



# 1600

DUBLIN ROAD

## Prime Redevelopment Opportunity in Marble Cliff

OFFICE BUILDING AND LAND FOR SALE



## A STRATEGIC COVERED LAND PLAY

Totaling over 10 acres across four parcels, 1600 Dublin Road is now available for acquisition at the prominent intersection of Dublin Road and 5th Avenue in the affluent Village of Marble Cliff. This offering presents a rare and significant opportunity for visionary investors to acquire a substantial footprint for a future mixed-use or high-density residential development. The property's combination of significant acreage, flexible zoning with upside potential, strong demographics, high traffic volumes, and proximity to proven nearby redevelopment successes creates a compelling investment approach, while existing commercial leases provide stable holding income as a comprehensive redevelopment plan is designed and entitled.



**Parcel ID: 143-000152-00**  
10.672 acres



**Parcel ID: 143-000194-00**  
1.2 acres



**Parcel ID: 143-000188-00**  
.838 acres



**Parcel ID: 143-000423-00**  
2.138 acres



**The combined acreage is approximately 14.85 acres**



## BUILT FOR POSSIBILITIES

The property is located within the Village of Marble Cliff and is zoned B-2 (Highway Business District). This zoning classification is intended for a variety of commercial and service uses, providing a flexible framework for a future developer.

Given the significant acreage and the precedent set by nearby developments, a rezoning to a Planned Development District (PDD) could be pursued to allow for a more integrated and higher-density project, potentially including multi-family residential, a hotel, and modern office and retail spaces. The Village of Marble Cliff has shown a willingness to work with developers on projects that enhance the community and align with its long-term vision.

### Permitted Uses

B-2 zoning allows retail, dining, offices, banks, and service businesses, making it ideal for mixed-use development with ground-floor commercial and residential or office space above.

### Building Height

The maximum building height in the B-2 district is 35 feet.

### Utilities

The property is well-served by public utilities, a critical factor for any large-scale redevelopment.

### Building Placement

Structures must be set back 25 feet from the front property line, 10 feet from side property lines, and 20 feet from the rear property line.

### Water & Sewer

The City of Columbus Division of Water provides water and sewer service to the area.

### Electric

American Electric Power (AEP) is the primary electricity provider.

### Natural Gas

Columbia Gas of Ohio provides natural gas service.

### Telecommunications

Multiple fiber optic and telecommunications providers are available in the immediate vicinity.

## MARKET MOMENTUM & STRATEGIC ADVANTAGE

The property's location at the confluence of Marble Cliff, Grandview Heights, and Upper Arlington positions it to capitalize on the strong demographics and robust economic activity of these premier Columbus communities.

### KEY DEMOGRAPHIC HIGHLIGHTS (1-MILE RADIUS)

#### Population

The area within a one-mile radius is densely populated with a mix of young professionals and established households.

#### Household Income

The average household income in this radius is significantly higher than the Columbus metropolitan area average, indicating strong purchasing power for retail and high-end residential products.

