



A MEMBER OF CORFAC INTERNATIONAL



FUTURE HOME OF



SAWMILL ROAD

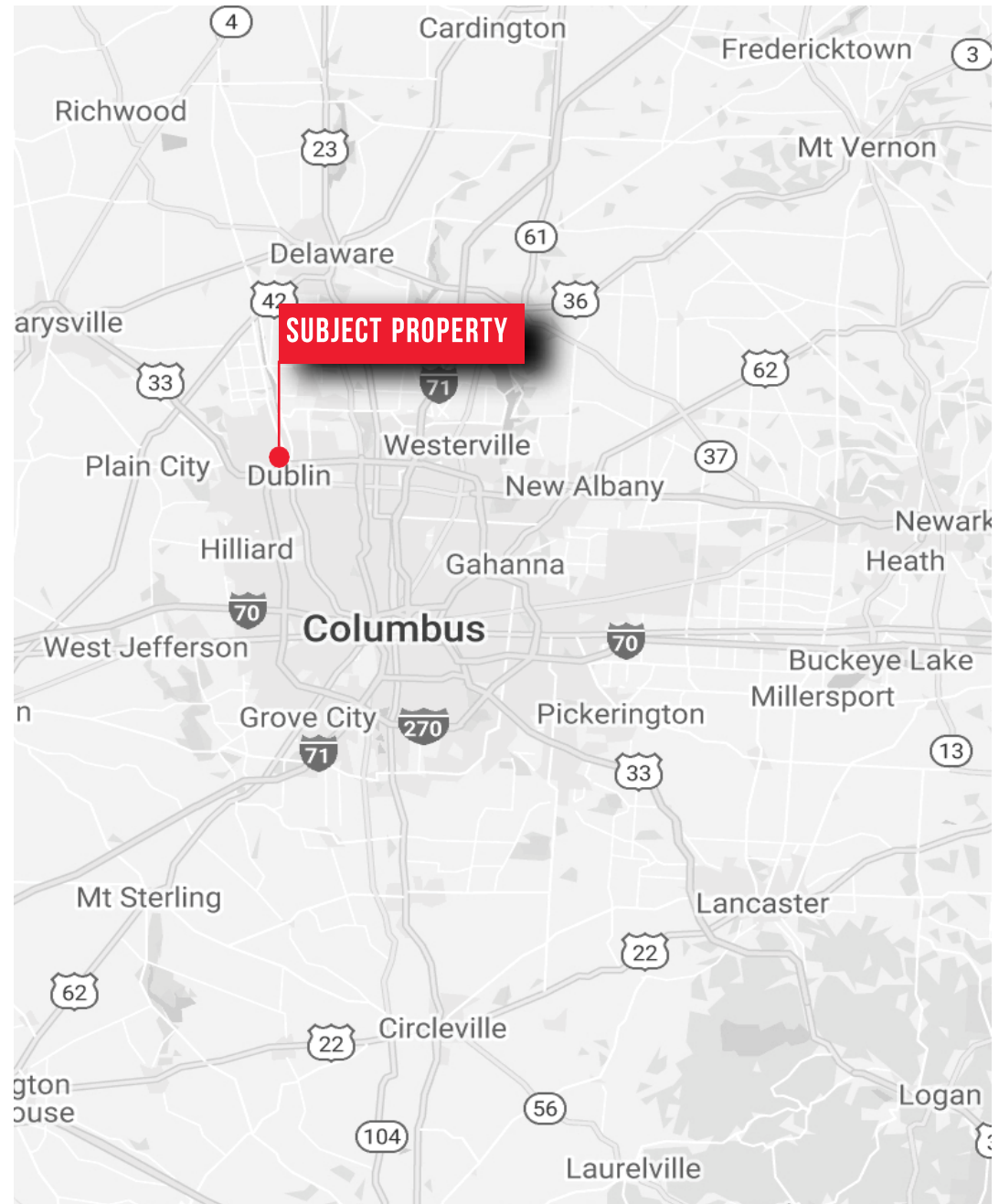


FOR SALE | COMMERCIAL LAND  
**± 16.3 ACRES**  
PRIME LOCATION AT I-270  
DUBLIN | OHIO

## EXECUTIVE SUMMARY

Elford Realty, LLC is pleased to present this rare opportunity to acquire ±16.3 acres, centrally located in affluent Dublin, Ohio. This property is in a prime location between Bright Road and Emerald Parkway, just West of the I-270 and Sawmill Road intersection.

