



westwood
COMMERCIAL
REAL ESTATE CO.

For Sale

\$2.4 Million

APN: 273-000070-00

Main Building: 2,584 SF

Carriage House: 1,078 SF

Total SF: 3,662 SF

Acres: .22 Acres

Contact:

Douglas D. Smith

Commercial Realtor®

Westwood Commercial

Real Estate Co.

doug.smith@westwoodohio.com

(614) 869-7139

109 S. High Street

Dublin, OH 43017

**2,584 SF Main Building with
1,078 SF Carriage House**

Property Highlights

- **Historic property** in the heart of Downtown Dublin Historic District; built in 1842
- **Meticulously and beautifully renovated in 2015 preserving the character of the building** including exposed Black Walnut beams, and restored limestone fireplaces (two) while updating the building mechanicals, infrastructure, and landscaping.
- **Includes an income producing (fully leased) Carriage House** at rear of property.
- The property is **within walking distance of Old Dublin (4 min walk) and Bridge Park (16 min walk)**
- The **ideal use would be professional office** (Attorney, Law Firm or similar) but current zoning would permit a **conversion to a single family home or Bed & Breakfast.**
- **14 Parking spaces** are on site with abundant street parking in front of building
- **Beautifully landscaped courtyard** connects the main building to the Carriage House.
- The thoughtfully selected, custom furnishings and art throughout the building can be included in the sale.
- **Roof has been replaced and Driveway has been sealed and restriped** (September 2025).



History

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

2

Own a Piece of History: The Black Horse Tavern

The original Black Horse Tavern in Dublin, Ohio, was established in 1809 by John Sells, the town's founder. Sells constructed a two-story log cabin near a spring on what is now 25 South Riverview Street, operating the tavern from his residence. In 1824, his son, Eliud Sells, built a stone house at 83 South Riverview Street, which became the second location of the Black Horse Tavern. **Later, in 1842, Eliud constructed a large frame and log building at 105-109 South High Street, serving as the third and final iteration of the Black Horse Tavern.**

The Black Horse Tavern played a central role in the early days of what would become Dublin, Ohio. The tavern was a well-known stopping point for travelers and locals alike. John Sells, who owned much of the land in what is now Dublin's Historic District, was preparing to divide his property and sell lots for new homes. To do so, he enlisted John Shields, a surveyor from Franklinton, who was already familiar with the area—partly due to his work mapping portions of the Virginia Military District, but also because of his frequent visits to the Black Horse Tavern, a hub of community life.

More than just a place to rest, **the Black Horse Tavern was where settlers and passersby gathered, shared news, and conducted business.** It was likely here that discussions about the future of the settlement took place, including plans for its formal layout. After surveying 200 lots for Sells, Shields was honored with the opportunity to name the new town. According to legend, inspired by the scenic beauty of the land and reminiscing about his homeland, Shields proposed the name "Dublin" in tribute to his birthplace, Dublin, Ireland.

Thus, the Black Horse Tavern was not just a landmark in Sells Settlement—it **was a backdrop for the town's founding moments, a gathering place where history took shape.**

Today, the beautifully renovated Tavern is now home to a legal practice and is arguably, the most well preserved building in Dublin's Historic District.



