

# DUBLIN GREEN

## RETAIL CENTER

SR-161 & U.S. 33, PLAIN CITY, OHIO



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# PROPERTY HIGHLIGHTS

## Location:

NW quadrant of Central (Columbus) Ohio. North side of State Route 161 approximately ¼ mile west of the interchange of SR-161 and U.S. 33 in Jerome Township, Union County, Ohio. Directly across from corporate limit of City of Dublin, Ohio and Franklin County.

## Size:

+/- 40.24 Acres with frontage of +/- 1,600' on State Route 161 and 400' on Industrial Parkway

## Zoning:

PUD (Jerome Township): 375,000 SF of retail space plus six (6) outparcels

## Roadway Improvements:

The City of Dublin has recently completed roadway improvements from the SR-161 / U.S. 33 interchange all the way to the site. A new roundabout has been constructed at SR-161 / Industrial Pkwy. A new roundabout has been constructed at SR-161 and Cosgray Road specially for Dublin Green.

## Development Trends:

Immediately to the south of the site is the City of Dublin's West Innovation District. With approx. 1,100 Acres of land, the city is focused on developing a business and technology neighborhood targeted for office, research, laboratory, and clean manufacturing uses. The newly developed Ohio University Medical Campus occupies approx. 15 Acres of the district and has an additional 45 Acres for expansion. Another exciting and new development is the completion of the Dublin Methodist Hospital. Both of the projects support the Dublin's vision in the development of the district.

