

# Office Building & Land For Sale

OWNER OCCUPANT OFFICE OPPORTUNITY WITH  
IN PLACE CASH FLOW AND ANCHOR TENANT

3800 W DUBLIN  
GRANVILLE



# Overview

3800 W Dublin Granville Road represents a strategic commercial opportunity in Columbus, Ohio, positioned along the heavily trafficked Dublin Granville corridor that connects downtown Dublin with the broader northwest Columbus market. The availability of land, office space, or combined parcels provides flexible investment options for buyers seeking either development opportunities or immediate occupancy in an established market. The Dublin Granville corridor has demonstrated resilience and continued demand due to its proximity to major employment centers, residential neighborhoods, and transportation infrastructure, making it an attractive consideration for investors looking to capitalize on the northwest Columbus commercial real estate market.

 OFFICE BUILDING 3.78 ACRES 26,376 SF \$5.5M	 W DUBLIN GRANVILLE LAND 1.33 ACRES \$1.5M	 SAWMILL LAND 0.41 ACRES ID: 273-009512 \$750,000	 Financials and leases available upon NDA execution	 ALL INCLUSIVE PRICE \$7.0M
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# Building Specifications

Total RSF	26,376
Occupancy rate	42.1%
Total RSF occupied	11,099
Existing tenant	Fifth Third Bank
Suites leased	Suite 100: 6,253 RSF Suite 110: 4,846 RSF
Weighted average lease term	4.70 years
Total vacant RSF	15,277



# Nearby Amenities

## RESTAURANTS

FIRST WATCH  
CLOVE INDIAN BISTRO  
KITCHEN SOCIAL  
REVELRY TAVERN  
BIKANERVALA DUBLIN  
PARIS BANH MI COLUMBUS  
TINO'S BAR & GRILLE  
VALENTINA'S  
OHANA ISLAND GRILL  
MORETTI'S OF DUBLIN  
FADO PUB & KITCHEN  
ONE POT – HOT POT KOREAN BBQ  
AL MANAKESH

