

# FESTIVAL CENTRE AVAILABLE FOR LEASE

2747 FESTIVAL LN | DUBLIN, OH 43017



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RENOVATION RENDERINGS & NEW SITE PLAN COMING SOON



# THE OPPORTUNITY

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## PROPERTY HIGHLIGHTS

- MAJOR redevelopment underway
- Full façade enhancements, new construction multi-tenant, and more coming soon
- Strategically located 217,419 SF of Retail Space in the heart of the Dublin–Sawmill Road corridor
- 5 Points of ingress/egress and two signalized intersections
- Core insulation within a mature major Ohio Submarket
- 39,095 VPD on Sawmill Rd and 25,160 VPD on 161
- \$550M in Consumer Spending within 2 miles of site

AVAILABILITY	SIZE	PRICING
ANCHOR SPACE	49,737 SF	\$18.00/SF/YR
UNIT 114	1,650 SF	\$28.00/SF/YR
UNIT 501-503	1973-6,132 SF (can be demised)	\$35.00/SF/YR
BUILDING 4 OPTION 1	2.81 AC Pad	\$150,000/AC
BUILDING 4 OPTION 2	7,000 SF New Construction 1.0 AC Pad	\$55.00/SF/YR \$150,000/AC
UNIT 111-113	1,350-4,408 SF (can be demised)	\$28.00/SF/YR

