

DOWNTOWN DUBLIN

RETAIL FOR SALE / LEASE

48 CORBINS MILL DRIVE, DUBLIN, OHIO 43017



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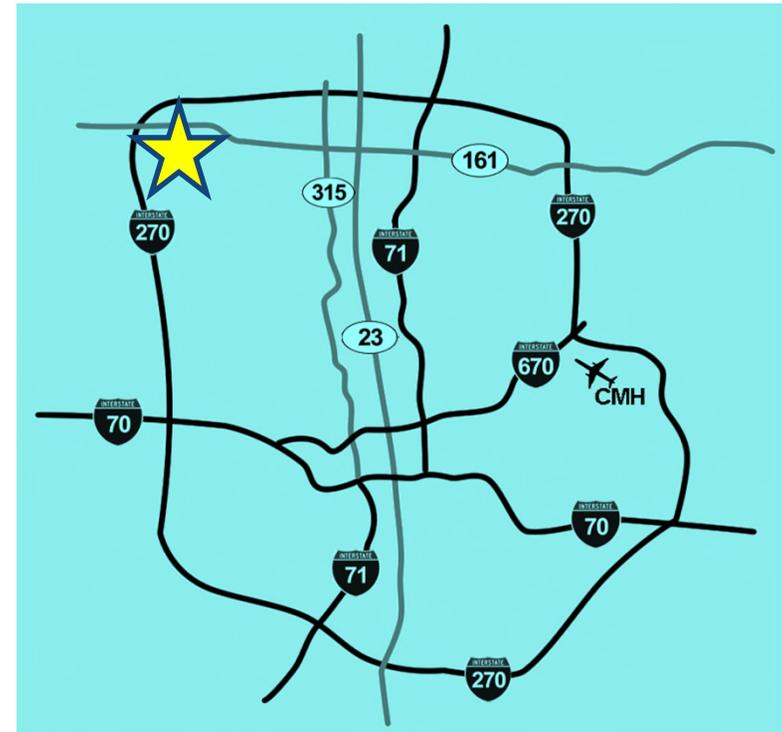


PROPERTY HIGHLIGHTS

- +/- 4,152 SF single-tenant retail space in one of the most difficult-to-penetrate markets in the Columbus, Ohio metro area
- 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
- For sale: \$2,500,000 or For Lease: \$33.00 psf NNN

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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

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www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

PHOTOS



LOCAL AERIAL



Kroger Main Entrance

Jason's deli



CVS pharmacy

27 spaces



PNC BANK

Cobbins Mill Drive

8,983 ADT

Bridge Street

29,443 ADT



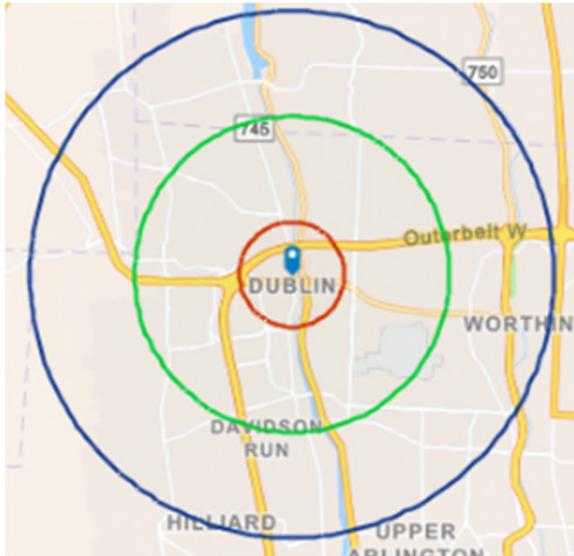
MEDIUM AERIAL



CORRIDOR AERIAL



1-MILE RADIUS DEMOS



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 %

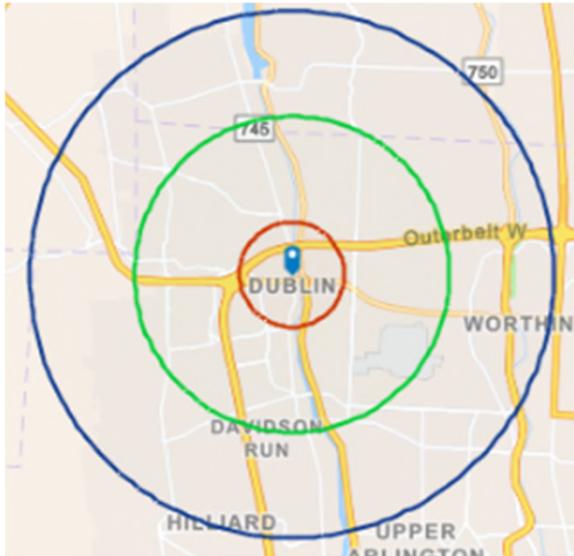
7.8
Blue
Collar %

8.3
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

90,571
Population

2.4
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 %

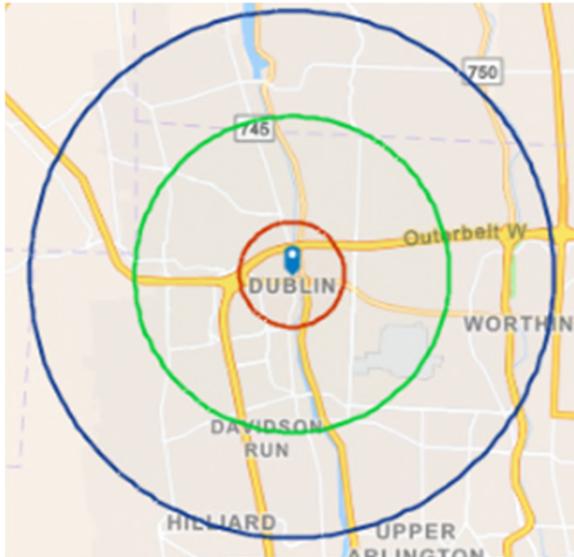
9.0
Blue
Collar %

9.5
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

213,483
Population

2.4
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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