



**FOR LEASE:
1093 DUBLIN RD.
COLUMBUS, OHIO 43215**



Location Overview:

- Parcel ID: 010-129531-00
- City: Columbus
- County: Franklin
- Zoning: C-4
- Property Size: 0.415 Acres
- Ground Lease: \$80,000.00 Annual
- Site has been approved to accommodate retail structure with drive-thru.

For more information, contact:

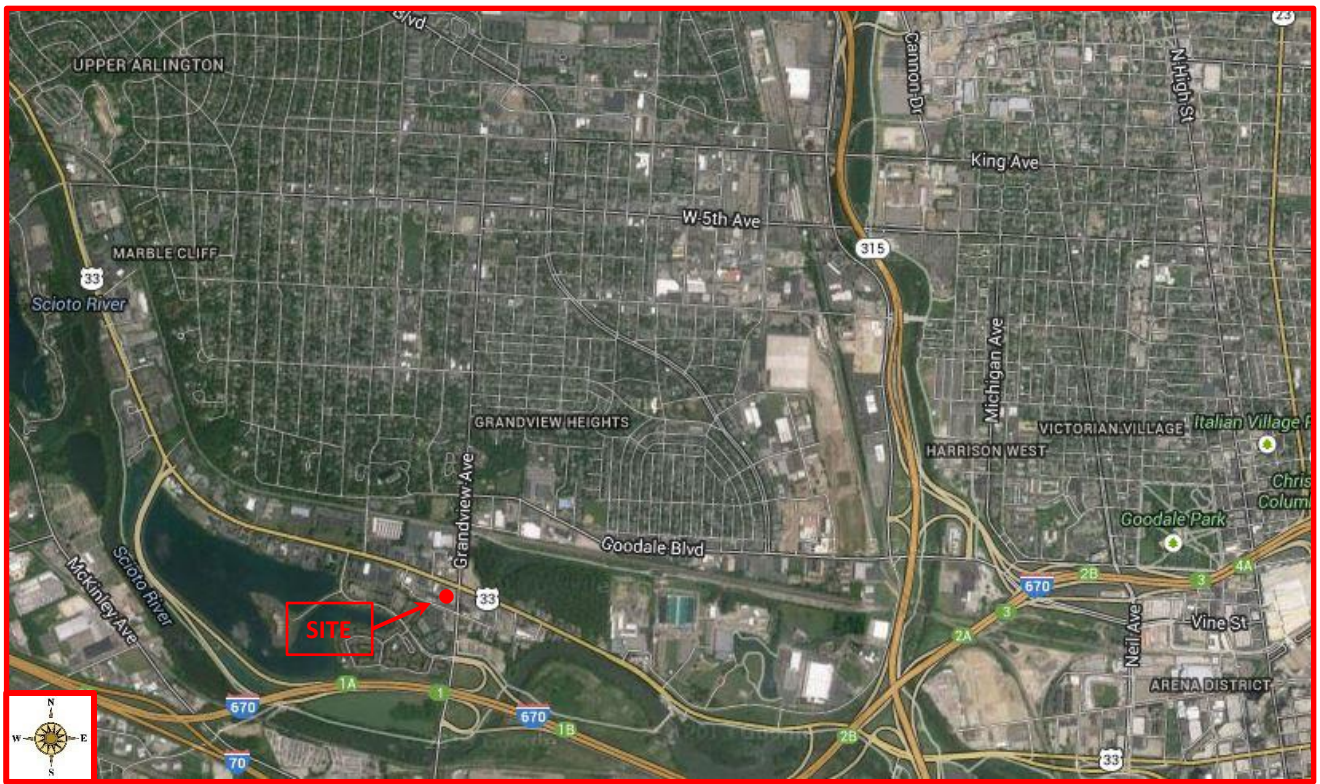
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DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Total Population	8,730	124,846	313,633
Total Households	4,159	50,792	129,025
Average Household Income	\$70,618	\$55,831	\$54,229



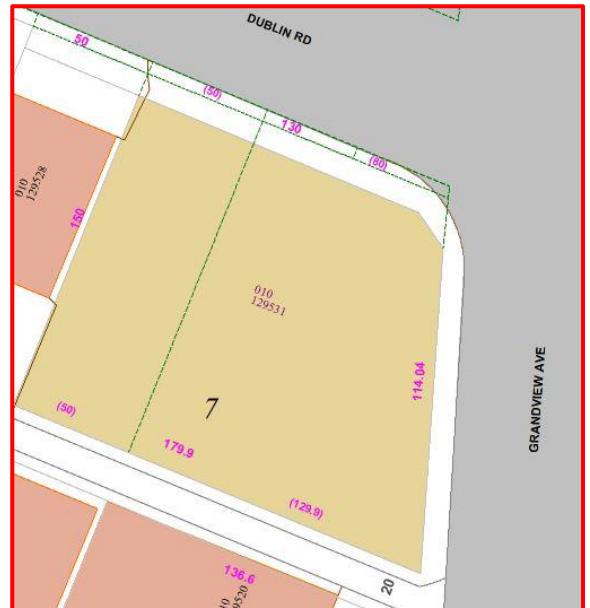


Location Highlights:

1093 Dublin Rd. is vacant pad site located along on of the major access points to the downtown. The site is located on the SW hard corner of Dublin Rd (33) and Grandview Rd. The site has excellent visibility from all directions. The area enjoys a high average income and one of the densest housing populations in the MSA. The average household income is \$70,618, within one mile of the site .

The site has city approvals for a drive thru location.

- Close Proximity & Easy Access From I-670 Exit
- Drive-thru Location
- Strong Demographic Make-up



Traffic Counts:

670 & Grandview Ave. 83,520 ADT (2011)

Grandview Ave. & Dublin Rd 20,820 ADT (2011)