## DUBLIN GREEN

### RETAIL CENTER

SR-161 & U.S. 33, PLAIN CITY, OHIO



*A development project by*



# PROPERTY PHOTOS





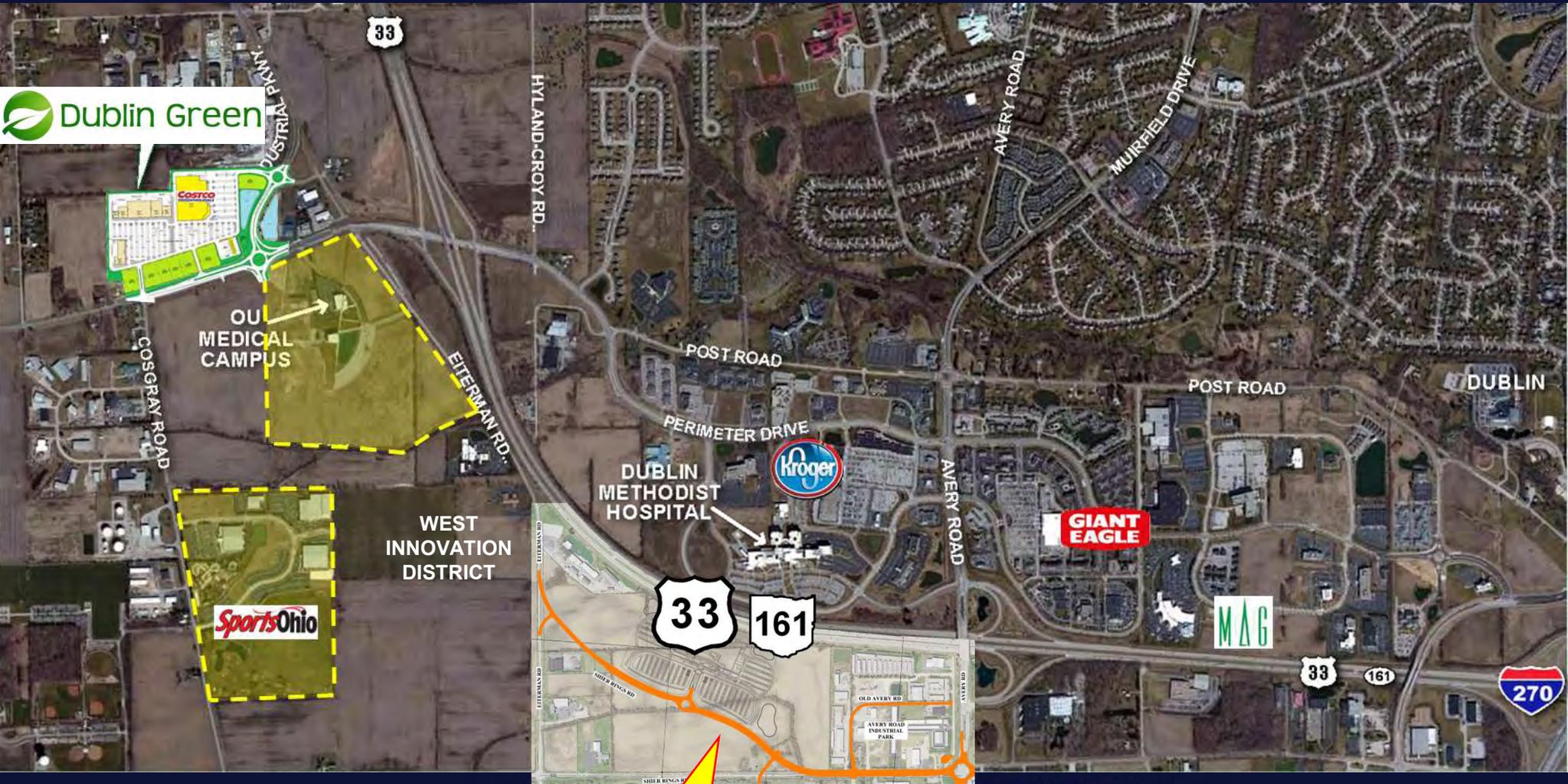
# AERIAL



# AERIAL



# AERIAL



Opened in 2023: 34-acre Ohio State University outpatient medical campus.

# AERIAL



# PRIMARY BUILDING



*Dimensions are approximate.*

# SECONDARY BUILDING



100'  
10,400  
SF



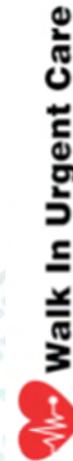
20'  
1,474  
SF



25'  
2,013  
SF



15'  
1,205  
SF



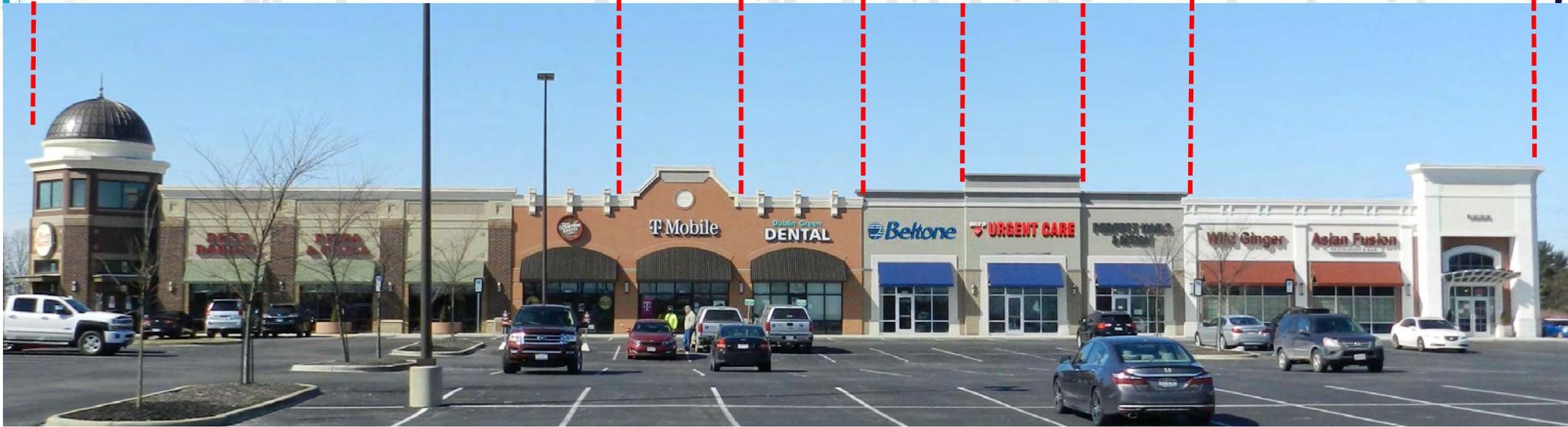
20'  
1,620  
SF



20'  
1,607  
SF



60'  
4,889  
SF



7482

7466

7458

7454

7450

7442

7434

Dimensions are approximate.

