

DUBLIN GRANVILLE OUTLOTS

EAST DUBLIN-GRANVILLE ROAD & I-71
COLUMBUS, OH 43229

FINAL OUTPARCEL
AVAILABLE
LOCATED IN
OPPORTUNITY ZONE

AVAILABLE FOR SALE OR LEASE



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CBRE

PROPERTY DESCRIPTION

Great outparcel opportunity for sale or for lease (ground lease or build-to-suit). Strategically located off of I-71, the site boasts a strong traffic count of over 43,980 cars per day. These outparcels are directly in front of a brand new Class A self-storage facility and have great visibility to East Dublin Granville Rd and to I-71 N/S with a daily traffic count of 133,182 vehicles per day.

The area boasts strong mix of retail, industrial and residential uses.

PROPERTY HIGHLIGHTS

- Zoning - CPD (commercial planned district) (allows for uses under zoning code I, C-1, C-2, C-3, C-4, C-5)
- All Utilities on site
- Monumental signage available
- Sites within Opportunity Zone

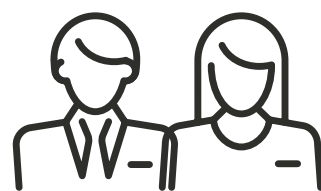
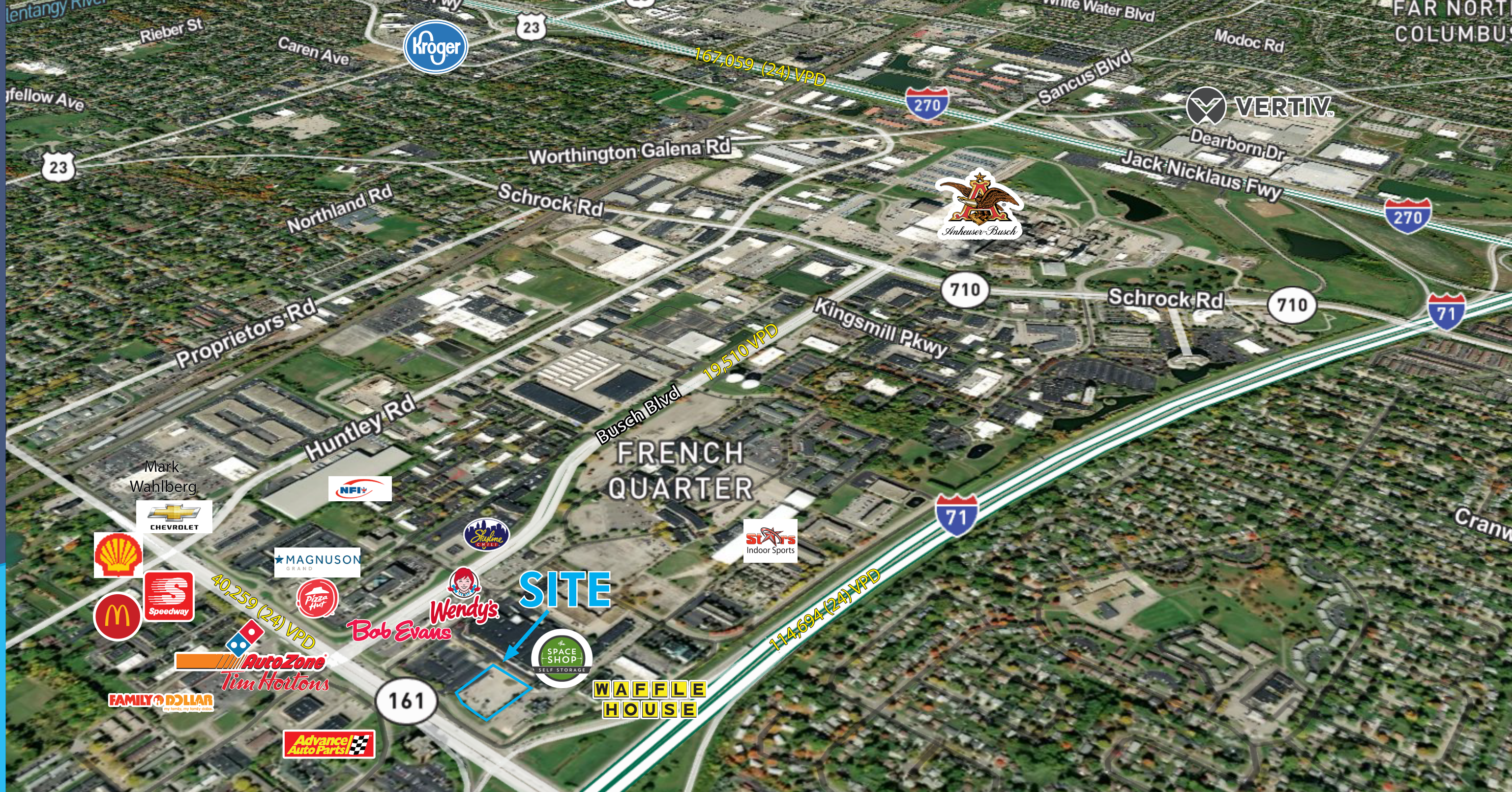
AVAILABLE PARCELS

- Outparcel 1 - SOLD
- Outparcel 2 - 1.735 AC

PRICING

- \$525,000 per Parcel





POPULATION

1 MILE	3 MILES	5 MILES
15,250	132,602	322,309



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$81,178	\$92,783	\$104,746



COLLEGE EDUCATION

1 MILE	3 MILES	5 MILES
22.2%	25.1%	28.7%



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
18,769	130,201	341,174

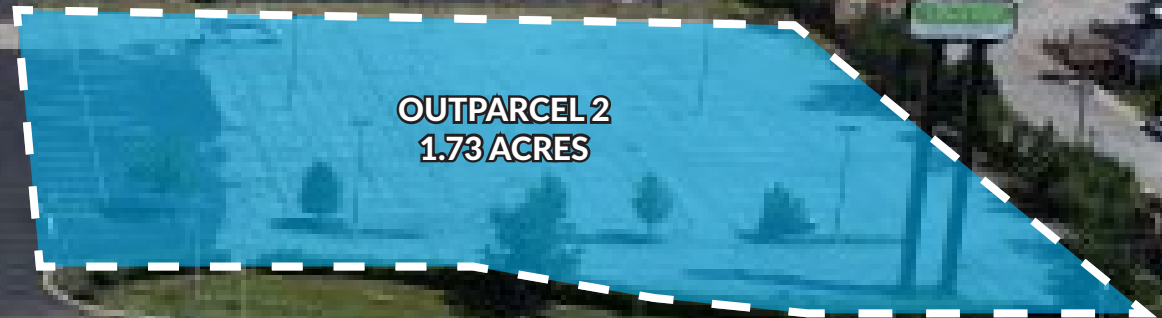
SITE PLAN



BUSCH BLVD - 15,209 (24) VPD



SOLD



OUTPARCEL 2
1.73 ACRES



E DUBLIN GRANVILLE ROAD
40,259 (24) VPD

34,929 VPD



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