The Black Horse Tavern, circa 1879



109 S. High Street, 1982



109 S. High Street, 2007

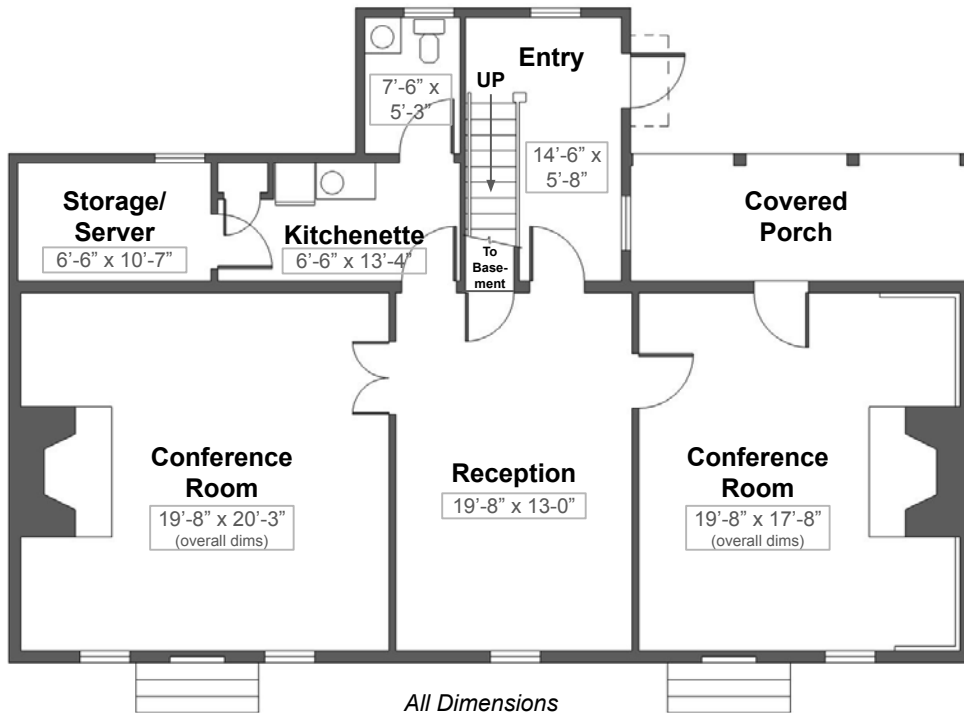
Floor Plan



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

3

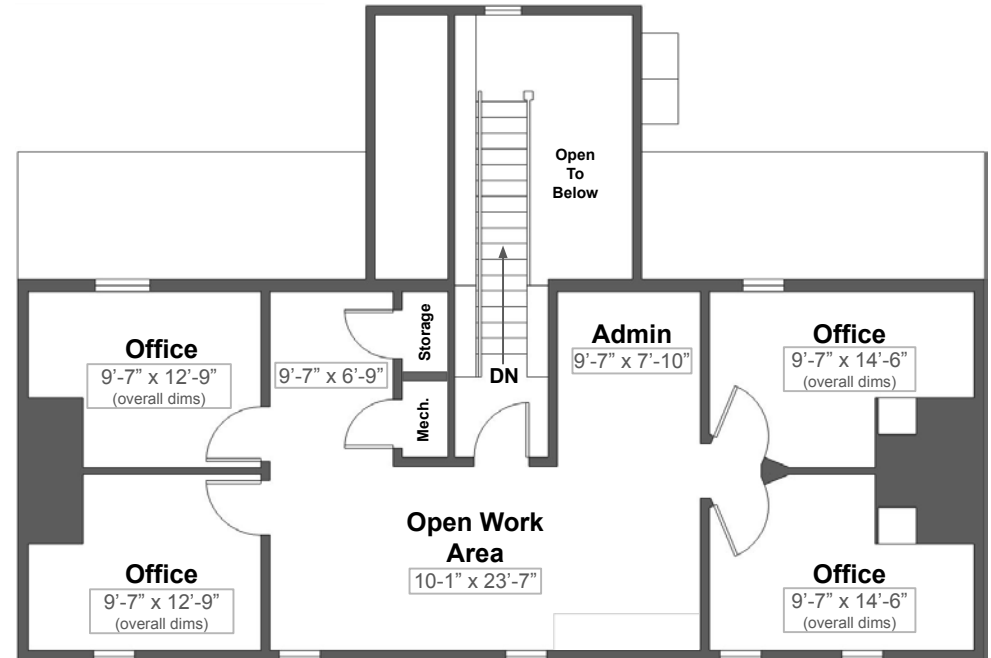


All Dimensions are approximate.

High Street

First Floor Plan

Not to Scale/For Reference Only



All Dimensions are approximate.

Second Floor Plan

Not to Scale/For Reference Only

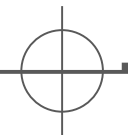


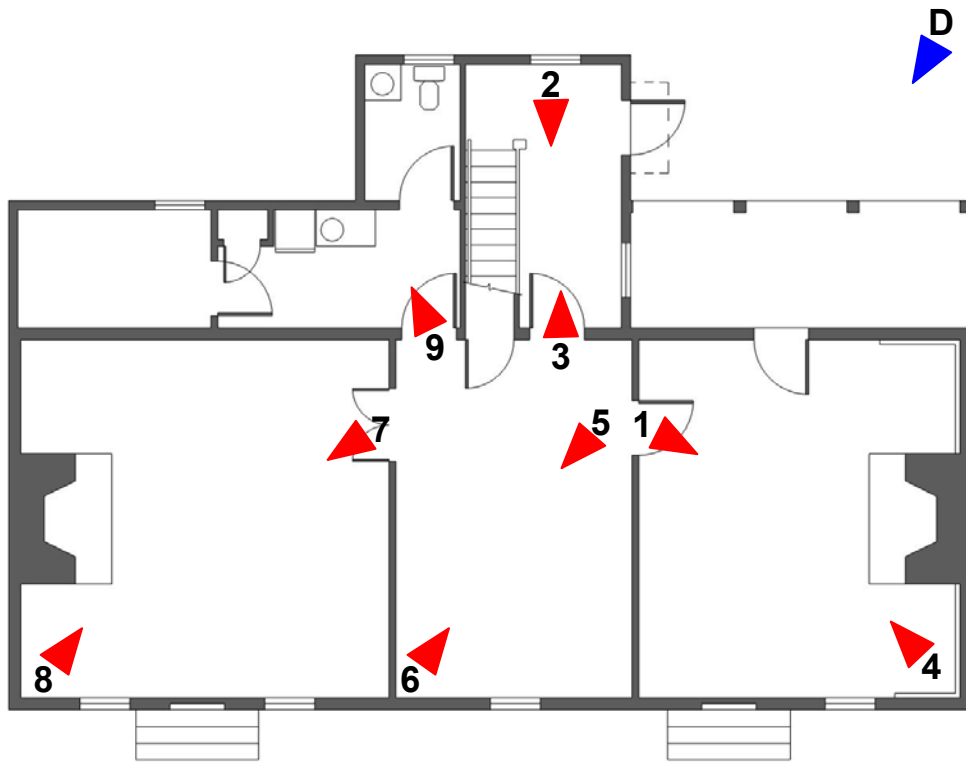
Photo Key

109 S. High Street
Dublin, OH 43017

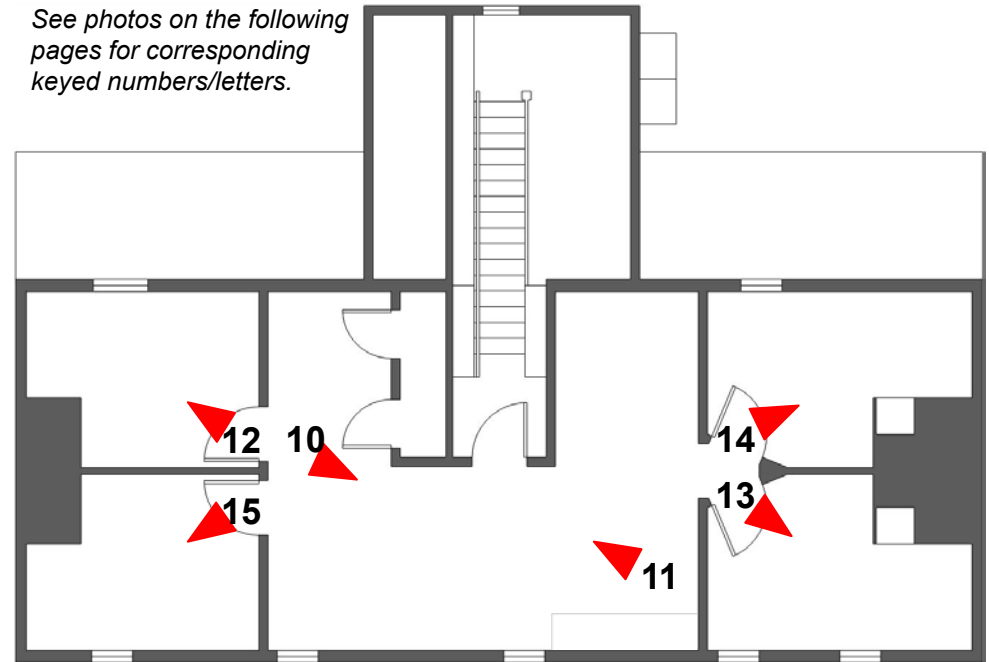


westwood
COMMERCIAL
REAL ESTATE CO.