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# TERTIARY BUILDING

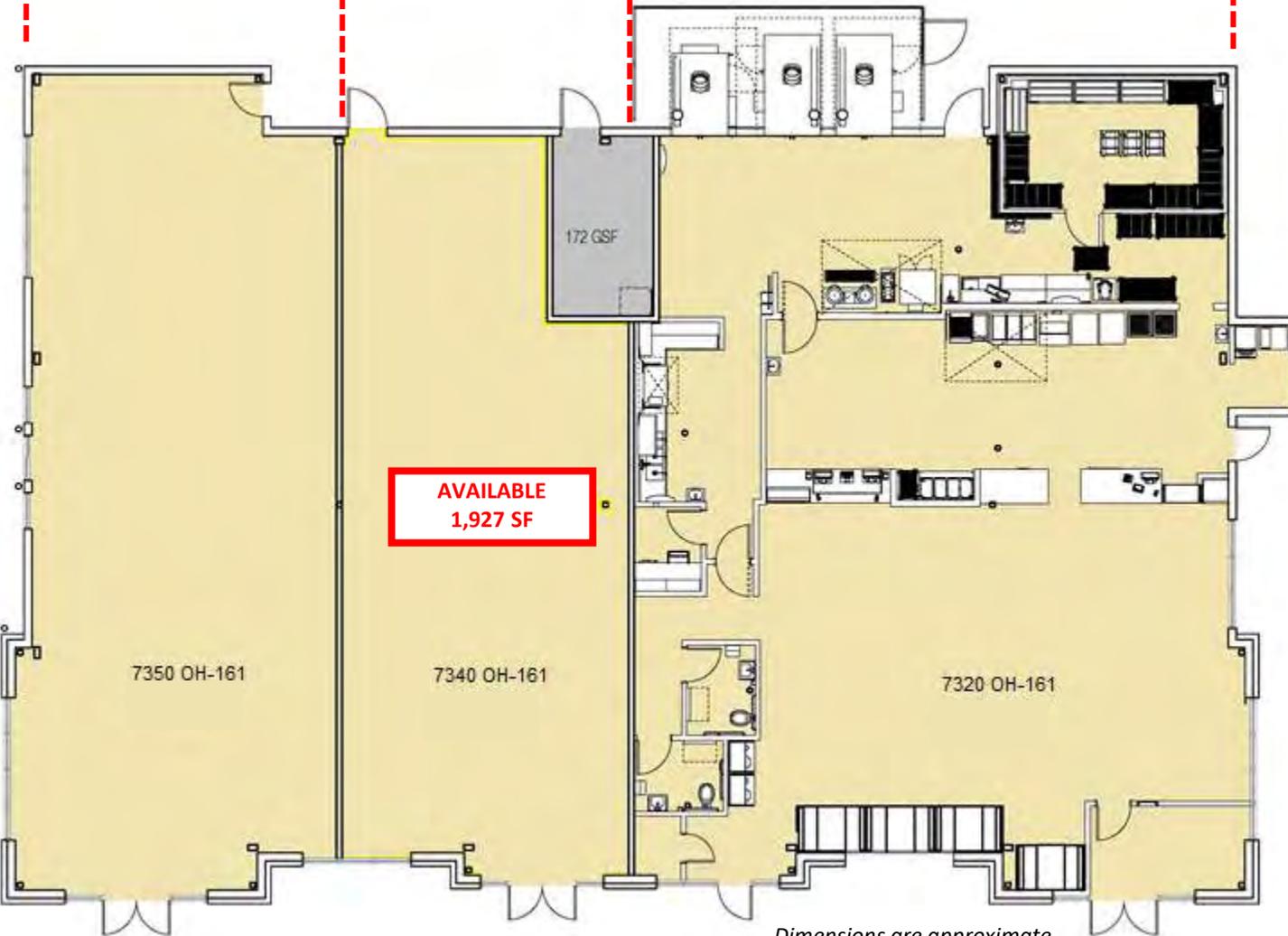


2,095  
SF

AVAILABLE  
1,927 SF



54'  
3,817  
SF



Dimensions are approximate.