CAP CITY FINE DINNER AND BAR  
TUCCI'S  
NEEHEE'S DUBLIN  
PERU TACO BAR  
101 CRAFT KITCHEN  
URBAN MEYER'S PINT HOUSE

## RETAIL

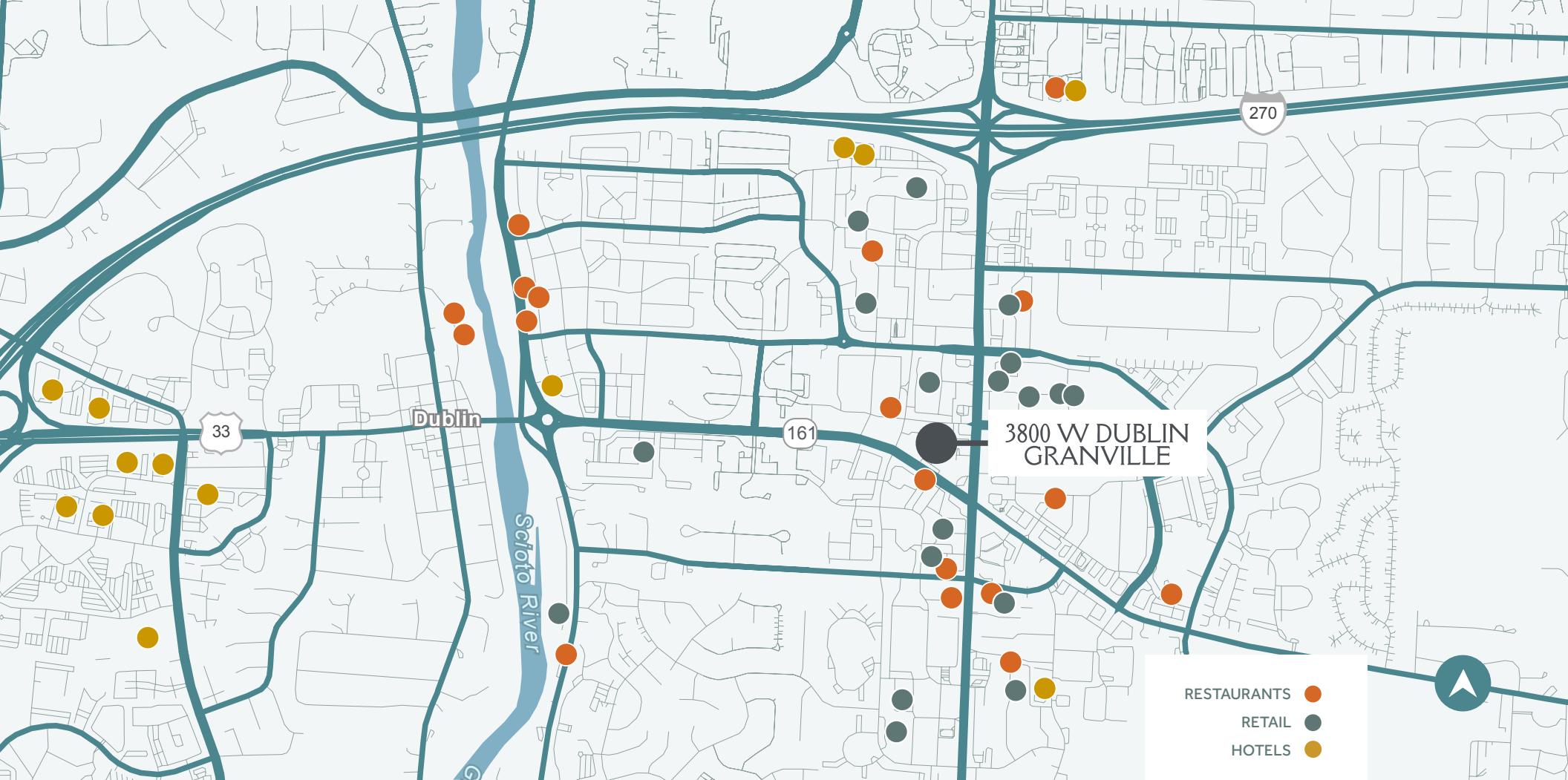
DUBLIN VILLAGE CENTER  
UPTOWN CHEAPSKEATE  
DUBLIN SAWMILL SHOPPING CENTER  
NORDSTROM RACK  
THE SHOPPES AT RIVER RIDGE  
DISCOUNT FASHION WAREHOUSE

OLLIE'S BARGAIN OUTLET  
REI  
FESTIVAL CENTRE  
NORTH WEST SQUARE  
BIG SANDY SUPERSTONE  
KOHL'S  
BLICK ART MATERIAL'S  
GABE'S  
WHERE YA BIN DUBLIN  
STAPLES  
THE ESSENTIAL RETAIL

## HOTELS

FAIRFIELD BY MARRIOTT INN & SUITES  
HAMPTON INN  
AC HOTEL COLUMBUS/DUBLIN  
QUALITY INN & SUITES  
HILTON GARDEN INN  
SUBURBAN STUDIOS  
RED ROOF PLUS+  
COURTYARD BY MARRIOTT  
HOME2 SUITES BY HILTON  
DOUBLE TREE BY HILTON  
EMBASSY SUITES BY HILTON  
SONESTA SIMPLY SUITES  
RESIDENCE INN BY MARRIOTT





# Demographics

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,622	85,622	94,418
MEDIAN AGE	33.3	34.1	37.2

## HOUSEHOLDS AND INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,752	36,292	80,062
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$72,237	\$82,323	\$99,628
AVERAGE HOUSE VALUE	\$201,266	\$240,746	\$308,120



#### FOR FURTHER INFORMATION, CONTACT:

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