4



See photos on the following pages for corresponding keyed numbers/letters.



High Street



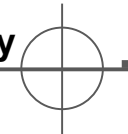
First Floor Photo Key

Not to Scale/For Reference Only



Second Floor Photo Key

Not to Scale/For Reference Only



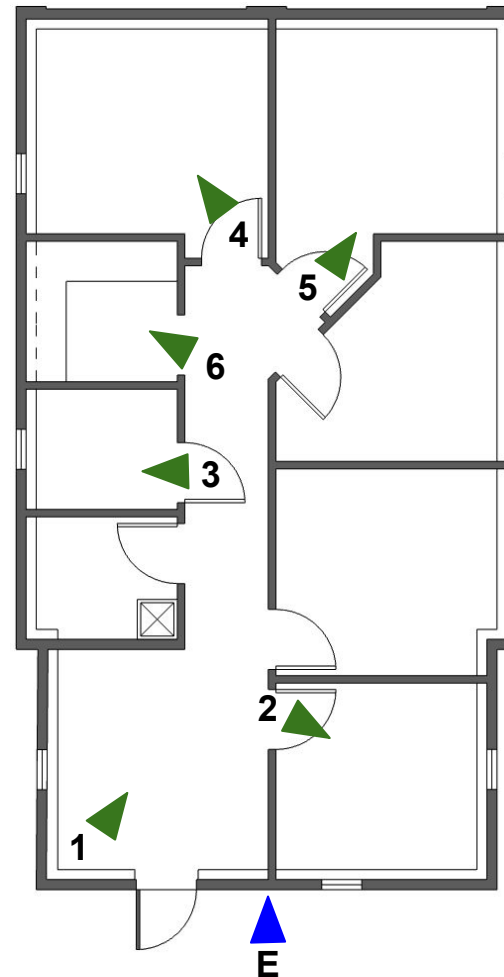
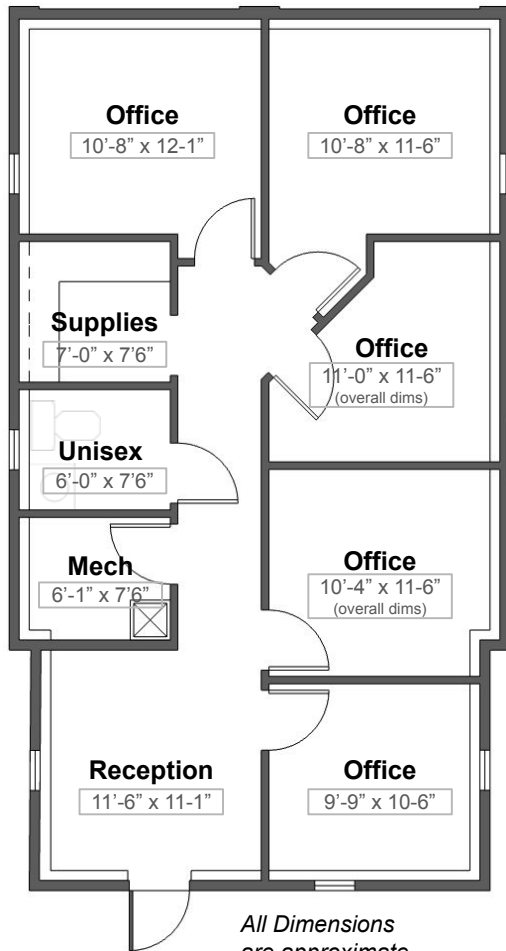
Floor Plan & Key



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

5



See photos on the following pages for corresponding keyed numbers/letters.