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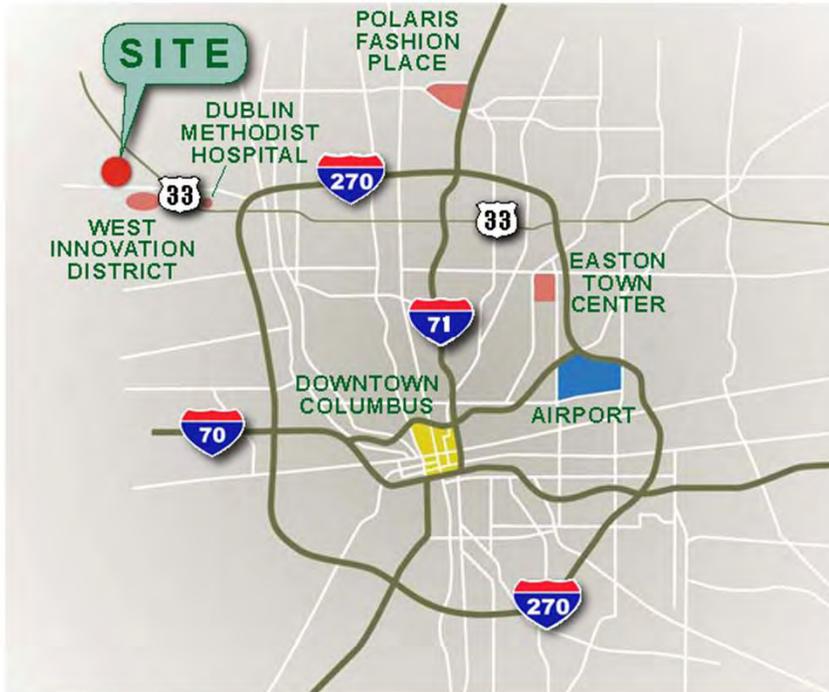
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# PYLON SIGNAGE



# AREA INFORMATION



COLUMBUS, OHIO



## Area Information

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% of the adult population has earned a bachelor's or graduate degree.
- 5 highway interchanges
- Over 4.1 million square feet of Class A office space
- Over 2.9 million square feet of Class B office space
- Over 1 million square feet of medical office space
- Over 1.7 million square feet of retail space
- Over 1.5 million square feet of industrial space

## Business and Technology Infrastructure

- Dublin: 125-mile city-owned underground looped fiber-optic system
- Citywide WiFi
- Dublin Entrepreneurial Center
- Metro Data Center
- Access to: Ohio Supercomputer Center (OSC), Ohio Academic Research Network (OARnet), Central Ohio Research Network (CORN)

