



**THE SHOPPES AT RIVER RIDGE**  
COMMERCIAL LEASING OPPORTUNITIES

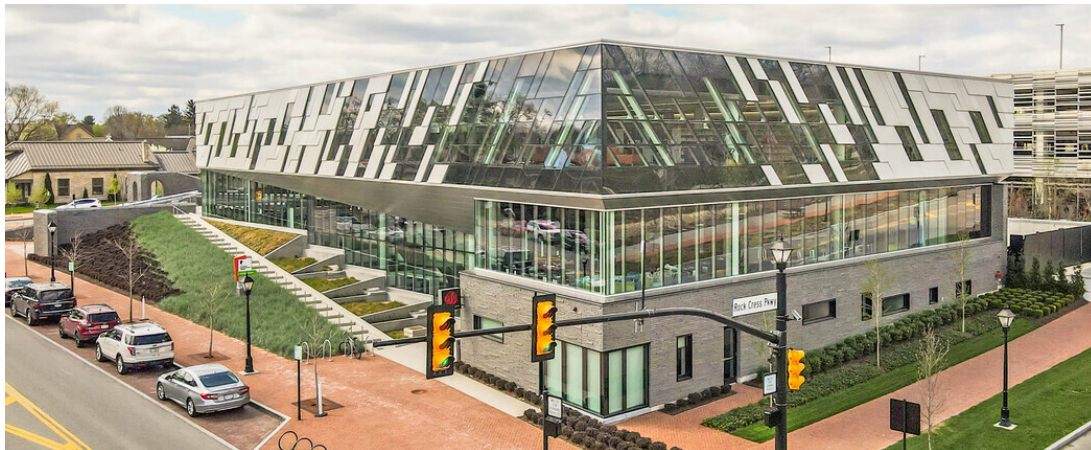




# WELCOME TO DUBLIN, OHIO

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**LIFE IN DUBLIN** historically only offered the traditional suburban lifestyle. Bridge Park has changed that, placing visitors and residents in a vibrant walkable community where they can work, dine, live and play. Restaurants, bars, boutique shops and fitness facilities make it a true destination, and Riverside Crossing Park provides the perfect gateway to the Dublin Link pedestrian bridge, connecting Bridge Park to Historic Dublin with its charming historic architecture, boutique shops and vibrant restaurant scene nestled on the banks of the Scioto River. With annual attractions like The Memorial Tournament presented by Workday and the Dublin Irish Festival, thousands of visitors come to Dublin each year to shop eat and play. The close proximity to I-270 attracts guests from all over central Ohio and beyond.







# THE SHOPPES AT RIVER RIDGE

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Located next door to the vibrant Bridge Park development and just east of historic downtown Dublin, Ohio, The Shoppes at River Ridge offers something for everyone. From bridal gowns and stylish apparel to home furnishings, wellness studios, salons, and more — whatever you're searching for, you'll find it here, beautifully curated and close to home.





# THE SHOPPES AT RIVER RIDGE





# FUTURE DEVELOPMENT

The newest phase of Bridge Park will be developed adjacent to The Shoppes at River Ridge, bringing new office users, residents and guests to the south side of SR-161. Anchored by a Marriott branded luxury hotel and spa, the project will include a four-story office building and premier 24-unit condominium tower. Parking for the project will be provided by a 400-space public parking garage.



# SITE MAP & KEY TENANTS

## THE SHOPPES AT RIVER RIDGE

- 01 HOMETOWN TICKETING
- 02 LOFT
- 03 HARBOR YOGA
- 04 RIVER'S EDGE PEDIATRICS
- 05 CHICKEN SALAD CHICK
- 06 POLISHED HAIR AND NAILS
- 07 CONTINENTAL BLINDS
- 08 SKINSPIRIT
- 09 JOS A. BANK
- 10 RIVER RIDGE PEDIATRIC DENTISTRY
- 11 STUDIO J
- 12 AMERICAN PACIFIC MORTGAGE
- 13 DUBLIN BRIDAL
- 14 THALIA + DAHLIA
- 15 BUCKEYE ORTHODONTICS
- 16 BRUEGGER'S BAGELS
- AVAILABLE SPACE