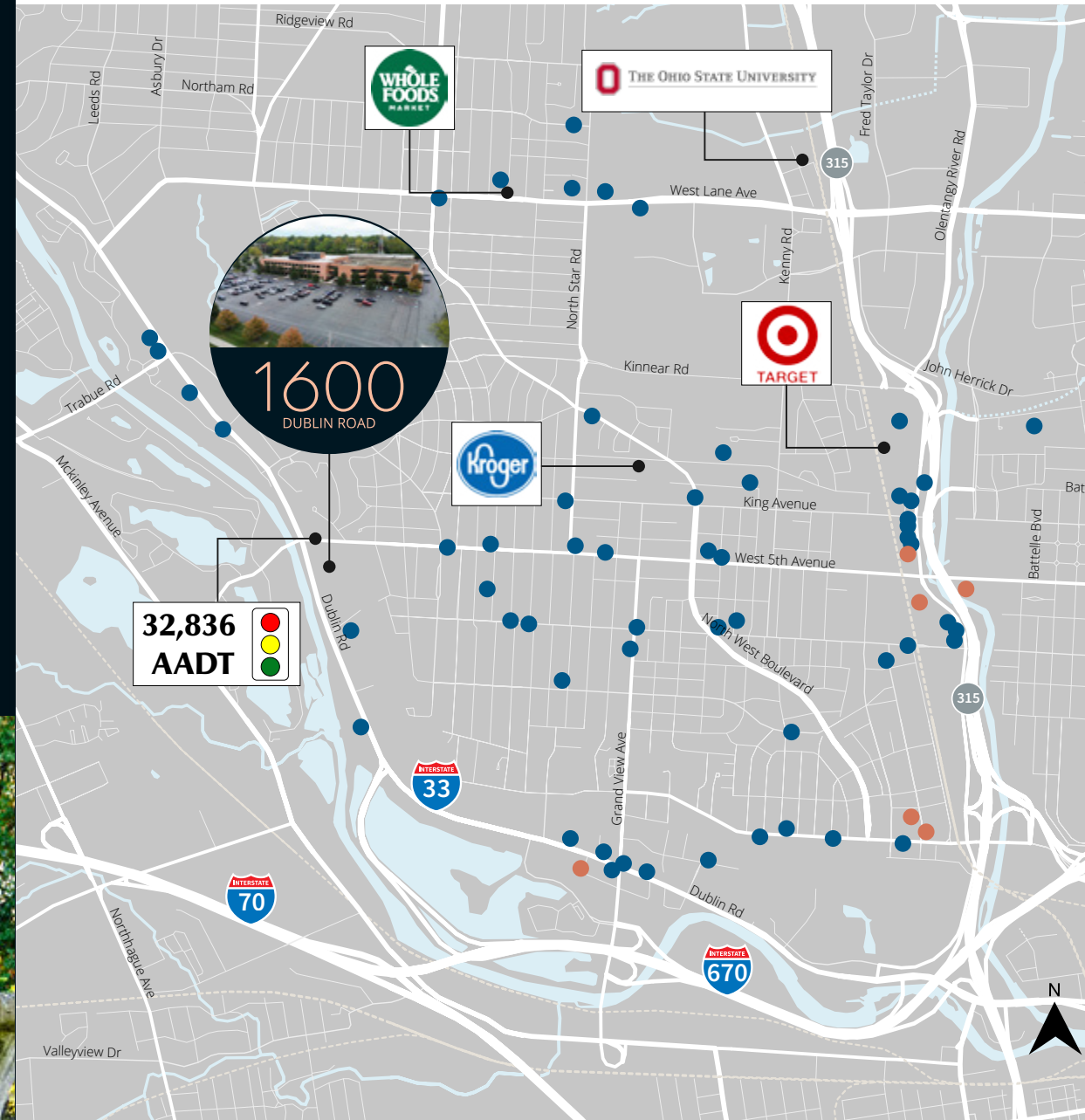
#### Educational Attainment

A high percentage of the population holds a bachelor's degree or higher, a key indicator for a skilled workforce attractive to office tenants.

	2024 TOTAL POPULATION	DAYTIME EMPLOYMENT	MEDIAN HOUSEHOLD INC
2 Miles	47,794	33,786	\$111,932
5 Miles	342,851	329,639	\$86,834
10 Miles	955,849	614,519	\$86,034



## CLOSE TO IT ALL



12,058 vehicles per day



<15 minutes to John Glenn Columbus International Airport



<30 minutes to Rickenbacker International Airport

#### TRAFFIC COUNTS

The property benefits from high visibility and significant traffic flow along Dublin Road, a major north-south arterial. Recent traffic counts from the Mid-Ohio Regional Planning Commission (MORPC) indicate a high volume of daily vehicular traffic at the intersection of Dublin Road and 5th Avenue, providing excellent exposure for future commercial uses.

## TENANT PROFILES

A strong and varied tenant base highlights the property's appeal to a range of professional and corporate users, underpinning its value as a covered land play with reliable cash flow during the pre-development phase.



