



## Retail Space For Lease



**8,500 - 24,000 SF OF RETAIL SPACE FOR LEASE**

DUBLIN VILLAGE

6711 - 6815 Dublin Center Dr Unit 3b, Dublin, Oh 43017

**Brent Garland**

614.255.4381

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**John Royer CRE, SIOR**

614.255.4374

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**Kohr Royer Griffith**

1480 Dublin Road, Columbus, OH 43215

614.228.2471 | [krgre.com](http://krgre.com)

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### OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00-\$18.00 SF/yr (NNN)
<b>Building Size:</b>	127,540 SF
<b>Available SF:</b>	8,000 - 24,000 SF
<b>Zoning:</b>	COM Shopping Center
<b>Market:</b>	Columbus
<b>Submarket:</b>	Dublin
<b>Traffic Count:</b>	48,888

### PROPERTY OVERVIEW

Located in the heart of Dublin, Ohio, Dublin Village presents the opportunity to bring your business to the highly coveted Bridge Street District. Dublin Village offers premier office and commercial space surrounded by thriving retail, entertainment, medical and residential uses - all within walking distance of Bridge Park. This newly renovated space provides a versatile open floor plan and above market parking ratio.

### PROPERTY HIGHLIGHTS

- Newly paved parking lot
- Perfect location
- Completely renovated storefront
- 14' high ceilings
- Freeway visibility - over 140K VPD
- Newly developed Bridge Park nearby

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KEY		
2	MANNINO'S GRAND SLAM	268,612 SQ. FT.
5a	RH OUTLET	23,000 SQ. FT.
5b	AVAILABLE	17,000 SQ. FT.
4a	AVAILABLE	22,737 SQ. FT.
4b	THE UNIFORM STORE	8,263 SQ. FT.
5	ENTERPRISE RENT-A-CAR	4,500 SQ. FT.
6	1.25 ACRE TO BUILD SUIT	
7	TRADING PLACES	12,000 SQ. FT.
8	FIRST FEDERAL LAKEWOOD	5,500 SQ. FT.
9	BRIGHTSTAR ACADEMY	9,170 SQ. FT.
13	F-45 TRAINING	2,800 SQ. FT.
15	BLACK TIE MOVING	1,600 SQ. FT.
17	DISCOUNT FASHION WAREHOUSE	15,000 SQ. FT.
19	THE GOLF ROOM	13,585 SQ. FT.
23	MANOCO BLUE	4,000 SQ. FT.
25	J. TIGER MARTIAL ARTS	4,025 SQ. FT.
27	AVAILABLE	3,200 SQ. FT.
29	TINO'S BAR & GRILL	3,200 SQ. FT.
31	AVAILABLE	8,160 SQ. FT.
33	BILLARDS PLUS	14,000 SQ. FT.
35	GO YOGA	7,020 SQ. FT.
37	CORPORATE CATERERS	4,400 SQ. FT.
39	FLOURISH CHIROPRACTIC	2,000 SQ. FT.
40	ALTA FIBER	3,500 SQ. FT.
41	STAVROFF COMPANIES	2,900 SQ. FT.
43	REVELRY TRAVERN	4,332 SQ. FT.
47	NAIL QUEST	1,018 SQ. FT.
49	SCHOOL OF ROCK	2,714 SQ. FT.
53	STATEFARM	2,715 SQ. FT.
54	MY SALON SUITE	4,989 SQ. FT.
57	OHIO WUSHU ACADEMY	3,099 SQ. FT.
61	TEAM MIRON WRESTLING	7,845 SQ. FT.
63	AVAILABLE	9,600 SQ. FT.
65	TRIUMPH BRAZILIAN JIU JITSU	4,800 SQ. FT.
67	AVAILABLE	7,200 SQ. FT.
69	STAVROFF-MAINTENANCE UNIT	2,400 SQ. FT.
71	COVELLI ENTERPRISES	2,340 SQ. FT.

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 3b	17,000 SF	NNN	\$14.00 - 18.00 SF/yr	White box, shell space located behind RH Outlet Dublin. Limited TI available in the quoted rent, additional available which can be amortized and added to base rent.