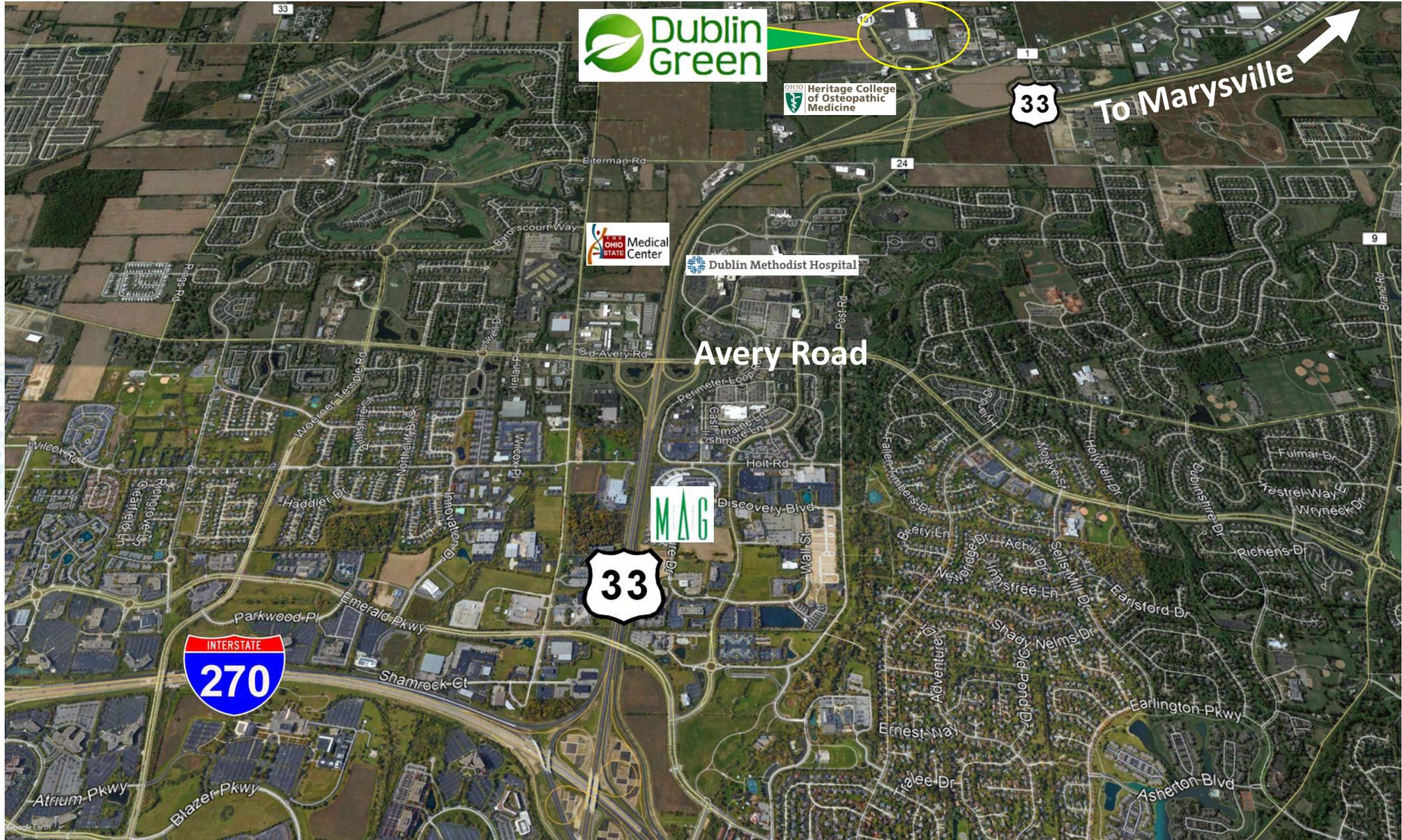
## Top Employers

Company	Name Industry	# Employees
1. Nationwide Insurance Enterprises	Insurance & Finance	4,600
2. Cardinal Health Inc.	Pharmaceuticals	3,200
3. Express Scripts	Retailers/Wholesalers	2,000
4. Dublin City Schools	Education	1,800
5. Verizon Wireless	Telecommunications	1,400
6. OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,000
7. Fiserv Corporation	Electronic Bill Payments	900
8. CareWorks Family of Companies	Insurance & Financial	820
9. Ashland Inc.	Research & Development	800
10. OCLC	Computer Library	750
11. NCO Financial Group	Financial Institution	600
12. Nexeo Solutions	Chemical Distribution	550
13. Alcatel-Lucent	Telecommunications	550
14. Smiths Medical	Medical Manufacturing	500
15. CenturyLink	Telecommunications	500
16. Pacer International	Transportation Logistics	450
17. The Wendy's Company	Restaurant Corp.	450
18. IGS Energy	Natural Gas Retailer	390
19. Laboratory Corporation of America	Medical Laboratory Testing	380
20. The Kroger Company (3 locations)	Retailers/Wholesalers	350
21. City of Dublin	Government	350
22. Interactive Teleservices	Computers/Data Processing	340
23. Garden City Group	Legal Claims Administration	340
24. MAG/Midwestern Auto Group	Automobile Sales	260