### Charter (Spectrum)

Charter Communications, operating under the brand name Spectrum, is a major provider of broadband connectivity and communications services. The company offers a suite of services including Spectrum Internet®, Mobile, TV, and Voice products to both residential and business customers across 41 states.



### TeamDynamix

TeamDynamix develops cloud-based software for project portfolio management, enterprise service management, and IT service management (ITSM). Their user-friendly, low-code platform helps organizations, particularly colleges and universities, streamline work management processes through an intuitive ITIL-based portal for service tickets.



### Zipline Logistics

Founded in 2007, this digitally-enabled transportation partner serves the food, beverage, and consumer product sectors, managing shipments for clients from global retailers to emerging brands. The company grew its customer base by 62% and revenue by 210% over five years, creating 37 jobs and investing \$1.1 million in headquarters renovations, IT, and training. Zipline is a top 100 logistics provider and BBB Accredited Business.



### Oneida

Oneida is a premier brand of high-quality stainless steel flatware and housewares established in 1880, recognized for durable, timeless designs suited for both everyday dining and special occasions.



### Vision & Vasari

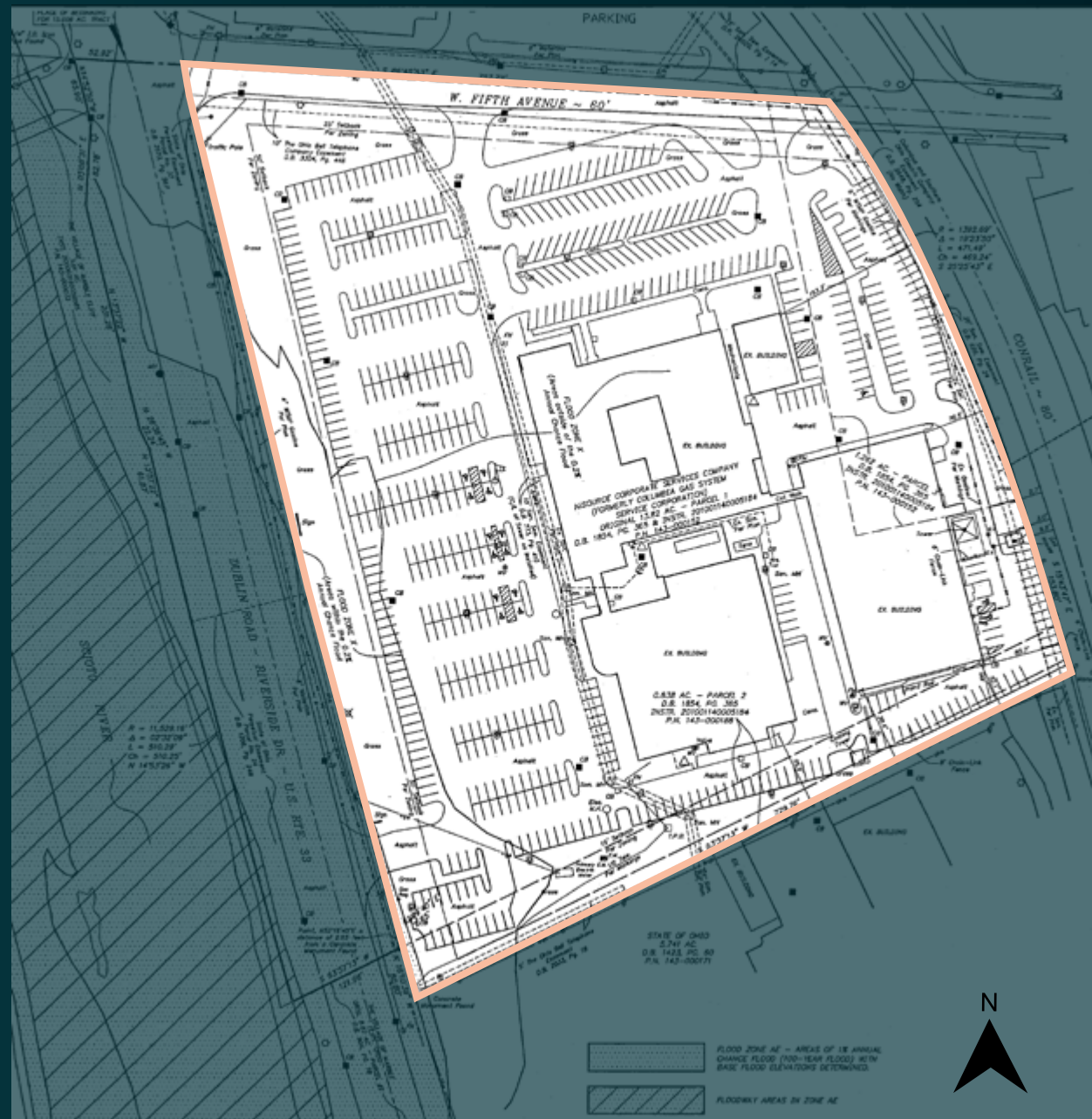
Vision & Vasari, LLC is a full-service estate sale and appraisal company that operates in Central Ohio. The company provides liquidation solutions through consignment, bespoke tag sale events, and personal property appraisals. The founder, Allyssa Hixenbaugh, is an accredited member of the International Society of Appraisers (ISA).