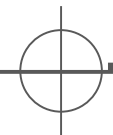
Carriage House Floor Plan

Not to Scale/For Reference Only



Carriage House Photo Key

Not to Scale/For Reference Only



Exterior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

6



A

Exterior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

7



B

Exterior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

8



C

Exterior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

9



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

10



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

11



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

12



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

13



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

14



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

15



Interior Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

16



Aerial Photos

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

17

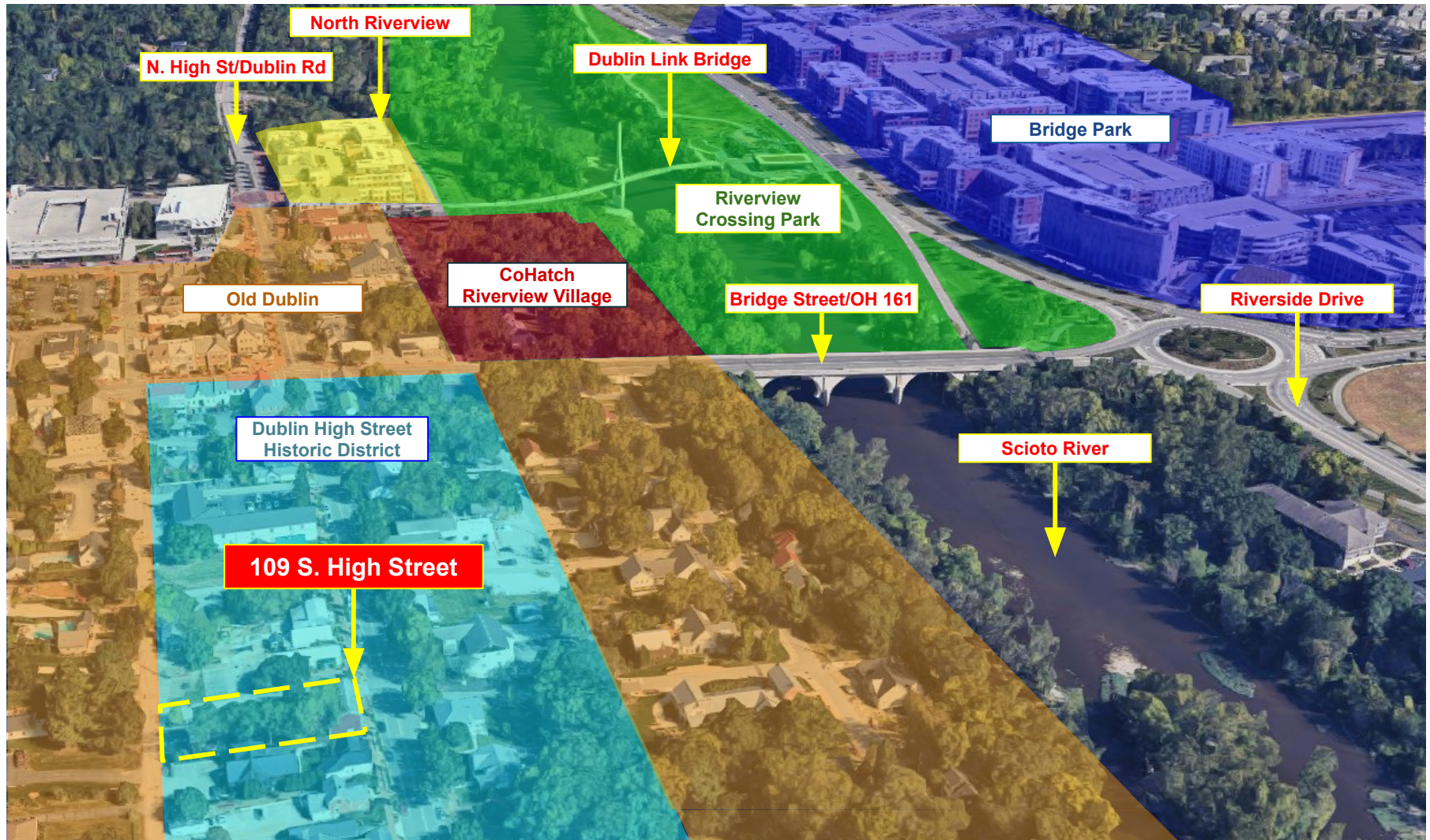


Proximity Map



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017



Aerial Photos



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

19



Proximity Map



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

20



Projects Driving Value



109 S. High Street
Dublin, OH 43017

21

Wood Companies: Monterey Square

The Wood Companies is advancing “Monterey Square” at W. Bridge St. and Monterey Dr., a **high-end, pedestrian-oriented mixed-use development designed to extend the energy of Old Dublin westward**. The project is expected to introduce a curated mix of upscale retail, dining, and service tenants, significantly increasing foot traffic and elevating the overall profile of the corridor. **For nearby properties, this represents a clear forward catalyst for rent growth, tenant quality, and long-term value appreciation**. As Old Dublin continues to evolve into a premier destination, **assets in immediate proximity, are uniquely positioned to benefit from both near-term leasing momentum and sustained upward pressure on rents and pricing**.



A rendering of Wood Companies' updated plan for a Dublin development to built at West Bridge Street and Monterey Drive. (Courtesy Photo/City of Dublin)

COhatch: Riverview Village



COhatch will break ground on “**Riverview Village**,” in April 2026, a **transformative riverfront innovation district immediately adjacent to Historic Dublin** that will further elevate the Historic District. Anchored by COhatch’s new headquarters and a dynamic mix of coworking, event space, boutique office, and curated food and beverage concepts, the project is designed to attract entrepreneurs, corporate users, and daily visitors alike. With a strong emphasis on community programming, public events, and year-round activation, **Riverview Village will introduce a new layer of consistent foot traffic and high-quality user demand to the area**. **This level of activation and daily engagement is expected to meaningfully enhance leasing velocity, support premium tenant profiles, and reinforce long-term pricing strength for surrounding properties**.

Value Framework

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

22

EXECUTIVE SUMMARY

The purpose of this brief analysis is to provide context around the pricing of 109 S. High Street using several independent perspectives. Because many of the most relevant Historic Dublin transactions have occurred through entity transfers rather than recorded sales, traditional comparable analysis alone does not fully reflect the dynamics of this particular market.

Accordingly, the property was reviewed through three different valuation lenses:

1. **Historic Comparable Adjustment** - A comparable Historic Dublin property sold in 2016 for approximately **\$429/SF**. Adjusting that transaction using conservative annual appreciation assumptions (3.5% - 4.5%) produces an equivalent 2026 value range of approximately **\$605/SF - \$666/SF**.
2. **Replacement Cost Analysis** - Based on current construction estimates of approximately **\$425/SF (hard costs)** for boutique office construction and recent Historic Dublin land transactions indicating approximately **\$530,000 - \$640,000** for a 0.25-acre site, the estimated cost to replicate a comparable building today would likely fall between approximately **\$676/SF and \$749/SF** once typical development soft costs are included.
3. **Recent Historic Dublin Benchmark** - A recent High Street property transaction occurred at approximately **\$523/SF**, after which the purchaser invested approximately \$200,000 in improvements, representing approximately **\$139/SF**. This results in an estimated **all-in investment basis of approximately \$662/SF**.