RIVERSIDE DRIVE

BRIDGE PARK  
FUTURE DEVELOPMENT  
HOTEL, RESIDENTIAL,  
OFFICE

WENDY'S

THE SHOPPES AT RIVER RIDGE

BRIDGE PARK  
FUTURE DEVELOPMENT  
RESIDENTIAL, OFFICE

BRIDGE PARK

THE BAILEY  
AT BRIDGE PARK

BANKER DRIVE

BANKER DRIVE

DALE DRIVE

DAVE THOMAS BOULEVARD

CADILLAC

ACURA

WENDY'S  
GLOBAL  
HEADQUARTERS

BRIDGE STREET



# AROUND COLUMBUS

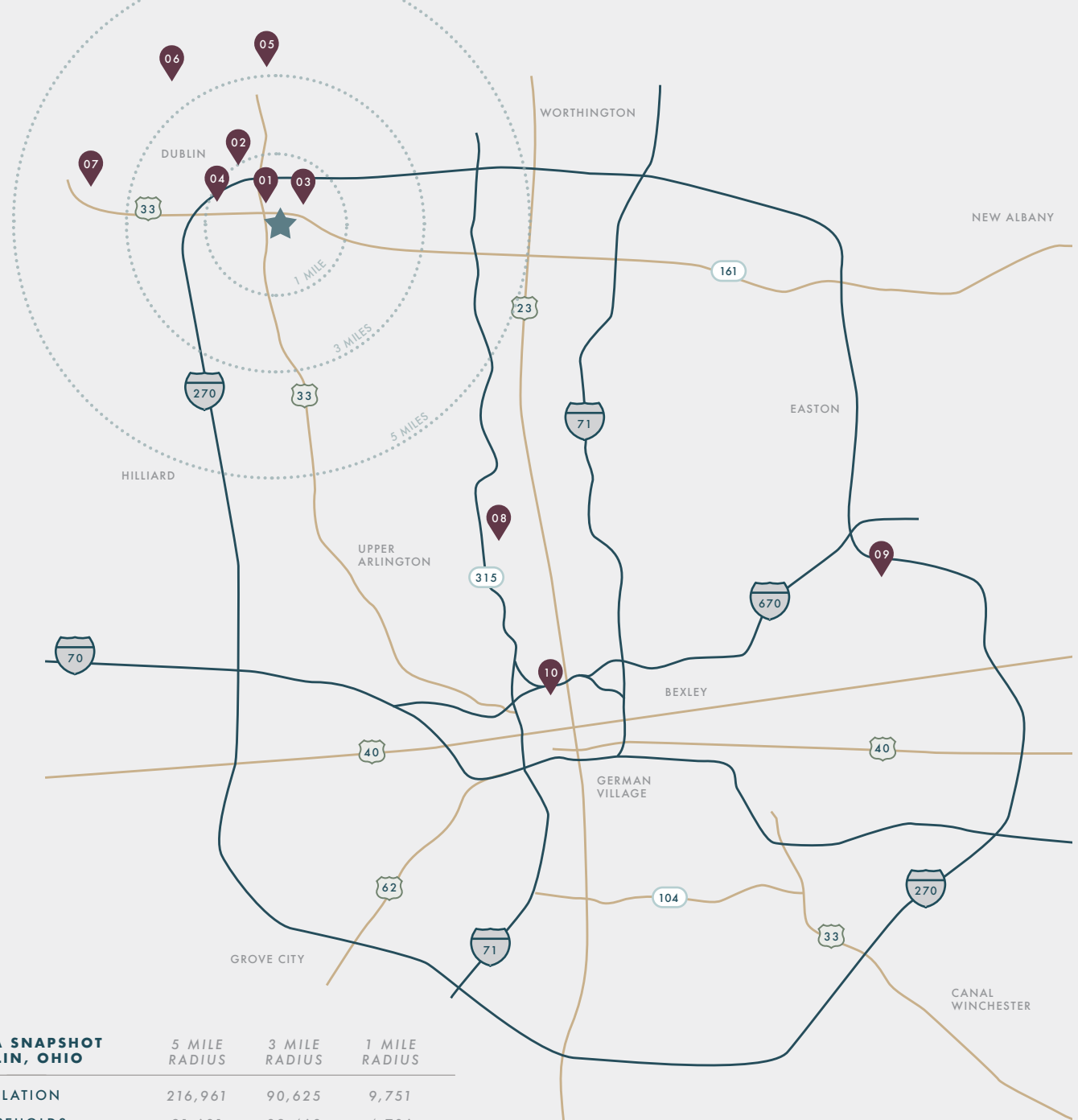
**GET TO KNOW DUBLIN** | Located within easy access to I-270, the City of Dublin offers numerous dining, shopping and residential options. This affluent community boasts some of the highest incomes, best schools and elite jobs in the state. Prominent company headquarters include Wendy's Corporation, OCLC, Cardinal Health and IGS Energy. Dublin also is home to the world-class Columbus Zoo and Aquarium, the Memorial Tournament presented by Workday, Muirfield Village Golf Club and more. Dublin is ideally located in central Ohio and just minutes from downtown Columbus.