# LOOKING EAST



# LOOKING WEST



# DEMOGRAPHICS: 1-MILE RADIUS



## KEY FACTS

770

Population

36.5

Median Age

3.6

Average Household Size

\$168,453

Median Household Income

## INCOME



\$168,453

Median Household Income

194,094

2021 Average Household Income (Esri)

58,072

2021 Per Capita Income (Esri)

## BUSINESS



148

Total Businesses



1,765

Total Employees

## EDUCATION

2%

No High School Diploma



15%

High School Graduate



12%

Some College



71%

Bachelor's/Grad/Prof Degree

## HOUSING STATS



\$450,000

Median Home Value



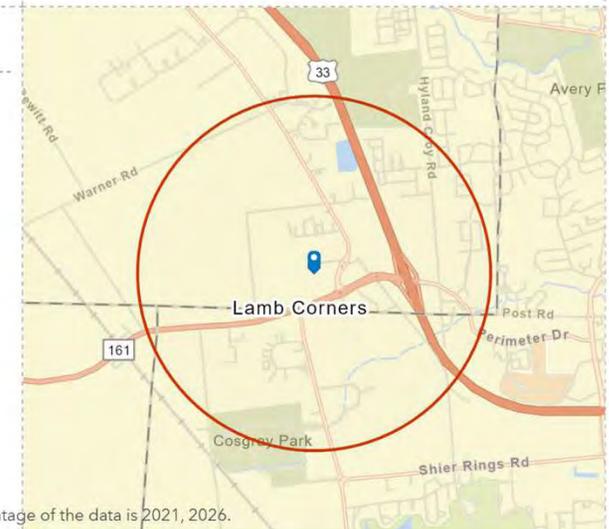
\$25,068

Average Spent on Mortgage & Basics



\$1,375

Median Contract Rent



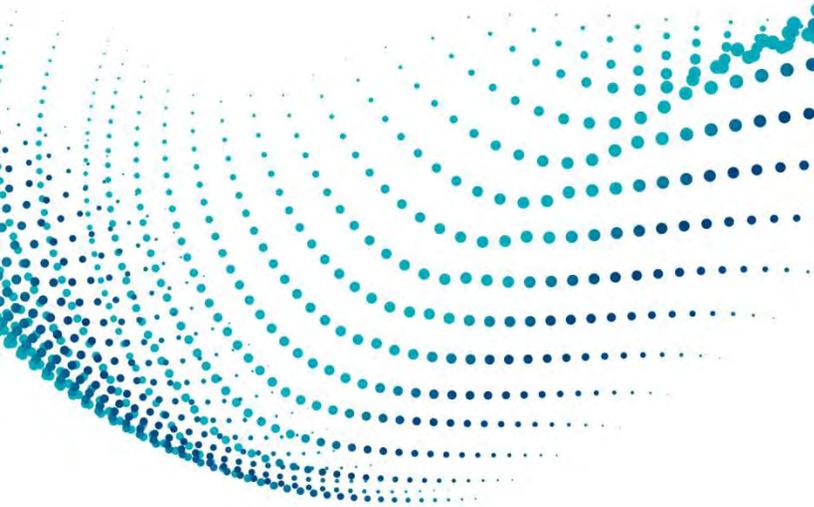
This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2021, 2026.

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# DEMOGRAPHICS: 3-MILE RADIUS