Valuation Method

Indicated Range

Subject Property

(SF Includes both the main building and the Carriage House)

\$655/SF

Time-Adjusted Historic Comparable

\$605 - \$666/SF

Replacement Cost Estimate

\$676 - \$749/SF

Recent High Street Benchmark

**\$662/SF
(all-in basis)**

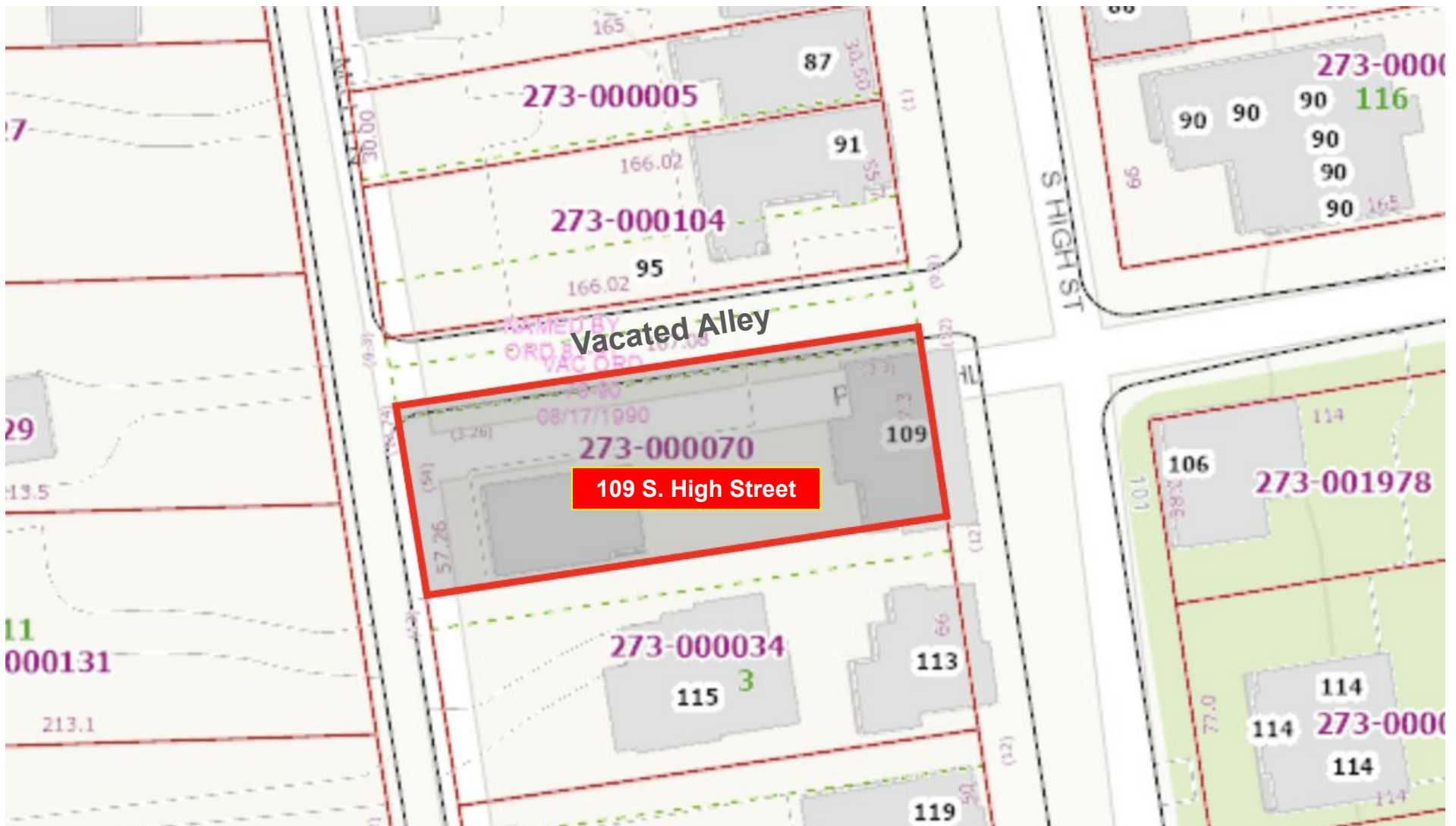
A copy of the details of this Value Framework is available upon request.