## RENT ROLL

Suite	Tenant	Occupied	BOMA RSF Not in Lease	Vacant	Common	Mech	Storage	Total RSF	Rent PSF	Monthly Base Rent	Monthly Cost Rec.	TI	Start	Expiration	Renewal Option	Monthly Rent
<b>NORTH/MAIN BUILDING</b>																
1st Floor		22%		76%	0%	99%	55%									
100	Vacant		238	5,247						\$-						\$-
120	Team Dynamix	2,467							\$24.78	\$5,094			11/6/19	11/30/29	1 5-yr opt/12 mo notice	\$5,094
									\$24.78	\$5,094			12/1/25			
									\$25.27	\$5,195			12/1/26			
									\$25.78	\$5,300			12/1/27			
									\$26.29	\$5,405			12/1/28			
150	Vacant			3,004						\$-						\$-
-	Extended Cir (?)			125												
1st Floor Storage																
	Vacant Storage						1,200									
	Building Storage						658									
	Vacant Storage						4,268									
	Mechanical						11,008									
1st Floor Total		2,467	238	8,376	-	11,008	6,126	11,081		\$5,094	\$-	\$-				\$5,094
2nd Floor		98%		0%	0%	0%	0%									
200	Team Dynamix	7,492							\$24.78	\$15,471			11/6/19	11/30/29	1 5-yr opt/12 mo notice	\$15,471
									\$24.78	\$15,471			12/1/25			
									\$25.27	\$15,777			12/1/26			
									\$25.78	\$16,095			12/1/27			
									\$26.29	\$16,414			12/1/28			
210	Charter (no janitorial)	30,533	541						\$18.75	\$47,708			9/1/25	8/31/32	Extension 09.01.25-08.31.32	\$47,708
															2 5-yr opt from 08.31.32	
	Extended Cir (?)			77												
	Extended Cir (?)			59												\$ -
2nd Floor Total		38,025	541	136	-	-	-	38,702		\$63,179	\$ -	\$ -				\$63,179
3rd Floor		99%		0%	0%	0%	0%									
300	Charter (no janitorial)	19,985							\$18.75	\$31,227			9/1/25	8/31/32	Extension 09.01.25-08.31.32	\$31,227



# ALTA SURVEY



# 1600

DUBLIN ROAD



**FOR FURTHER INFORMATION, CONTACT:**

**ANDREW DUTCHER**

andrew.dutcher@jll.com  
D +1 614 460 4403  
M +1 614 425 2959

**JOEY LAMB**

joey.lamb@jll.com  
D +1 614 460 4412  
M +1 614 506 9147



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