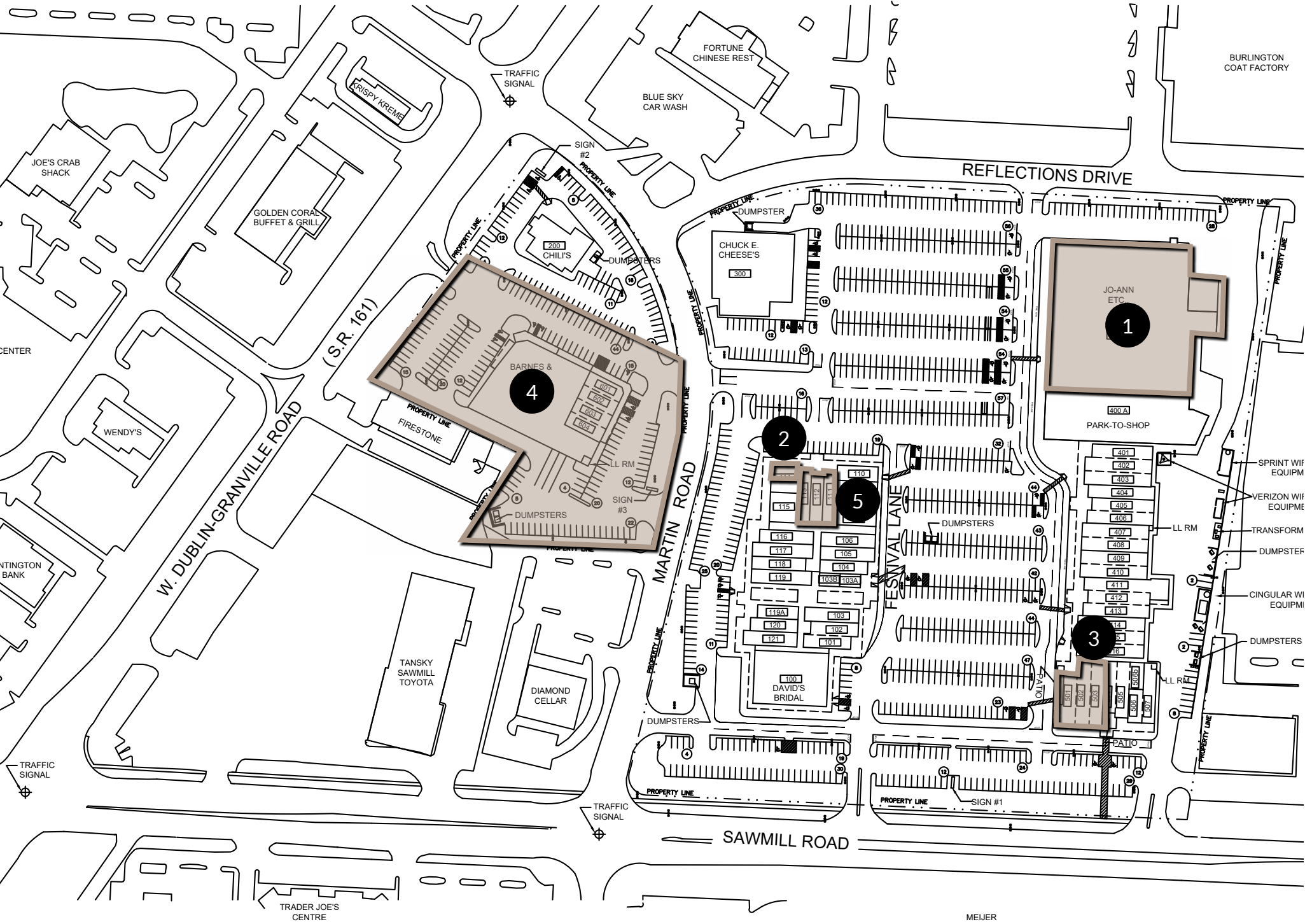


## PROPERTY INFORMATION

Property Name	Festival Centre
Address	2747 Festival Ln, Dublin, OH 43017
GLA	217,419 SF
Acreage	22.94 AC
Parking Spaces	1,148
Availability (Existing)	68,927 SF
Availability (Pads)	(2) 1.0 AC Pad Sites on 161
Primary St	Sawmill Rd
Secondary St	W Dublin Granville
Primary Frontage	900 ft
Secondary Frontage	600 ft
Ingress/Egress	5 points, 2 signalized
Primary Traffic	38,023 VPD
Secondary Traffic	16,587 VPD
Year Built	1988
Year Renovated	2026