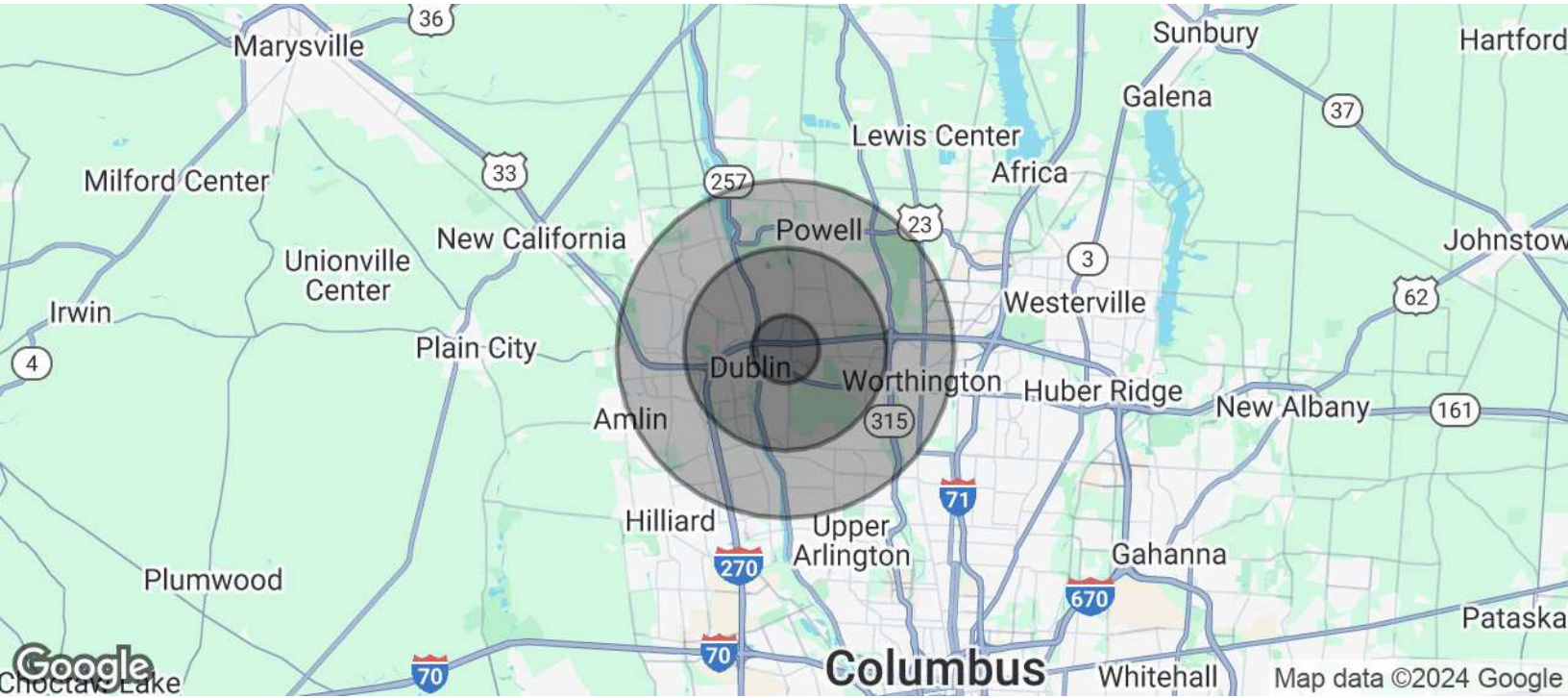
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,828	91,232	240,049
<b>Average Age</b>	37	39	39
<b>Average Age (Male)</b>	36	38	38
<b>Average Age (Female)</b>	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,166	36,832	98,254
<b># of Persons per HH</b>	2.1	2.5	2.4
<b>Average HH Income</b>	\$97,914	\$142,287	\$146,944
<b>Average House Value</b>	\$365,483	\$432,314	\$455,563

Demographics data derived from AlphaMap

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# Notable Retailers

Retail Property For Lease

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## BRENT GARLAND

Brokerage Associate

bgarland@krgre.com

Direct: 614.255.4381 | Cell: 614.551.4485

### PROFESSIONAL BACKGROUND

Prior to joining Kohr Royer Griffith Inc almost 10 years ago, Brent held positions as Director of Business Development at companies such as TRG Rubicon, Mount Carmel Health System, and John Gerlach & Company. Also during that time he was a Partner at Ten Pin Alley. His experience in Business Development spans over 20 years with emphasis in Health Care, Real Estate, and Small Business entrepreneurship.

Brent's experience as a small business entrepreneur, knowledge of the medical industry and accounting industry has fueled his success. Over the years he has served as a board member for companies like Taylor Station Surgery Center, Central Ohio Sleep Center, Lower Lights Christian Health Center and Media Source. He also served as Director for the Upper Arlington Civic Association. Brent is results oriented and growth driven.

### EDUCATION

Wright State University

The Ohio State University

### MEMBERSHIPS

Board of Director's - Santa's Silent Helpers- Sep 2012 – Present

Board of Director's - Open Door - Jan 2009 – Present

Columbus Commercial Industrial Investment Realtors (CCIIR)

National Association of Realtors (NAR)

Ohio Association of Realtors (OAR)

Member of Columbus Realtors

Mercator Club of Columbus

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## JOHN ROYER CRE, SIOR

President / Partner

[jroyer@krgre.com](mailto:jroyer@krgre.com)

Direct: **614.255.4374**

### PROFESSIONAL BACKGROUND

John W. Royer, over the last 30 plus years, has been involved in all aspects of real estate including brokerage, development, and counseling of numerous projects. John has acted as a development consultant and developer for various clients in sale/lease back transactions. He has been involved in the renovation, development, and investment in over \$300 million dollars of real property. Additionally, John has worked with client's on-site acquisitions, sales of real property, numerous leasing assignments of commercial property, bank owned real estate and some bank receiver work. He has been active over the years serving on numerous boards. John and his wife Stacey are the proud parents of three daughters Hannah, Libby and Sari.

### MEMBERSHIPS

#### Licensed:

- Real Estate Broker State of Ohio
- Real Estate Broker State of Kentucky
- Franklin County Probate Court Real Estate Appraiser

#### Memberships:

- Columbus Board of Realtors
- Counselors of Real Estate
- Society of Industrial and Office Realtors, SIOR
- Ohio Association of Realtors
- National Association of Realtors
- ULI Urban Land Institute Associate Member
- International Council of Shopping Centers
- Ohio Affordable Housing Trust Fund Advisory

#### Current Board Positions:

- First Merchants Bank Local Columbus Board
- Governor Appointed to the Ohio Housing Trust Fund Advisory Board
- Columbus Club Board

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