



A MEMBER OF CORFAC INTERNATIONAL

RIVERSIDE DRIVE

BRIGHT ROAD

SAWMILL ROAD

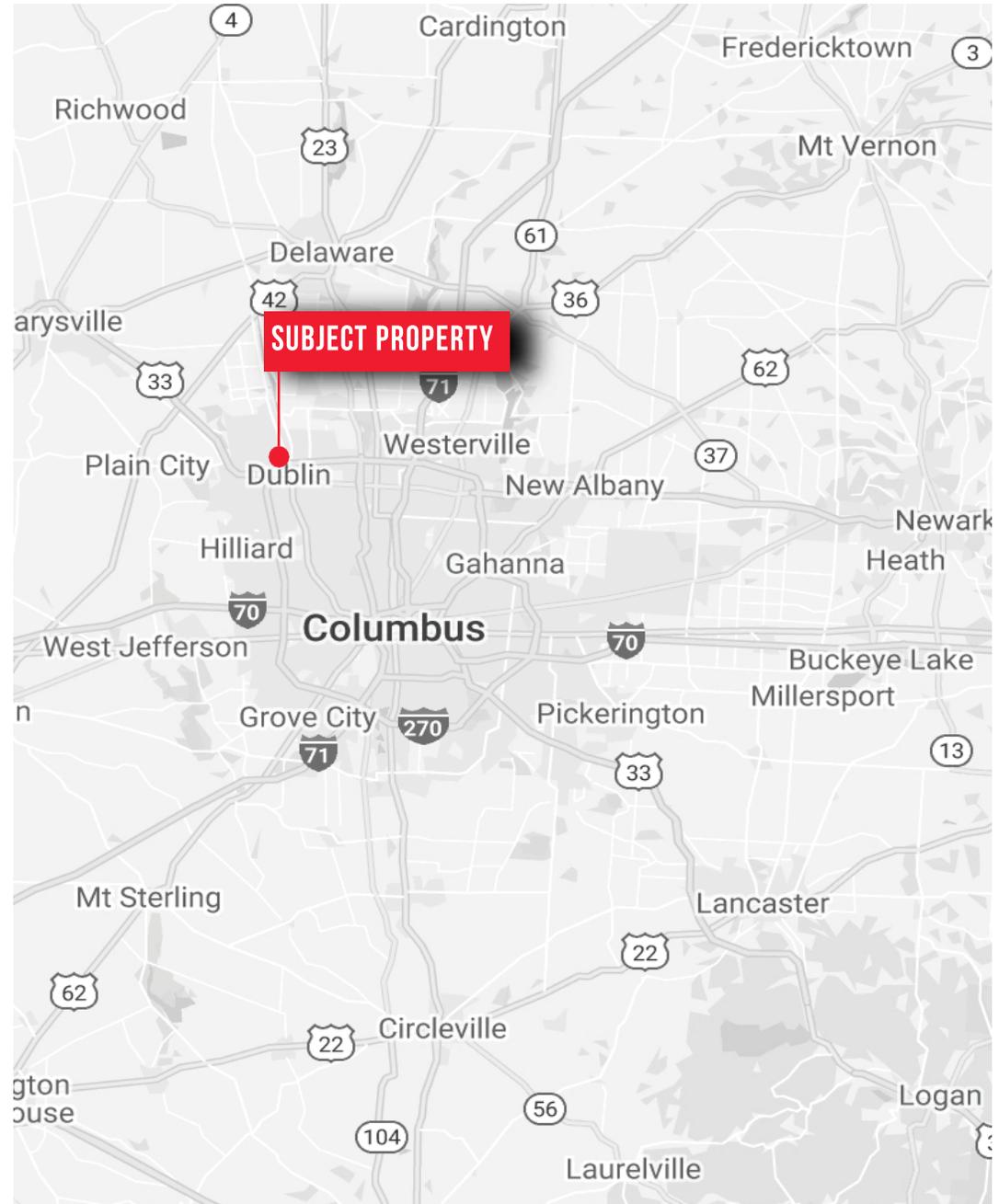


FOR SALE | COMMERCIAL LAND  
**± 16.3 ACRES**  
PRIME LOCATION AT I-270  
DUBLIN | OHIO

## EXECUTIVE SUMMARY

Elford Realty is proud to present a rare opportunity to acquire ±16.3 acres in affluent Dublin, Ohio. The property is centrally located between Riverside Drive and Sawmill Road near the corner of Bright Road and Emerald Parkway, just west of the I-270/Sawmill Road interchange.

The site is currently zoned R-1, but the City of Dublin's Future Land Use Map designates the land as a mix of Suburban Low-Density Residential and Standard Office/Institutional. Located within a dense retail corridor, the property is surrounded by premier amenities, including Bridge Park—Dublin's signature urban-suburban destination featuring office and residential uses, a pedestrian bridge, and a vibrant mix of popular retailers and restaurants.



