



Rj BOLL Realty
Corporate Real Estate Services

5615 Woerner Temple Rd.

Dublin, OH 43016

RETAIL FOR LEASE



EMERALD TOWN CENTER FEATURING SECOND-GENERATION RESTAURANT SPACE WITH PATIO

Property:

- $\pm 30,493$ Sq. Ft. retail center
- $\pm 2,567$, $\pm 4,981$, $\pm 5,217$ Sq. Ft. available for lease
- Easy access from Woerner Temple and Emerald Parkway

Location:

- ± 1.5 miles to I-270
- Minutes to The Mall at Tuttle Crossing
- $\pm 34,000$ vehicles daily in surrounding area
- Join Jet's Pizza, Ty Ginger Asian Bistro, The Movement Haven and more
- Ideal Dublin location



Keith R. Joseph

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Property Specifications:

- $\pm 2,567$ Sq. Ft. minimum available
- $\pm 5,217$ Sq. Ft. maximum available
- Built in 2008
- Zoned C-Commercial
- Suite 5625 is a former veterinarian operation
- Suite 5601 is a former daycare operation
- Suite 5637 is a second-generation restaurant space. All FF&E and liquor license can be purchased. ± 800 Sq. Ft. of patio space available

Rental Rate:

- \$20.00/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$13.21/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal, and janitorial

Available Suites:

Unit	Size SF	Max Avail	Rate	Available
5625	2,567	2,567	\$20.00/Sq. Ft. NNN	Now
5601	4,981	4,981	\$20.00/Sq. Ft. NNN	Now
5637	5,217	5,217	\$20.00/Sq. Ft. NNN	Now

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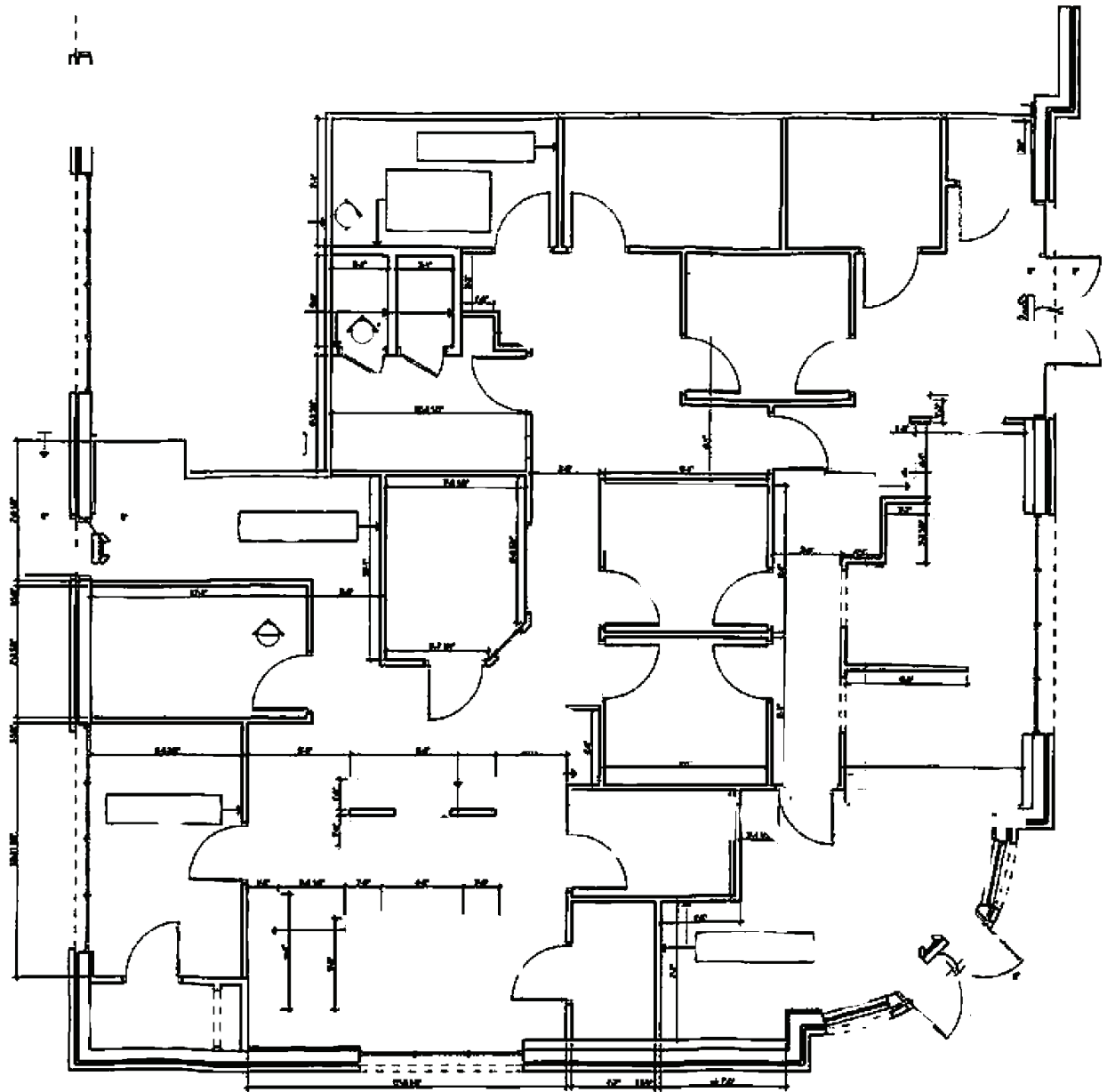


