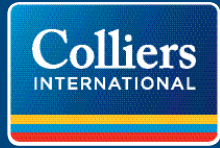


AVAILABLE

3755 W. Dublin-Granville Road, Dublin, OH 43017



Property Overview

- › Free-standing commercial building available in desirable Dublin, Ohio trade area
- › Visibility from both Sawmill Road and W. Dublin-Granville Rd.
- › Located on prime corner lot at busy intersection
- › Excellent opportunity for a retail establishment (jewelry store, etc.) as well as professional services, (medical, office, financial)

Available

SF: 5,620 SF
Size: 1.02 acres
Asking Rate: Negotiable/NNN

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AVAILABLE

3755 W. Dublin-Granville Road, Dublin, OH 43017

Freestanding, single tenant structure located at the major intersection of Sawmill Road and W. Dublin-Granville Road. This prime corner site at the gateway to Dublin is heavily traveled with more than 39,000 vehicles per day. The interior offers a nice showroom area, offices and vault. A one of a kind location in the growing Dublin market!

BUILDING

- › Size: 5,620 SF
- › Showroom, offices and vault
- › Former bridal store
- › Single tenant
- › Built 2004
- › Monument signage

LAND

- › Size: 1.02 Acres
- › Parcel #: 273-008358
- › Zoned BSD (Bridge Street Corridor) Commercial
- › Real estate taxes per year: \$27,007.04 (2007)
- › 32 parking spaces

DEMOGRAPHICS



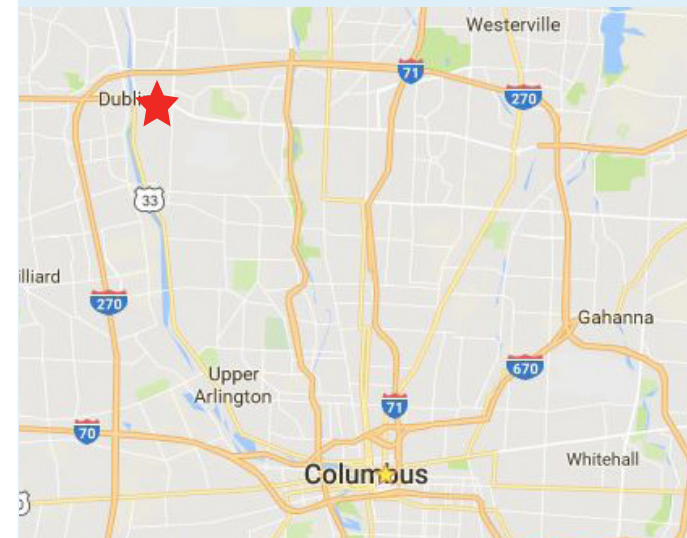
| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|-----------|
| Population | 11,319 | 90,373 | 218,766 |
| Households | 5,253 | 38,228 | 91,398 |
| Average Household income | \$74,752 | \$99,807 | \$112,639 |

TRAFFIC COUNTS

W. Dublin-Granville Road 25,160 VPD
Sawmill Road 39,095 VPD



MAP



CONTACT US

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