PPN	590-158966

# SITE PLAN (BUILDING 4 SITE PLAN COMING SOON)

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SPACE #	UNIT	SIZE
1	ANCHOR SPACE	49,737 SF
2	UNIT 114	1,650 SF
3	Unit 501-503	6,132 SF
4 (OPTION 1)	GROUND LEASE PAD(S)	2.81 AC
4 (OPTION 2)	PAD + MULTI-TENANT BUILDING	1.0 AC 7,000 SF
5	UNIT 111-113 1,350-4,408 SF (CAN BE DEMISED)	\$28.00/SF/YR



# AVAILABILITIES

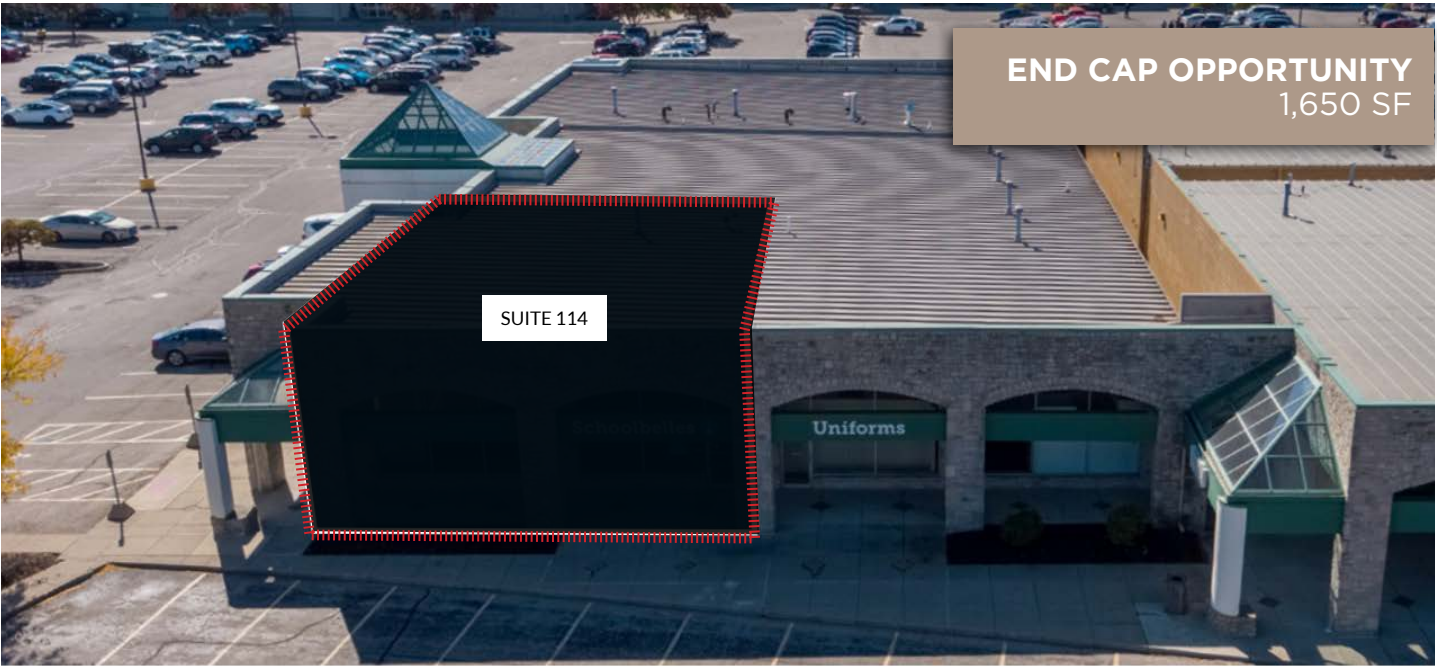
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# AVAILABILITIES