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SUITE 5625



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5601-5691 Woerner Temple Rd, Dublin, OH 43016

CITY, STATE

Dublin, OH

POPULATION

63,439

AVG. HHSIZE

2.56

MEDIAN HH INCOME

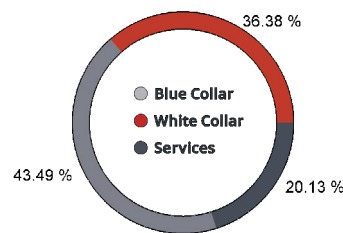
\$91,163

HOME OWNERSHIP

Renters: **9,451**

Owners: **16,037**

EMPLOYMENT



55.83 %

Employed

1.05 %

Unemployed

EDUCATION

High School Grad: **16.70 %**

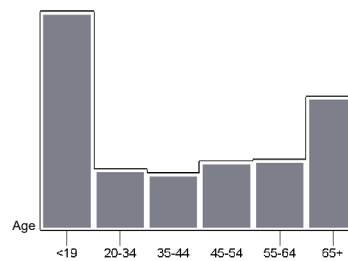
Some College: **17.49 %**

Associates: **5.68 %**

Bachelors: **64.07 %**

GENDER & AGE

50.16 % **49.84 %**



RACE & ETHNICITY

White: **70.71 %**

Asian: **24.07 %**

Native American: **0.00 %**

Pacific Islanders: **0.00 %**

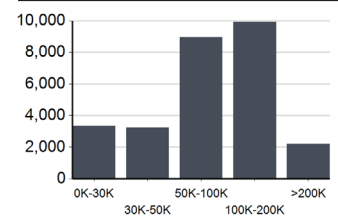
African-American: **1.16 %**

Hispanic: **1.92 %**

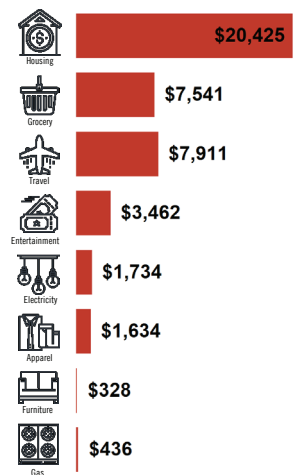
Two or More Races: **2.13 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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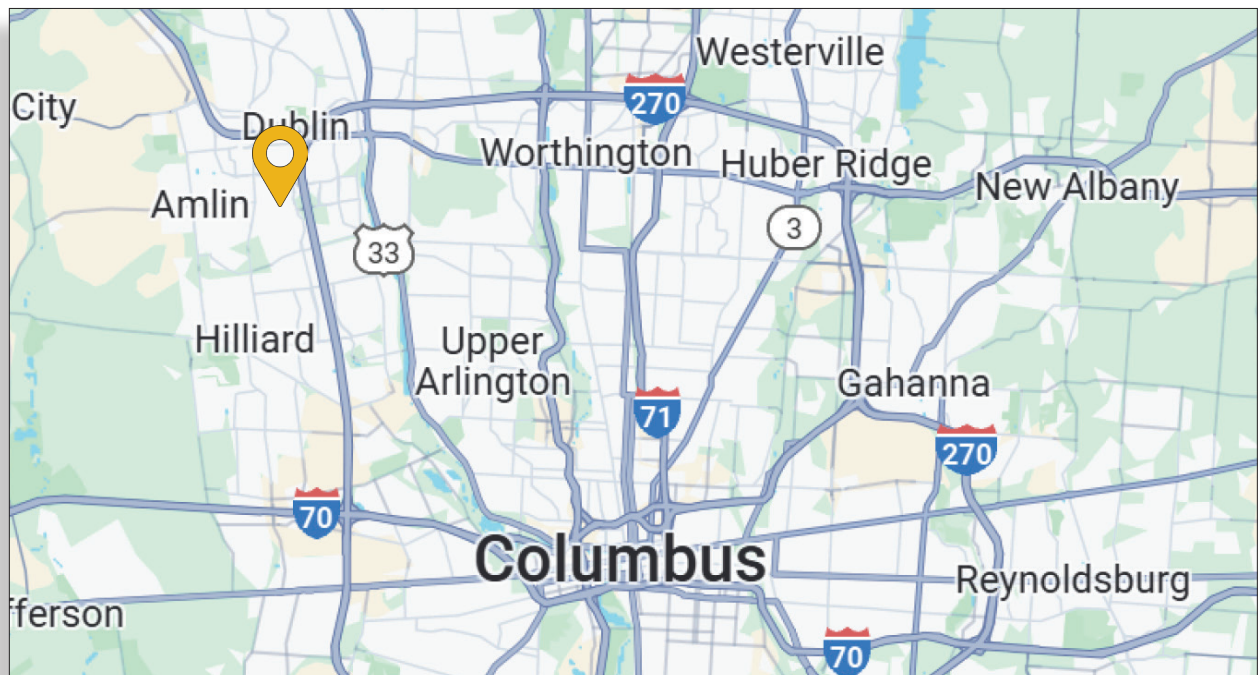
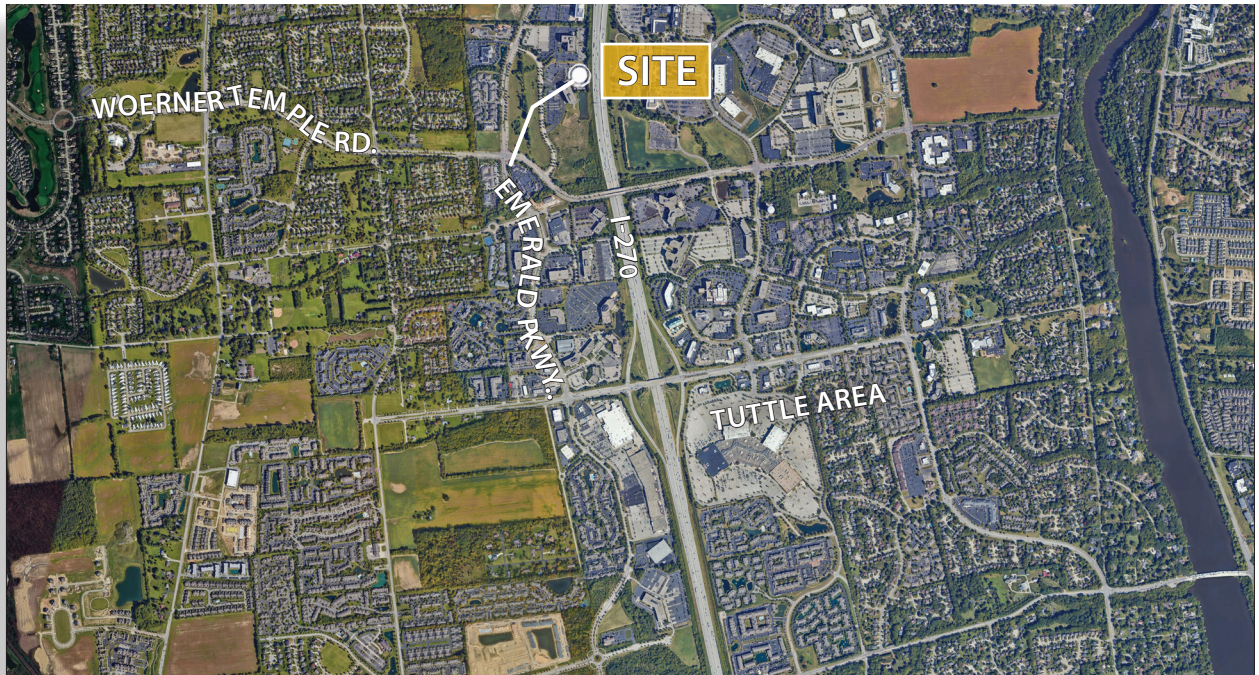


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MAPS



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