This property is currently zoned R-1, but the land is classified as part Suburban Low Density Residential and part Standard Office/Institutional on the City of Dublin's Future Land Use Map. Furthermore, this land is in the middle of a dense retail corridor, with several area amenities surrounding it such as the brand new urban-suburban destination development, Bridge Park, which features several office and residential space, a unique pedestrian bridge, as well as popular stores and restaurants.



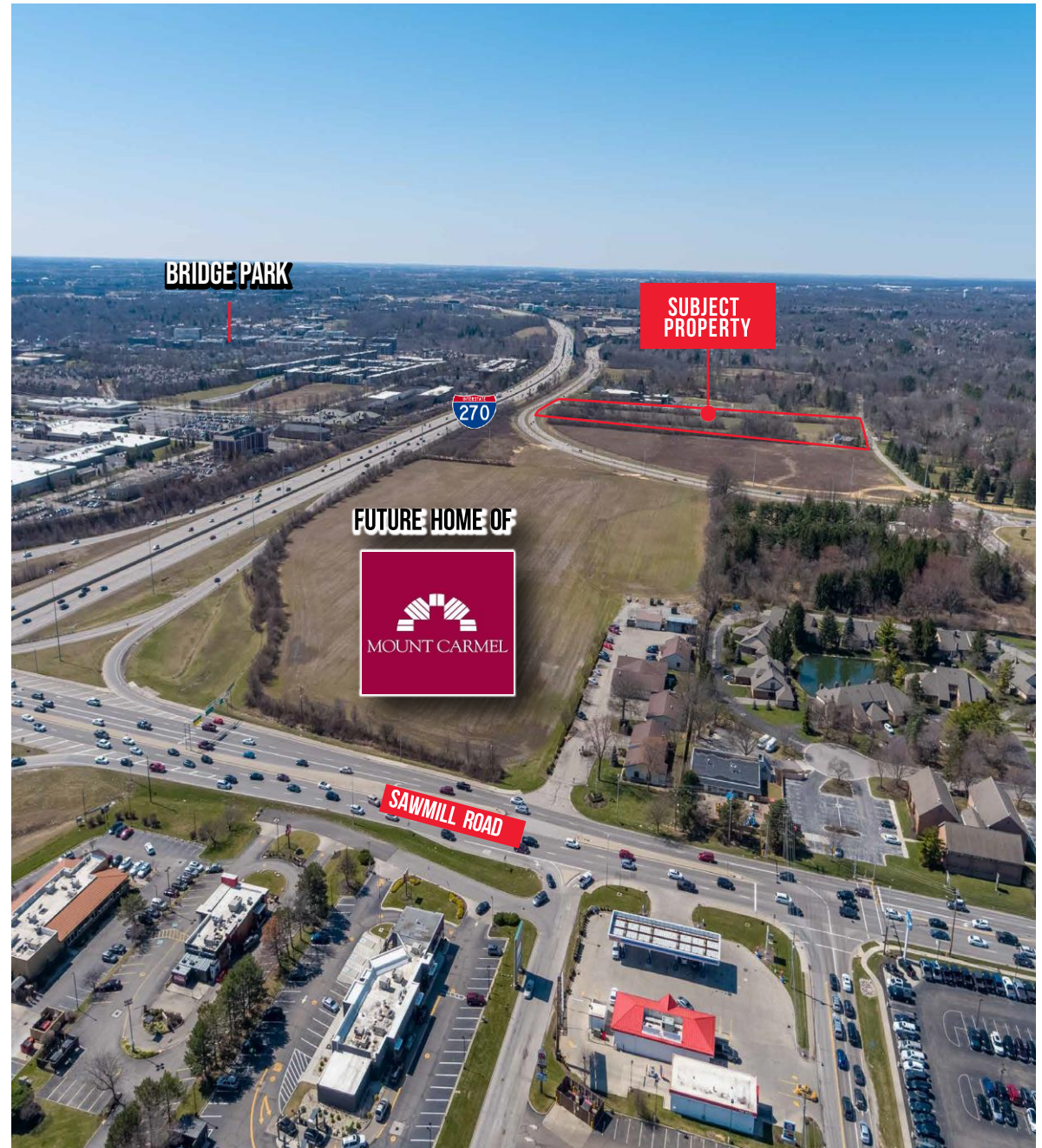