Parcel Map



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017



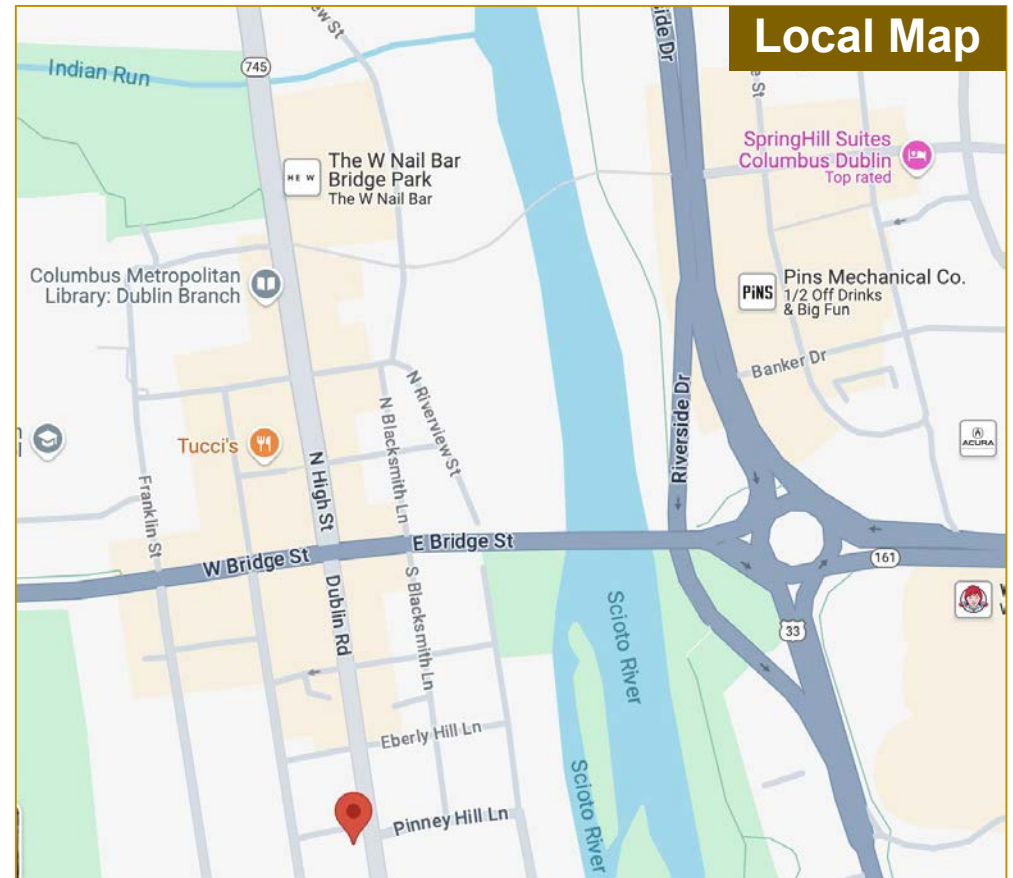
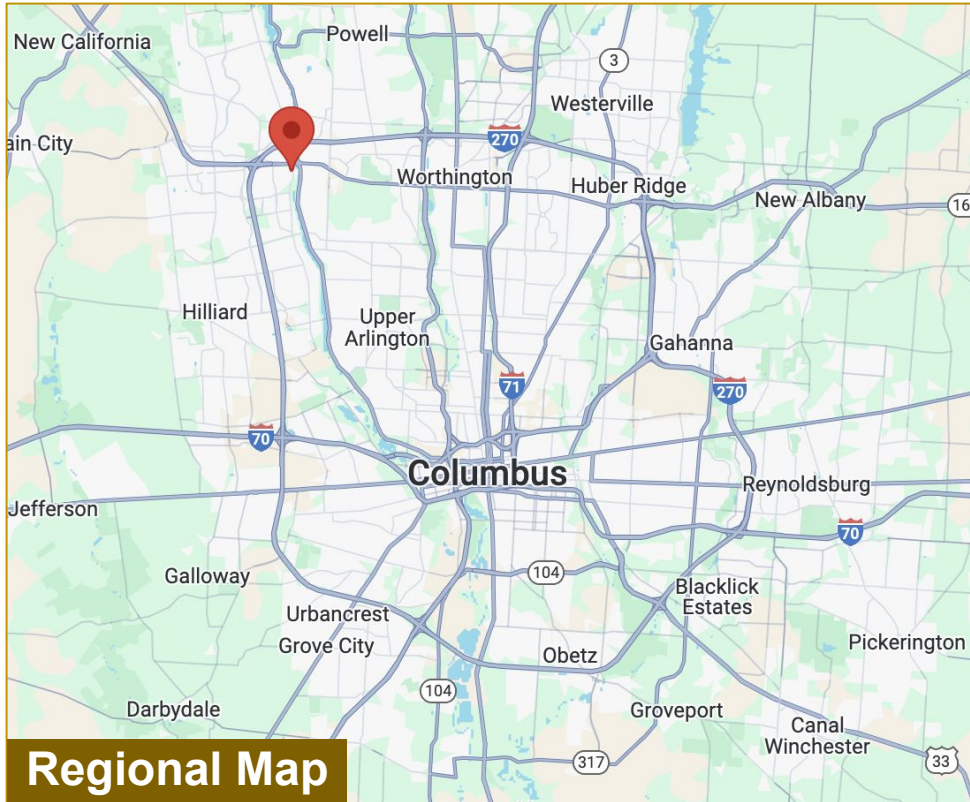
Location

