

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



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 MANAKEESH

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 CHEAPSKATE

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

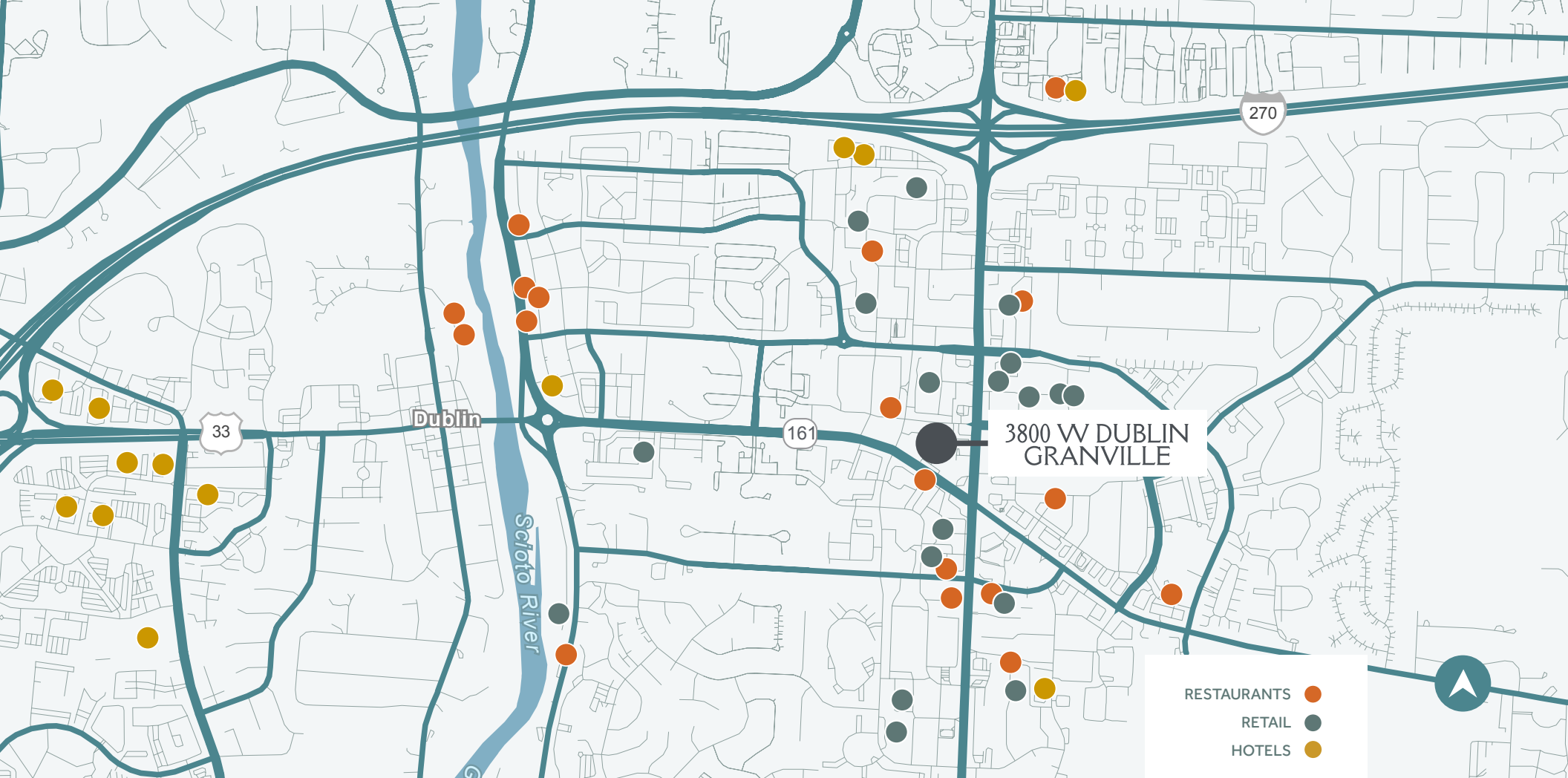
DOUBLE TREE BY HILTON

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:

Andy 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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