### PROPERTY SUMMARY

PRICE:	\$4,075,000
PRICE/ACRE:	\$250,000
LOCATION:	Dublin, OH
INTERSECTION:	Between Bright Rd. & Emerald Pkwy., just West of the I-270 & Sawmill Rd. intersection
PARCEL #:	273-008736-00
LOT SIZE:	± 16.3 Acres
ZONING:	Zoned R-1, but the land is classified as part Suburban Low Density Residential & part Standard Office/Institutional on the City of Dublin's Future Land Use Map

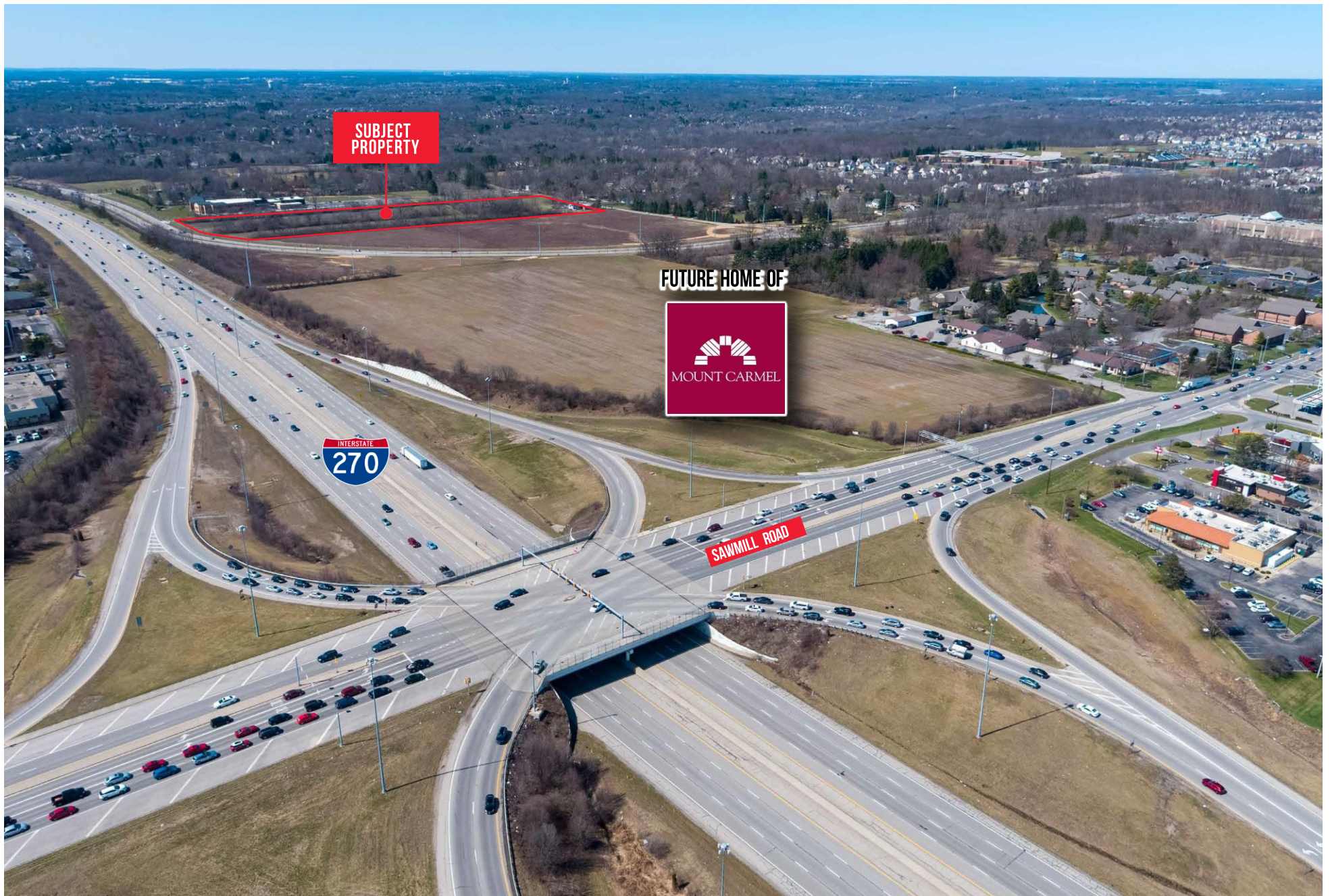
## PROPERTY HIGHLIGHTS

This rare commercial land opportunity is highlighted by a number of factors such as:

- 16.3 acres located in Dublin on Bright Road, between Sawmill Road & Emerald Parkway
- Rare opportunity for freeway visibility in Central Ohio with frontage along I-270
- Centrally located on the northern arc of I-270 with easy access to the site off Bright Road
- Zoned R-1, but the land is classified as part Suburban Low Density Residential & part Standard Office/Institutional on the City of Dublin's Future Land Use Map
- All utilities are at the road
- Located in close proximity to numerous retail & restaurant amenities
- \$4,075,000 (\$250,000/acre)



# PROPERTY AERIAL

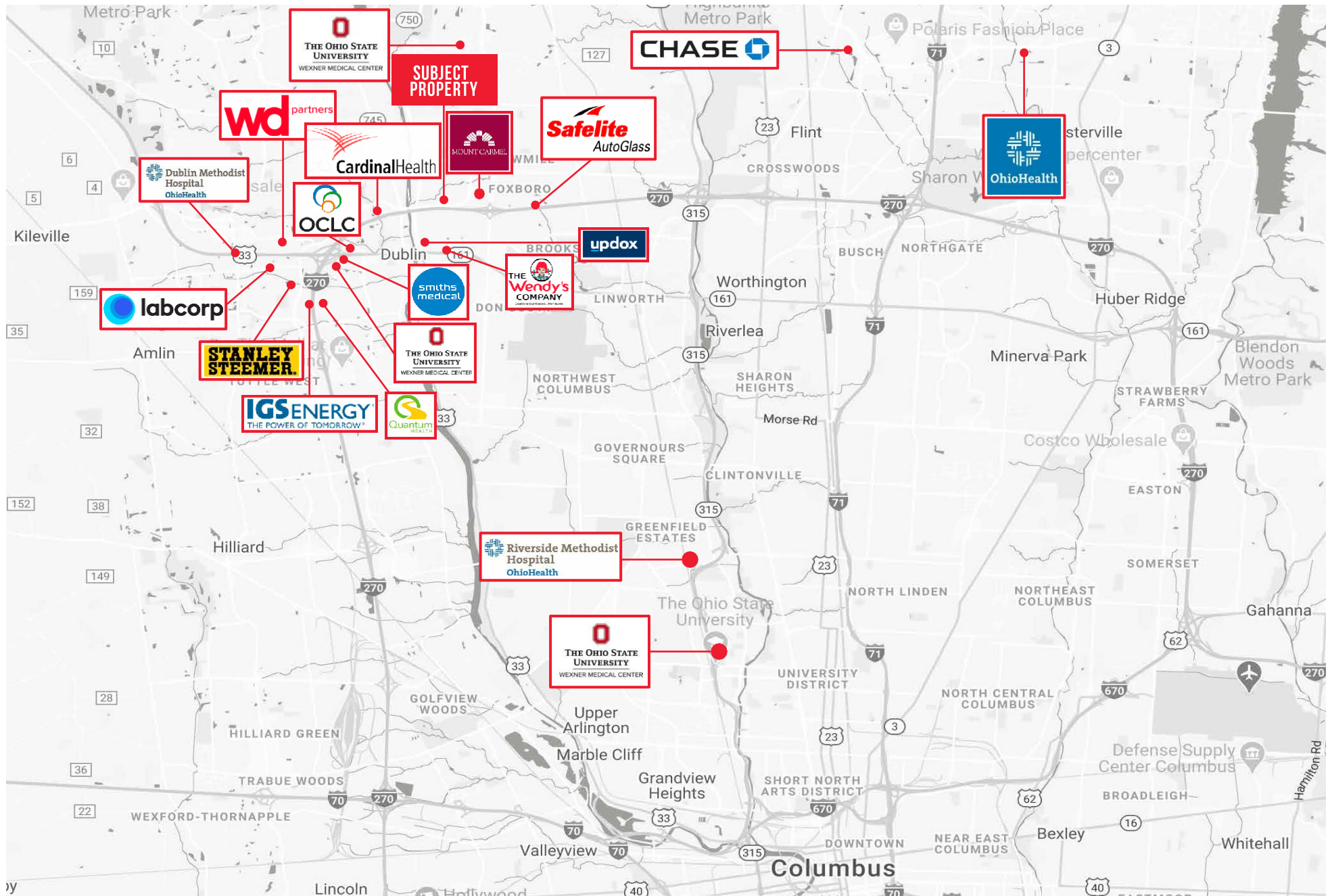


# PROPERTY AERIAL





# BUSINESS OVERVIEW MAP



## COLUMBUS IS HOME TO MAJOR CORPORATIONS

The Columbus Region is home to 17 Fortune 1000 companies, representing a diverse group of industries, and five Fortune 500 companies, including Nationwide, AEP and Cardinal Health.

These companies are joined by some of the world's most recognizable brands—Scotts, DSW, Express and Abercrombie & Fitch—as well as fast-growing disruptors like CoverMyMeds and Root, in choosing the Columbus Region for their headquarters and significant back office operations.

Companies operating in the Region continue to pursue innovation, testing new processes and products in Columbus, which is demographically representative of the nation as a whole.

With a stable business environment that is safe and reliable, the Columbus Region allows corporate operations to grow here.

More than 50 companies across the Region employ over 1,000 people. In addition, the Region has significant back office and technology talent with concentrations of software developers, financial specialists, and customer service representatives well above the national average.

Large and fast-growing companies alike benefit from the affordability of real estate and talent, allowing companies access to top talent at a better value.

\*SOURCE: <https://columbusregion.com/industries/hq/>





# DEMOGRAPHICS

## KEY FACTS

49,161

Population