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

24



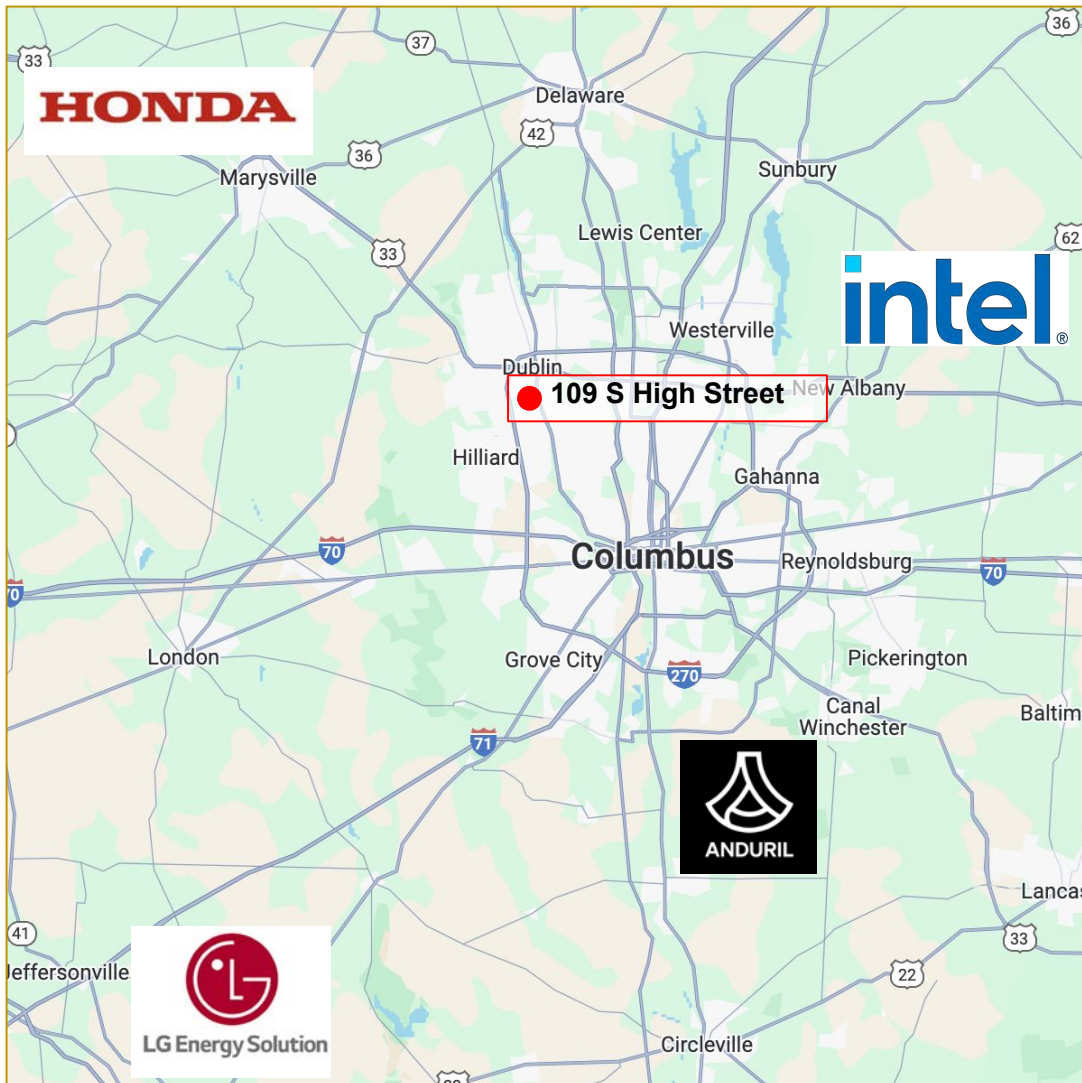
Drive Times

109 S. High Street
Dublin, OH 43017



westwood
COMMERCIAL
REAL ESTATE CO.

25



109 S. High Street in Dublin, enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity.

Drive Times to the following landmarks:

Miles	To	Miles	To
1	I-270	17	Easton Town Center
3	Don Scott Airport	21	John Glenn Airport
9	I-71	27	Intel - Ohio One
10	I-70	27	Honda America
12	Polaris Fashion Place	28	Anduril Industries
15	Downtown Columbus	55	LGES Advanced Battery Plant

Demographics



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

26

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 109 S. High Street, Dublin, OH 43017

CITY, STATE

Dublin, OH

POPULATION

172,875

AVG. HH SIZE

2.46

MEDIAN HH INCOME

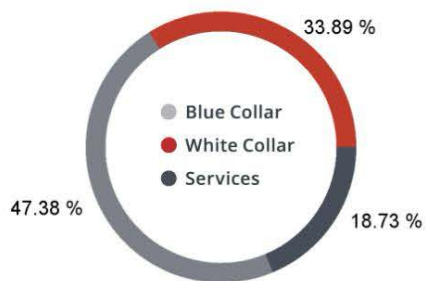
\$85,445

HOME OWNERSHIP

Renters: **25,729**

Owners: **45,516**

EMPLOYMENT



54.84 %

Employed

1.08 %

Unemployed

EDUCATION

High School Grad: **14.66 %**

Some College: **18.87 %**

Associates: **5.80 %**

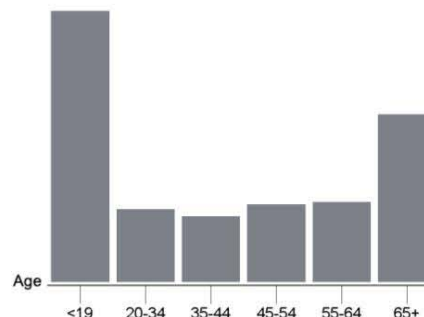
Bachelors: **63.31 %**

GENDER & AGE

49.22 %



50.78 %



RACE & ETHNICITY

White: **73.59 %**

Asian: **12.18 %**

Native American: **0.00 %**

Pacific Islanders: **0.03 %**

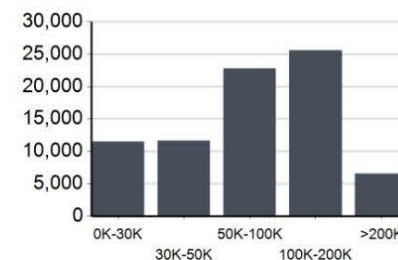
African-American: **2.92 %**

Hispanic: **6.28 %**

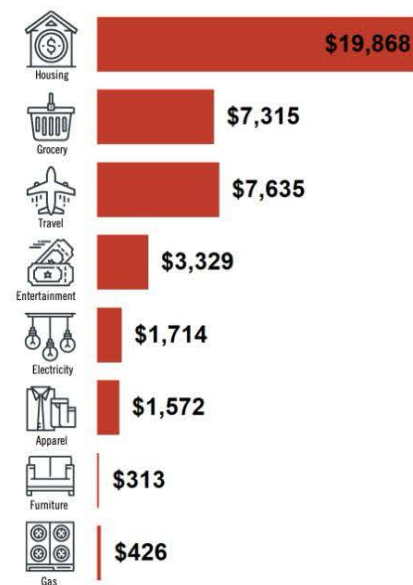
Two or More Races: **4.99 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