## KEY FACTS

28,549

Population

37.6

Median Age



Average Household Size

\$126,446

Median Household Income

## INCOME



\$126,446

Median Household Income



162,872

2021 Average Household Income (Esri)



58,458

2021 Per Capita Income (Esri)

## BUSINESS



1,272

Total Businesses



18,191

Total Employees

## EDUCATION

3%

No High School Diploma



9%

High School Graduate



14%

Some College



74%

Bachelor's/Grad/Prof Degree

## HOUSING STATS



\$373,297

Median Home Value



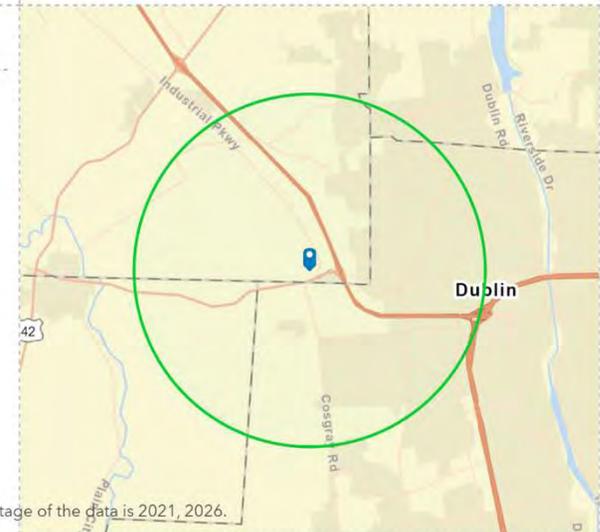
\$19,956

Average Spent on Mortgage & Basics



\$1,195

Median Contract Rent



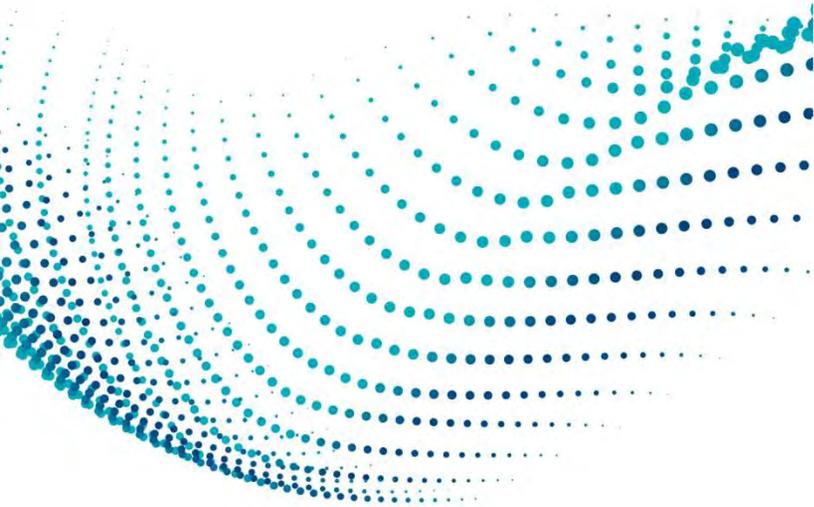
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# DEMOGRAPHICS: 5-MILE RADIUS



## KEY FACTS

95,956

Population

37.8

Median Age

2.6

Average Household Size

\$110,552

Median Household Income



\$110,552

Median Household Income



148,653

2021 Average Household Income (Esri)



57,149

2021 Per Capita Income (Esri)

## BUSINESS



3,653

Total Businesses



61,670

Total Employees

## EDUCATION

3%

No High School Diploma



11%  
High School Graduate



18%  
Some College



68%  
Bachelor's/Grad/Prof Degree

## HOUSING STATS



\$359,621

Median Home Value



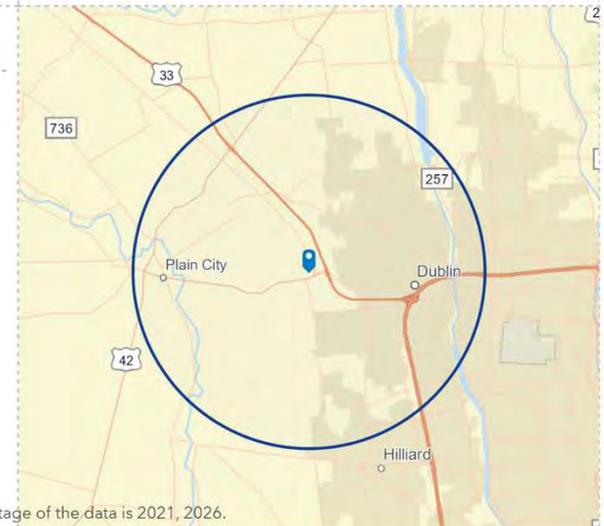
\$17,622

Average Spent on Mortgage & Basics



\$1,104

Median Contract Rent



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