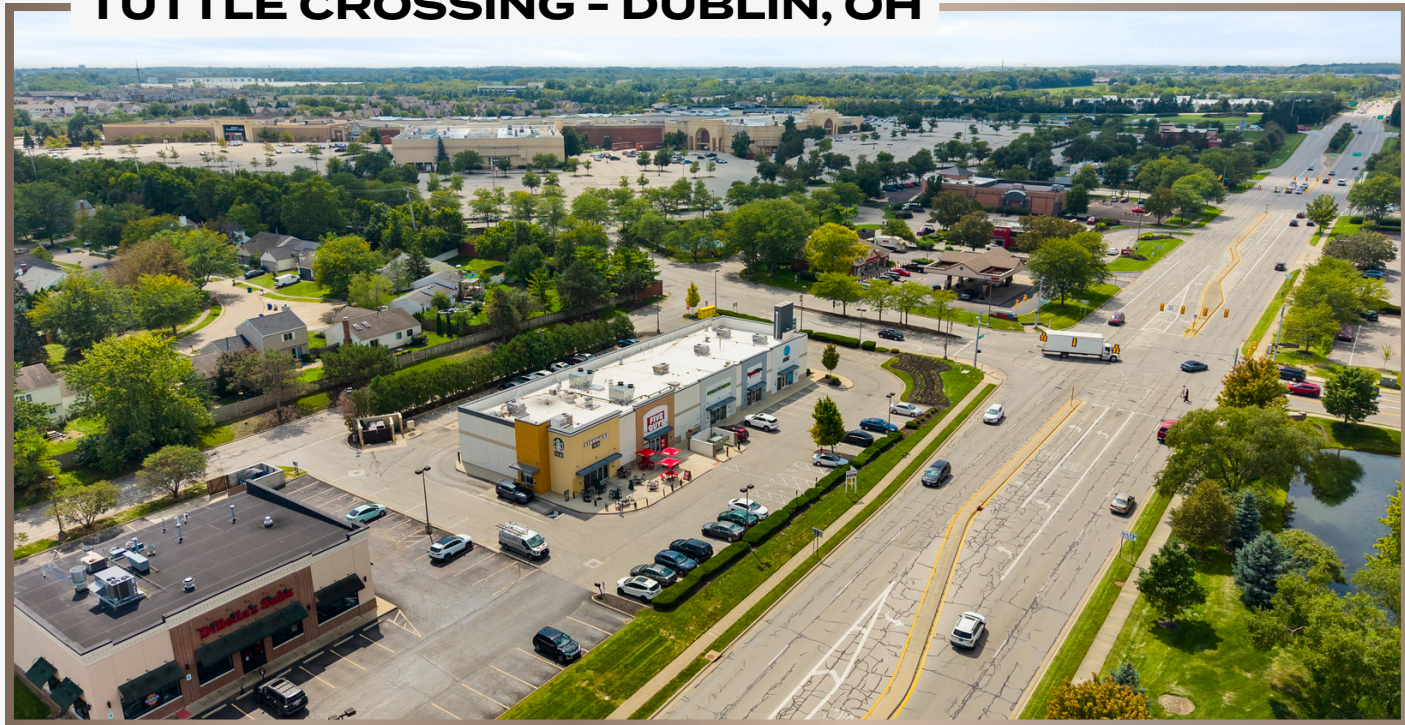
~123,415 VPD



3-YEAR RETAIL VISIT GROWTH

1.8%

TUTTLE CROSSING - DUBLIN, OH



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,545	87,168	212,178
Households	4,140	38,072	87,960
Average Household Income	\$126,328	\$119,230	\$131,293
Median Household Income	\$102,076	\$94,558	\$103,343
Consumer Spending	\$133,584,894	\$1,240,948,149	\$3,093,238,648

CONTACT

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