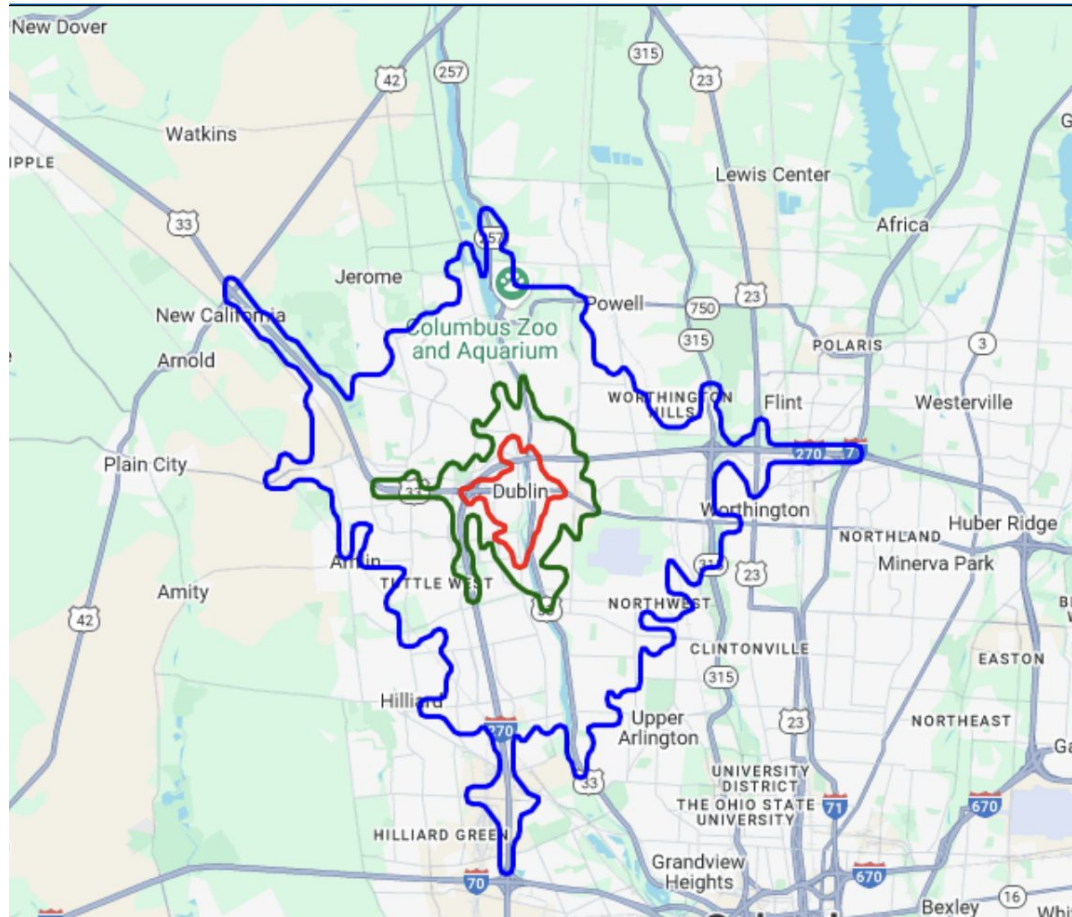
Demographics



109 S. High Street
Dublin, OH 43017

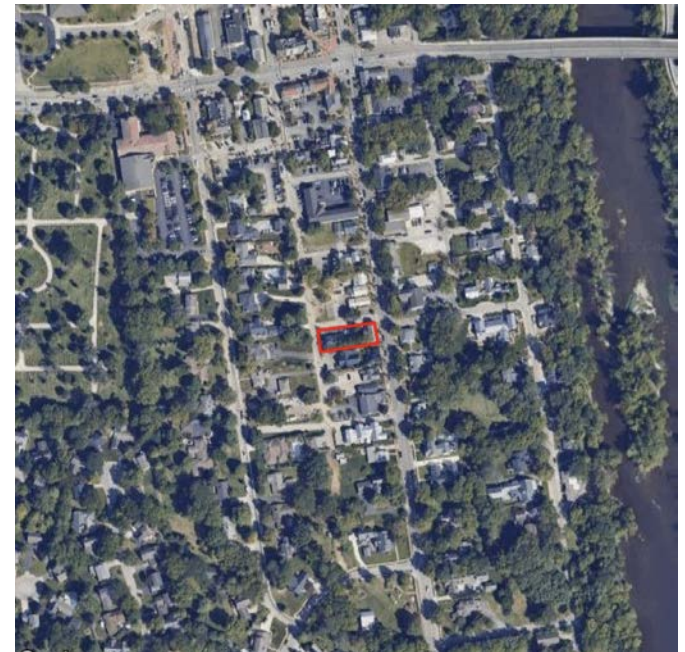
27

Demographics



Population

Distance	Male	Female	Total
1- Minute	3,016	3,117	6,133
3- Minute	10,157	10,319	20,476
5- Minute	85,088	87,787	172,875



City of Dublin



westwood
COMMERCIAL
REAL ESTATE CO.

109 S. High Street
Dublin, OH 43017

28

The **City of Dublin's Economic Development Department** offers a wealth of resources to support both **new and existing businesses**, fostering growth and long-term success. Depending on specific needs and circumstances, businesses can leverage various programs, incentives, and strategic support initiatives.

Dublin prides itself on cultivating a **thriving business ecosystem**, where **forward-thinking and innovative organizations** can achieve their unique goals. The city's commitment to economic vitality ensures that businesses have access to the tools, connections, and environment necessary to drive success.


Commercial Façade Improvement Program

The Commercial Façade Improvement Program is designed to **encourage private investment in property renovations and overall building improvements that enhance the quality and character of Historic Dublin**. The program will share the costs of improving commercial building exteriors and publicly used amenities that improve the vibrancy of the Historic District. The Dublin Community Improvement Corporation will provide matching grants to property owners or tenants who would otherwise not be able to make these improvements without financial assistance. Matching Grants are up to 50% of the total eligible project costs, not to exceed \$25,000. More information can be found here:

<https://www.econdev.dublinohiousa.gov/facade-improvement-program/>

Performance Incentives

The City may offer growing companies annual performance-based cash incentives based upon a percentage of actual payroll withholdings (2% of wages). Using job and payroll growth figures provided by the company, the City may propose multiple-year term annual payments equivalent to a set percentage of the total annual payroll withholdings paid to the City. More information can be found here: <https://www.econdev.dublinohiousa.gov/performance-incentives>



**109 S. High Street
Dublin, OH 43017**

EXCLUSIVELY LISTED BY:

Douglas D. Smith

Commercial Realtor®

Westwood Commercial Real Estate Co.

doug.smith@westwoodohio.com

(614) 869-7139

Westwood Real Estate

3914 Brown Park Drive

Hilliard, OH 43026



westwood

COMMERCIAL

REAL ESTATE CO.



Thank you!