



CBRE



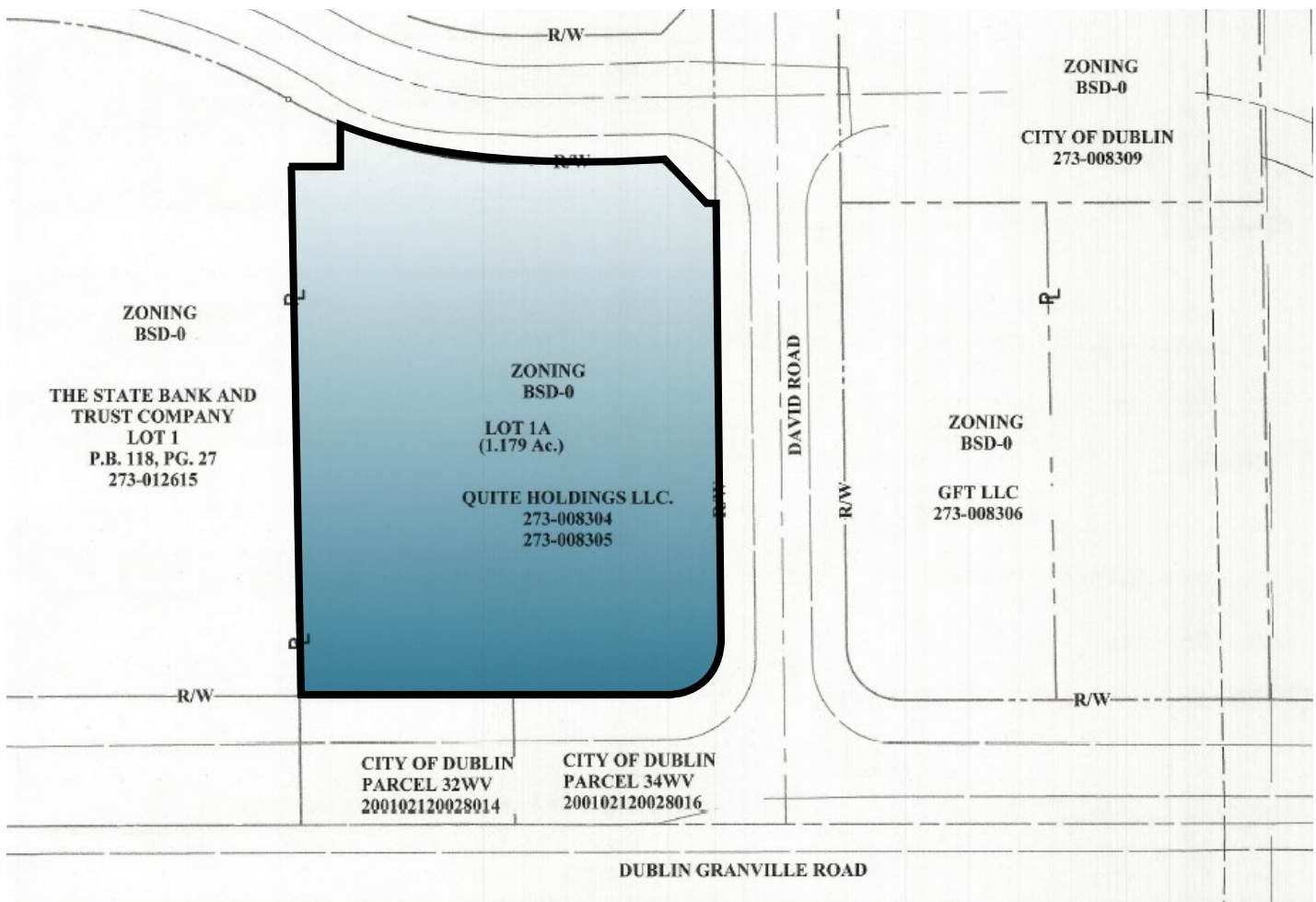
4070 W Dublin Granville Rd

LAND | FOR SALE OR BUILD-TO-SUIT

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Property Overview

Address	4070 W Dublin Granville Rd, Dublin, OH 43017
County	Franklin County
PID	273-008304 & 273-008305
Location	W Dublin Granville Rd at David Rd
Acreage	1.179± AC
Zoning	BSD-0: BSD Office



Potential Site Plan

1.179 AC FOR SALE OR BUILD-TO-SUIT



POTENTIAL USES



MIXED-USE



OFFICE / MEDICAL



RETAIL / BANK

Area Demographics

Place of Work	1-Mile	3-Miles	5-Miles
2023 Businesses	1,000	4,028	9,499
2023 Employees	18,487	65,411	131,173
Population			
2023 Population - Current Year Estimate	12,741	95,728	231,864
2028 Population - Five Year Projection	13,043	96,106	235,660
Households			
2023 Households - Current Year Estimate	6,190	40,188	96,197
2028 Households - Five Year Projection	6,376	40,501	98,025
Household Income			
2023 Average Household Income	\$110,204	\$127,656	\$141,332
2028 Average Household Income	\$126,009	\$143,540	\$158,429
2023 Median Household Income	\$82,148	\$93,474	\$100,328
2028 Median Household Income	\$94,088	\$104,822	\$110,408
Housing Value			
2023 Median Value of Owner Occ. Housing Units	\$294,811	\$322,990	\$358,521
2023 Average Value of Owner Occ. Housing Units	\$339,471	\$356,899	\$396,934