### PROPERTY SUMMARY

PRICE:	\$4,075,000
PRICE/ACRE:	\$250,000
LOCATION:	Dublin, OH
INTERSECTION:	Between Riverside Drive and Sawmill Road near the corner of Bright Rd. & Emerald Pkwy., just West of the I-270/Sawmill Road interchange
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

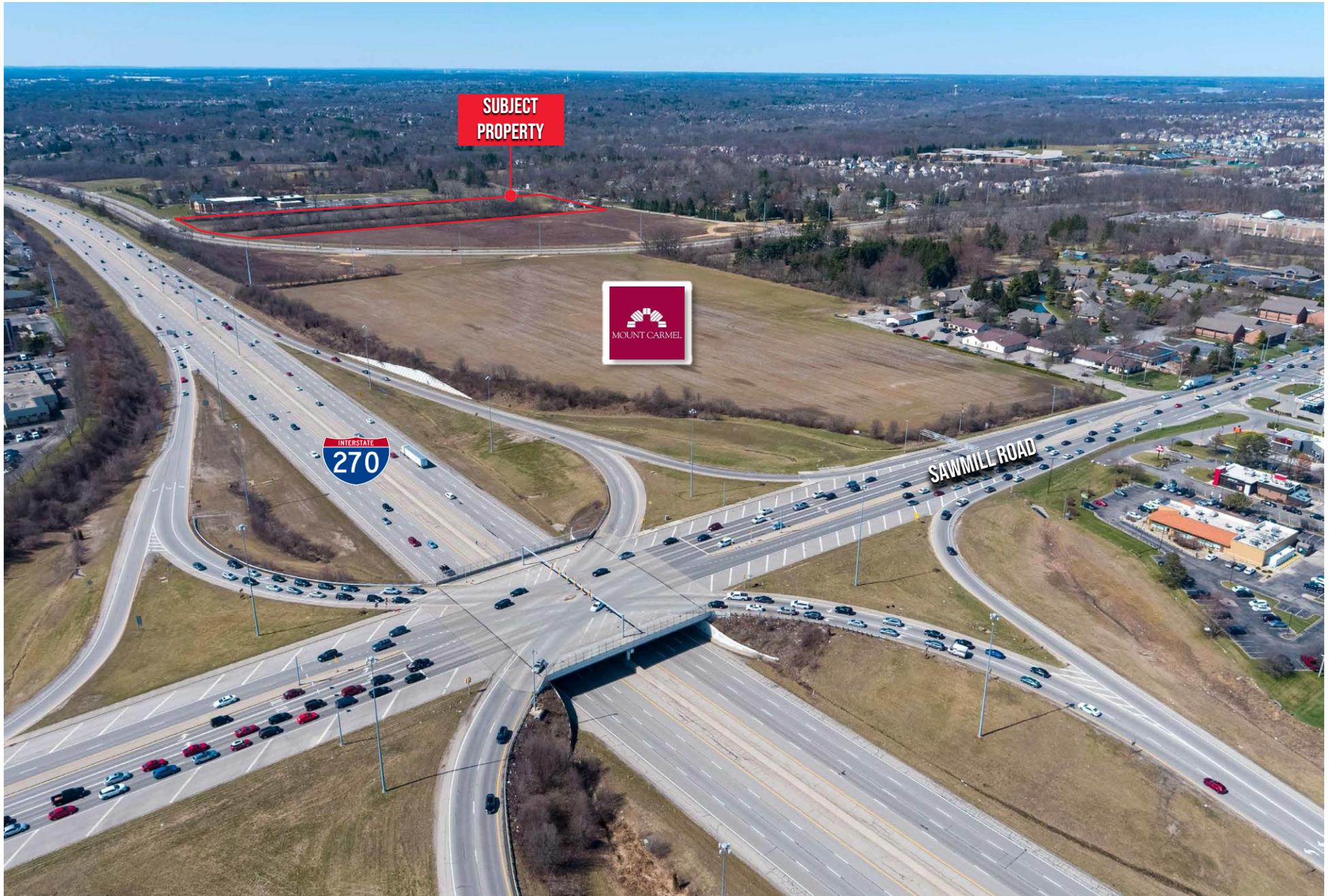
## PROPERTY HIGHLIGHTS

This rare commercial land opportunity is highlighted by the following:

- ±16.3 acres in Dublin on Bright Road, between Sawmill Road and Riverside Drive
- Rare opportunity for freeway visibility in Central Ohio with frontage along I-270
- Centrally located on the northern arc of I-270 with convenient access via Bright Road
- Zoned R-1; however, the City of Dublin's Future Land Use Map designates the property as a mix of Suburban Low-Density Residential and Standard Office/Institutional
- All utilities available at the road
- Near numerous retail and restaurant amenities, as well as the newly opened Mount Carmel Dublin hospital
- \$4,075,000 (\$250,000/acre)



