



# 1600

DUBLIN ROAD

Land Available For Sale



W 5th Avenue

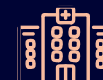
Dublin Road





Marble Cliff, OH

## PERMITTED USES



General or medical office



Organizations and associations



Banking, insurance, real estate, broadcasting



Variety of conditional uses, ability to rezone

## SPECIFICATIONS

This prime land sale opportunity in Marble Cliff, adjacent to Columbus, Ohio, offers exceptional visibility and accessibility at the highly traveled corner of Dublin Road and 5th Avenue. Situated in one of the region's most dynamic growth corridors, the outparcel benefits from strong surrounding demographics and proximity to the Grandview Heights and Upper Arlington areas—both thriving with new residential, retail, and mixed-use development.

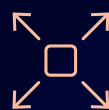
As Columbus and its neighboring communities continue their rapid expansion fueled by population growth, corporate investment, and infrastructure improvements, this site presents an ideal opportunity for investors or developers seeking to capitalize on the area's momentum in a high-demand, up-and-coming market.



2.138 Acres



1.122 developable



Potential to expand



Zoned B-2 highway business district



Inquire with broker for pricing



## CLOSE TO IT ALL

Strategically positioned in Grandview's coveted 5th Avenue corridor, this property offers immediate access to The Ohio State University and its dynamic ecosystem. Organizations benefit from proximity to one of America's premier research institutions, creating exceptional opportunities for talent acquisition, academic partnerships, and collaborative innovation.

The surrounding area delivers comprehensive lifestyle amenities, including abundant grocery options, diverse retail establishments and extensive dining venues, ranging from casual to sophisticated. Entertainment offerings encompass cultural attractions, nightlife, and recreational facilities. Located minutes from Quarry Trails Metro Park, the area provides excellent outdoor recreation opportunities while maintaining urban convenience, creating a compelling environment for organizations seeking to attract and retain top talent in the Columbus market.



12,058 vehicles  
per day



<12 minutes  
to John Glenn  
Columbus  
International  
Airport



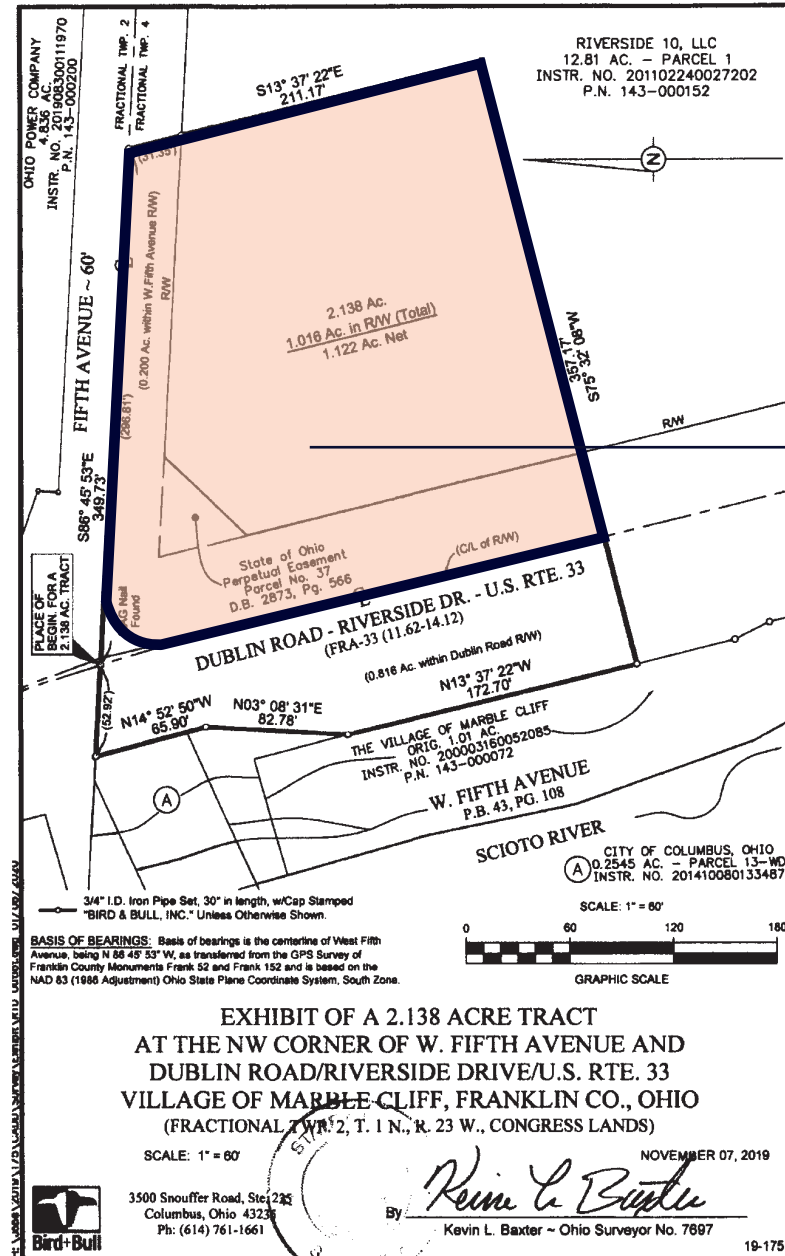
Downtown  
Columbus  
<10 minutes

## DEMOGRAPHICS

	2024 TOTAL POPULATION	DAYTIME EMPLOYMENT	MEDIAN HOUSEHOLD INC
2 Miles	47,794	33,786	\$111,932
5 Miles	342,851	329,639	\$86,834
10 Miles	955,849	614,519	\$86,034

# PROPERTY SURVEY

## Exhibit B Boundary Survey of 2.138 Acres



○ 1.122 Acres Net Buildable

## FOR FURTHER INFORMATION, CONTACT:

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1600  
DUBLIN ROAD

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