Average Household Size

39.0

Median Age

\$124,952

Median Household Income

## EDUCATION

2%

No High School Diploma



8%

High School Graduate



16%  
Some College



75%  
Bachelor's/Grad/Pr of Degree

## BUSINESS



2,607

Total Businesses



46,268

Total Employees

## EMPLOYMENT



White Collar

86%



Blue Collar

7%



Services

7%

11.9%

Unemployment Rate

## INCOME



\$124,952

Median Household Income



\$60,866

Per Capita Income



\$481,108

Median Net Worth

## Households By Income

The largest group: \$200,000+ (26.2%)

The smallest group: \$15,000 - \$24,999 (2%)

Indicator 1	Value	Diff		
<\$15,000	2.2%	-7.4%		
\$15,000 - \$24,999	2%	-6.3%		
\$25,000 - \$34,999	2.5%	-6.7%		
\$35,000 - \$49,999	4.9%	-8.5%		
\$50,000 - \$74,999	12.3%	-6.5%		
\$75,000 - \$99,999	12.2%	-0.7%		
\$100,000 - \$149,999	22.9%	+7%		
\$150,000 - \$199,999	14.7%	+8.9%		
\$200,000+	26.2%	+20.2%		

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Elford Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Elford Realty, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Elford Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and through appropriate third party independent professionals selected by such party. All financial data should be verified by reports and consulting appropriate independent professionals. Elford Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Elford Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

## EXCLUSIVELY PRESENTED BY

### **KRISTY DANIEL, SIOR**

614-560-7340

[kdaniel@elfordrealty.com](mailto:kdaniel@elfordrealty.com)

### **JACKIE DELAY**

216-956-1739

[jdelay@elfordrealty.com](mailto:jdelay@elfordrealty.com)

### **ANDY MILLS, SIOR, CCIM**

614-582-5521

[amills@elfordrealty.com](mailto:amills@elfordrealty.com)

### **ELFORD REALTY, LLC**

614-488-0000

Columbus, OH

[www.elfordrealty.com](http://www.elfordrealty.com)





A MEMBER OF CORFAC INTERNATIONAL



FUTURE HOME OF



SAWMILL ROAD



FOR SALE | COMMERCIAL LAND  
± **16.3 ACRES**  
PRIME LOCATION AT I-270

DUBLIN | OHIO