# PROPERTY AERIAL

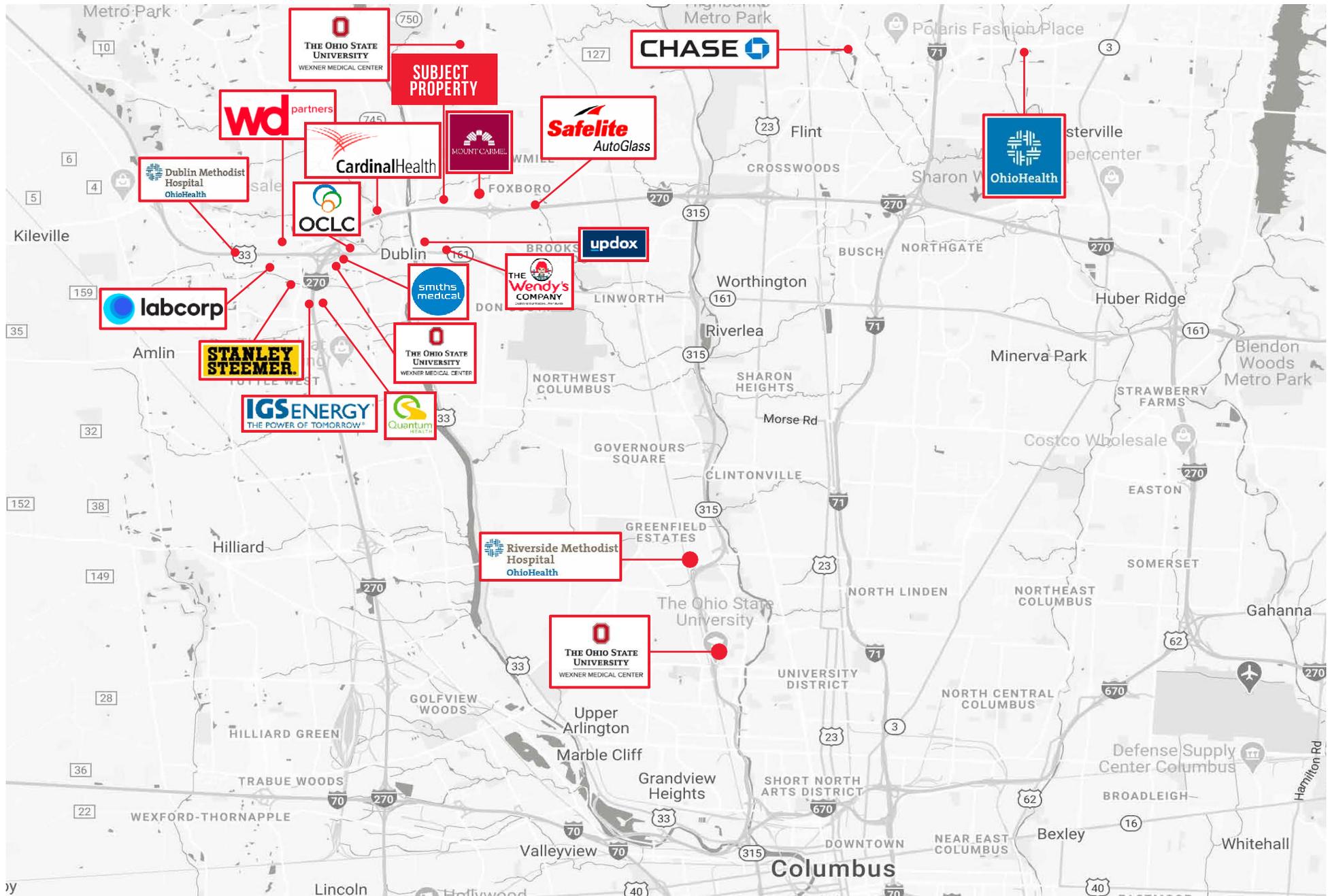


# PROPERTY AERIAL





# 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 (3-MILE RADIUS)

## KEY FACTS

83,846  
Population



Average Household Size

38.0

Median Age

\$114,953

Median Household Income

## EDUCATION

3.1%

No High School Diploma



11.1%  
High School Graduate



19.1%  
Some College/  
Associate's Degree



66.6%  
Bachelor's/Grad/  
Prof Degree

## BUSINESS



3,754

Total Businesses



54,637

Total Employees

## EMPLOYMENT



White Collar

81.7%



Blue Collar

8.9%



Services

9.4%

1.9%

Unemployment Rate

## INCOME



\$114,953

Median Household Income



\$62,023

Per Capita Income



\$337,382

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$200,000+ (23.4%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ▲	Value	Diff	
<\$15,000	3.7%	-4.6%	
\$15,000 - \$24,999	3.3%	-2.6%	
\$25,000 - \$34,999	5.6%	-1.5%	
\$35,000 - \$49,999	7.3%	-4.4%	
\$50,000 - \$74,999	13.1%	-3.3%	
\$75,000 - \$99,999	10.0%	-1.8%	

Franklin County ▼

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### 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.

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