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# TRADE AERIAL & DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE	12,863
3 MILES	95,132
5 MILES	235,968



## DAYTIME POPULATION

1 MILE	17,927
3 MILES	107,876
5 MILES	257,286



## AVERAGE HH INCOME

1 MILE	\$112,195
3 MILES	\$134,137
5 MILES	\$146,297



## MEDIAN HH INCOME

1 MILE	\$82,342
3 MILES	\$96,531
5 MILES	\$106,453



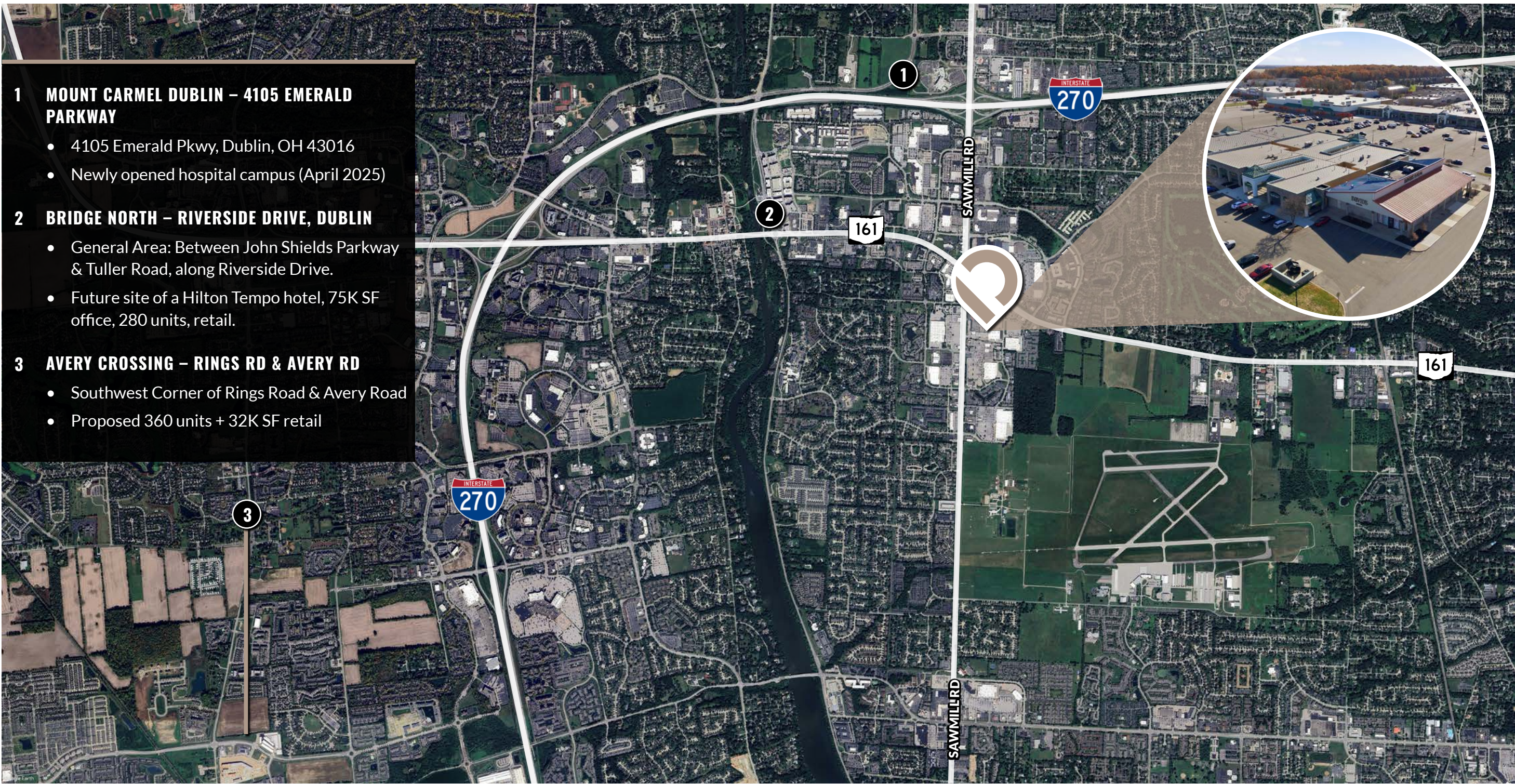
## CONSUMER SPENDING

1 MILE	\$426M
3 MILES	\$3.2B
5 MILES	\$6.1 B



# NOTABLE TRADE AREA DEVELOPMENTS

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- 1 MOUNT CARMEL DUBLIN – 4105 EMERALD PARKWAY**
  - 4105 Emerald Pkwy, Dublin, OH 43016
  - Newly opened hospital campus (April 2025)
- 2 BRIDGE NORTH – RIVERSIDE DRIVE, DUBLIN**
  - General Area: Between John Shields Parkway & Tuller Road, along Riverside Drive.
  - Future site of a Hilton Tempo hotel, 75K SF office, 280 units, retail.
- 3 AVERY CROSSING – RINGS RD & AVERY RD**
  - Southwest Corner of Rings Road & Avery Road
  - Proposed 360 units + 32K SF retail



# LOCATION OVERVIEW

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Festival Centre is positioned within the Northwest Columbus submarket of Dublin, Ohio. This affluent suburb is recognized for its strong demographics, top-rated schools, and access to major regional roadways like I-270 and US-33.

The retail landscape in this trade area is a mix of national anchors and high-performing regional retailers.

Nearby shopping destinations include Target, Whole Foods, REI, Trader Joe's, PetSmart, and The Mall at Tuttle Crossing. The area benefits from dense daytime traffic, strong residential growth, and proximity to major employers like Cardinal Health and OhioHealth. Dublin's continued growth and high household incomes contribute to strong retail performance across categories—ranging from essential services to boutique fitness and fast-casual dining.

**+10.6%**  
**POPULATION GROWTH**

Columbus MSA has grown over 10.6% in the last 10 years, outpacing most Midwest metros and signaling strong long-term regional demand.

**\$78,500**  
**MEDIAN HOUSEHOLD INCOME**

The Columbus metro exceeds the national average, with suburban nodes like Dublin seeing household incomes well over \$120,000.

**2.2M+**  
**METRO AREA POPULATION**

As Ohio's largest and fastest-growing metro, Columbus anchors a dynamic 2.2M+ population base with strong workforce and retail demand.

**TOP 10**  
**U.S. CITIES FOR JOB GROWTH**

Columbus ranks among the top cities for tech and innovation hiring, supported by Intel's \$20B investment and strong university talent pipeline.



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