Dublin Ohio

LOCATION SUMMARY

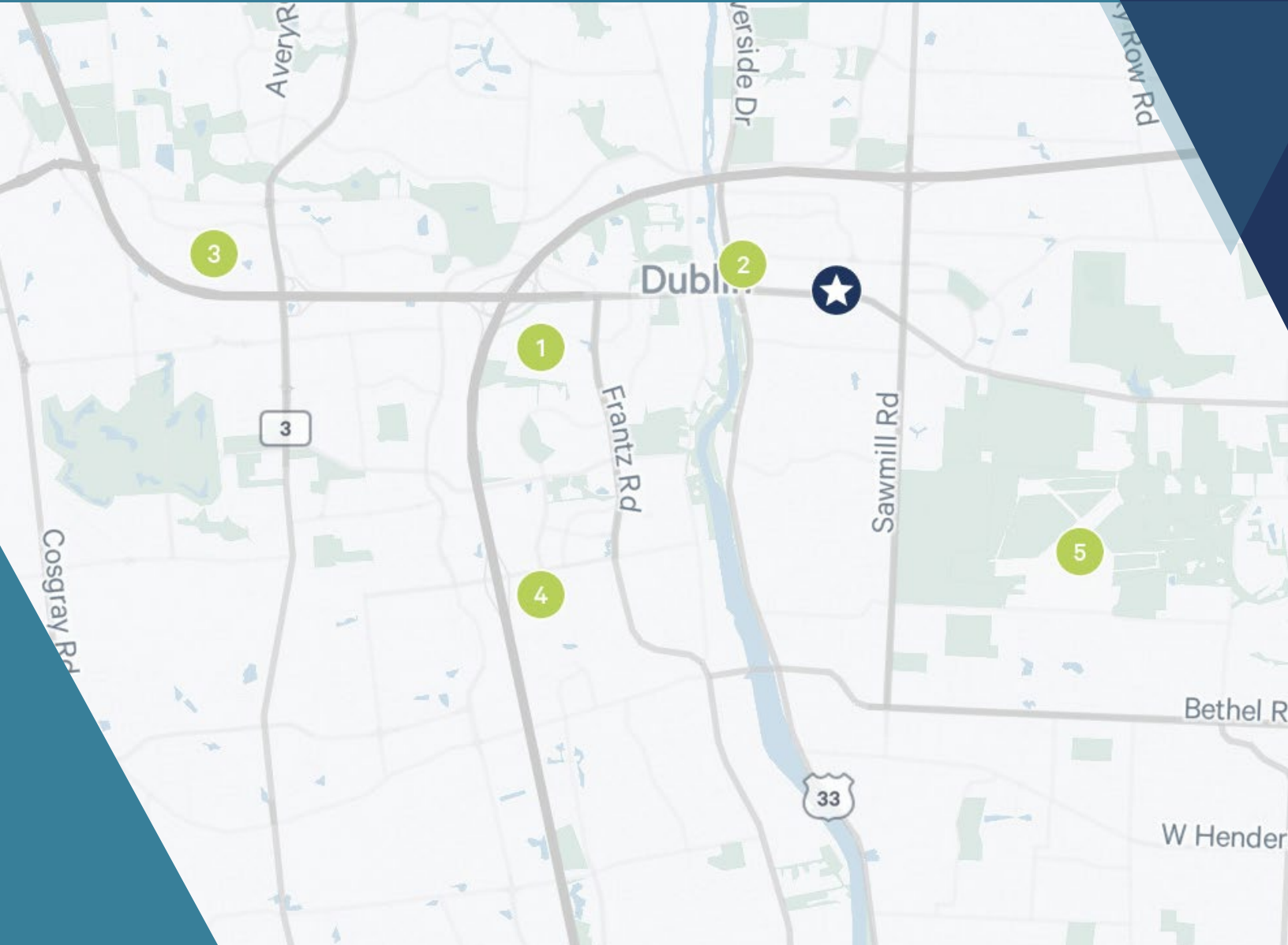
With more than 4,000 businesses, the city of Dublin has a healthy mix of large companies like Cardinal Health, The Wendy's Company and Alcatel-Lucent – and hundreds of medium and small businesses in areas such as IT, R&D, and professional and business support services.

The city boasts access to:

- More than 125 miles of City-owned fiber optics
- Dual feed electric capabilities
- More than 1,500 acres of undeveloped or infill opportunities
- More than 9.3 million square feet of Class A and B office buildings
- Nearly 1 million square feet of medical office space
- More than 1.8 million square feet of industrial properties
- Nearly 1.8 million square feet of retail space
- Highly-educated workforce: 80% of residents have bachelor's degree or higher
- Five highway interchanges within the City's business districts
- Dublin Entrepreneurial Center (DEC) for startups and technology firms
- Rewards for sustainable development
- Competitive and robust incentive packages
- Streamlined, predictable planning and zoning process

Source: Dublin Chamber of Commerce

Map



SUBJECT PROPERTY
4070 W Dublin Granville Rd



METRO CENTER
Business Park



BRIDGE PARK
Mixed Use Development



OHIO HEALTH
Methodist Hospital



TUTTLE CROSSING
Shopping Mall



OSU AIRPORT
Public Aviation and Training

4070 W Dublin Granville Rd

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