## MAJOR EMPLOYERS + AREA ATTRACTIONS

- 01 BRIDGE PARK  
1 MIN\*
- 02 CARDINAL HEALTH WORLD HQ  
4 MIN
- 03 WENDY'S CORPORATION WORLD HQ  
2 MIN
- 04 OCLC  
4 MIN
- 05 COLUMBUS ZOO & AQUARIUM  
7 MIN
- 06 MUIRFIELD VILLAGE GOLF CLUB  
9 MIN
- 07 DUBLIN METHODIST HOSPITAL  
6 MIN
- 08 THE OHIO STATE UNIVERSITY  
15 MIN
- 09 JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT  
21 MIN
- 10 DOWNTOWN COLUMBUS  
21 MIN

### AREA SNAPSHOT DUBLIN, OHIO

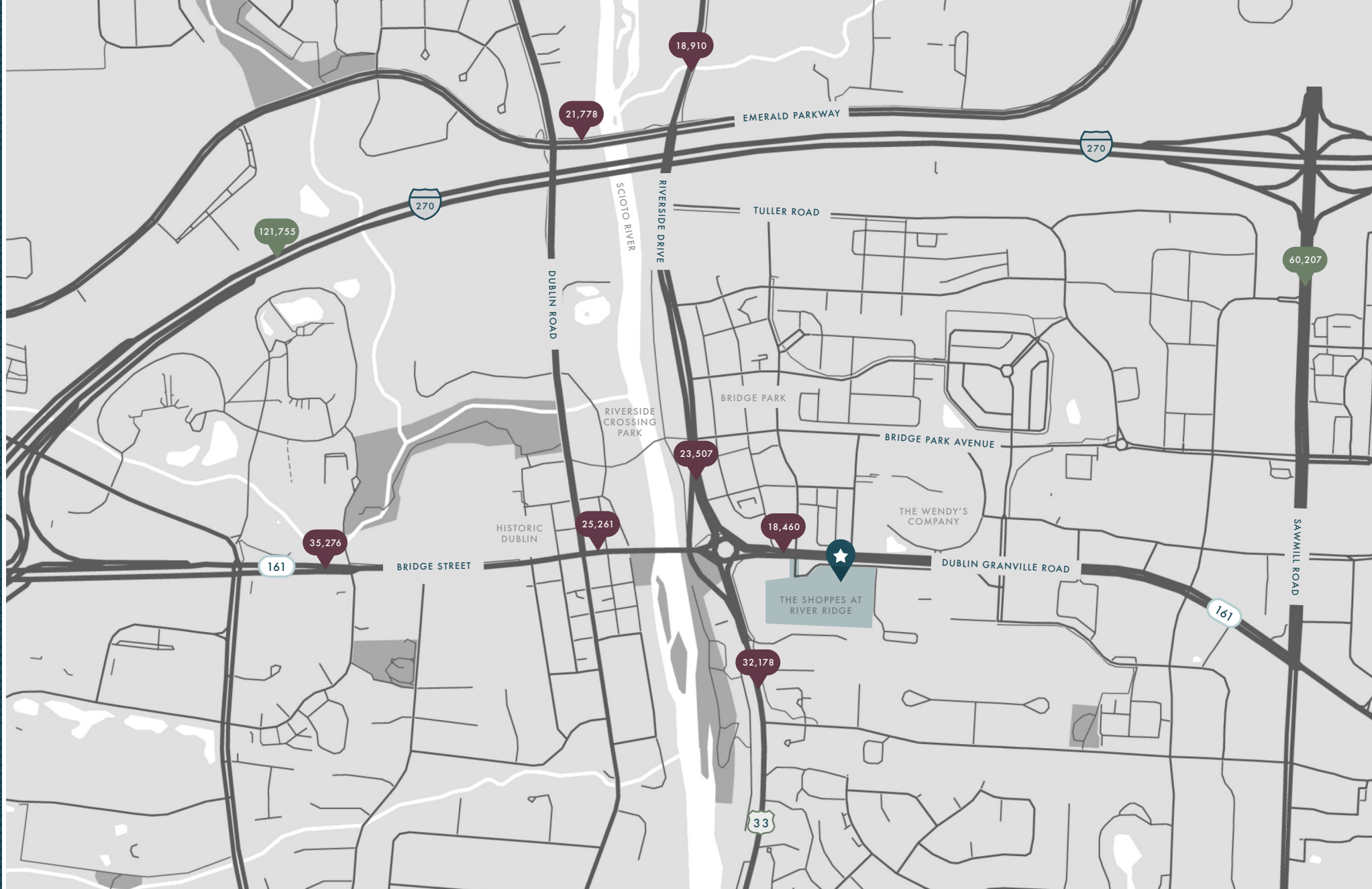
	5 MILE RADIUS	3 MILE RADIUS	1 MILE RADIUS
POPULATION	216,961	90,625	9,751
HOUSEHOLDS	91,631	39,463	4,706
AVERAGE HOUSEHOLD INCOME	\$142,106	\$121,499	\$125,075
MEDIAN HOME VALUE	\$402,461	\$352,049	\$336,447



\* DISTANCES NOTED IN DRIVE TIME  
TO/FROM BRIDGE PARK

SOURCE // Data provided from Placer.ai 2025





SOURCE // Ohio Department of Transportation (2024)

# DAILY TRAFFIC COUNT MAP

## KEY

-  | More than 60,000 vehicles per day
-  | Less than 60,000 vehicles per day
-  | The Shoppes at River Ridge





BRENT CRAWFORD & BOB HOYING  
PRINCIPALS, CRAWFORD HOYING

# THE CRAWFORD HOYING DIFFERENCE

**CRAWFORD HOYING** is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. At Crawford Hoying, the goal is to add value to each project while maintaining the highest level of integrity. The company's diverse portfolio includes for-rent and for-sale residential, commercial, hotel, industrial, mixed-use, senior living and student housing. Crawford Hoying is invested heavily in Ohio and beyond, with more than \$3.5 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit [crawfordhoying.com](http://crawfordhoying.com).



**\$3.5 BILLION**  
TOTAL DEVELOPMENT + ACQUISITION

**19 MILLION**  
COMMERCIAL SF MANAGED

**17 HOTELS**  
BUILT OR MANAGED





## CONTACT

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