

DUBLIN GREEN

RETAIL CENTER

SR-161 & U.S. 33, PLAIN CITY, OHIO 43064



AARON HEATH SENIOR VICE PRESIDENT

MOBILE 614.804.9836 | DIRECT 614.334.7786
AHEATH@EQUITY.NET



NOAH HEATH ADVISOR

MOBILE 614.949.9876 | DIRECT 614.334.7783
NHEATH@EQUITY.NET



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

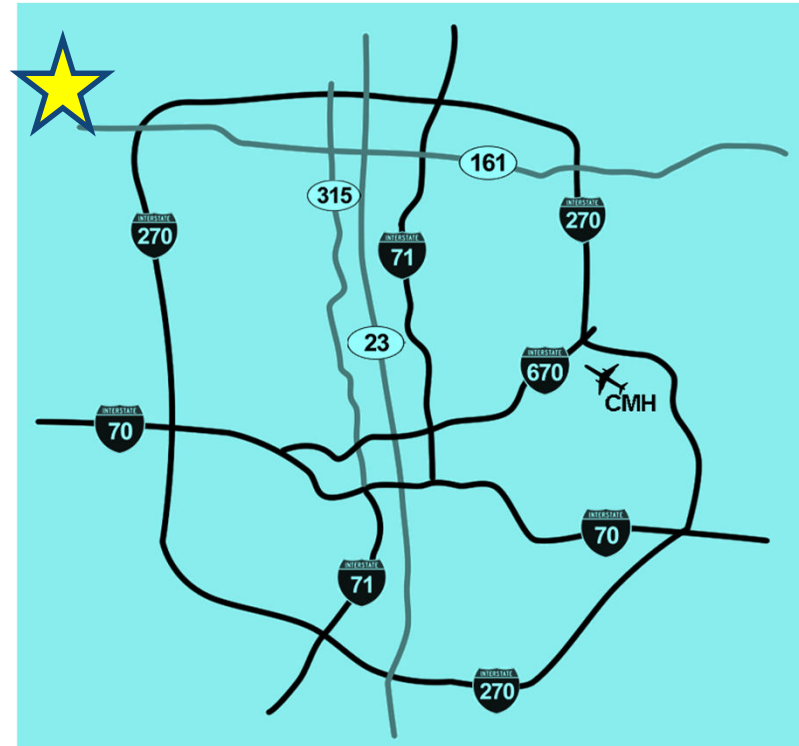
PROPERTY HIGHLIGHTS

- +/- 1,474 SF in-line available
- Dublin Green attracts an average of 501,000 visits per month (source: Placer.ai)
- Anchored by Costco which attracts an average of 226,000 visits per month (source: Placer.ai)
- 33,753 vehicles per day on State Route 161 (2026: MORPC)
- 65,200 vehicles per day on U.S. Route 33 (2025: MORPC)
- Lease rate: \$38.00 NNN + \$5.20 op. exp. (ins: \$0.33 RET: \$2.20 Maint. & Repair: \$2.72)

DUBLIN GREEN

RETAIL CENTER

SR-161 & U.S. 33, PLAIN CITY, OHIO 43064



PROPERTY PHOTOS



SITE PLAN

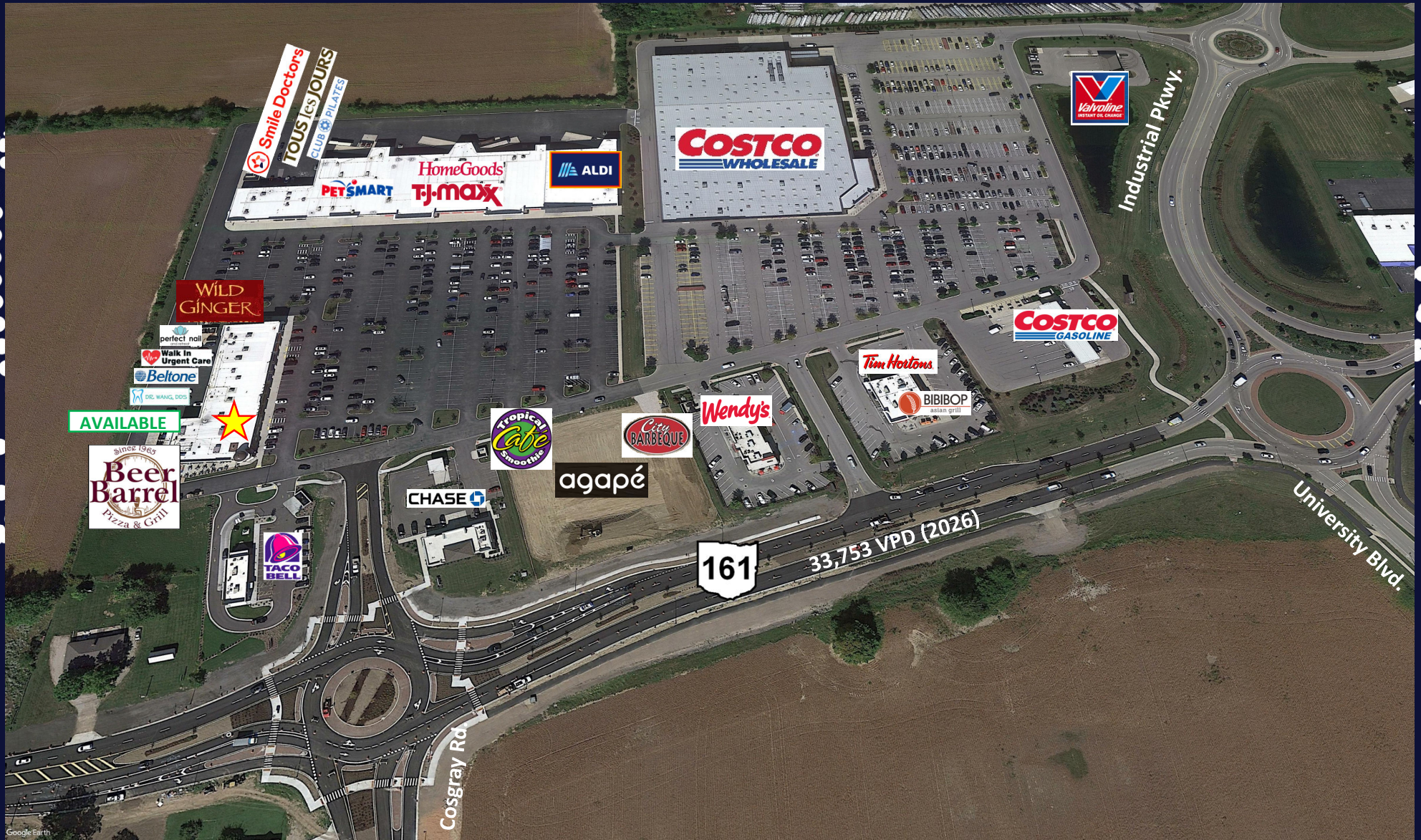


equity brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

AERIAL



AERIAL



1,474 SF
AVAILABLE

Since 1963
Beer Barrel
Pizza & Grill

WILD GINGER
ASIAN FUSION

Smile Doctors
TOUS les JOURS
CLUB PILATES

PETSMART

T.J. maxx

HomeGoods

ALDI

COSTCO
WHOLESALE

TACO BELL

CHASE

tropical
Cafe
Smoothie

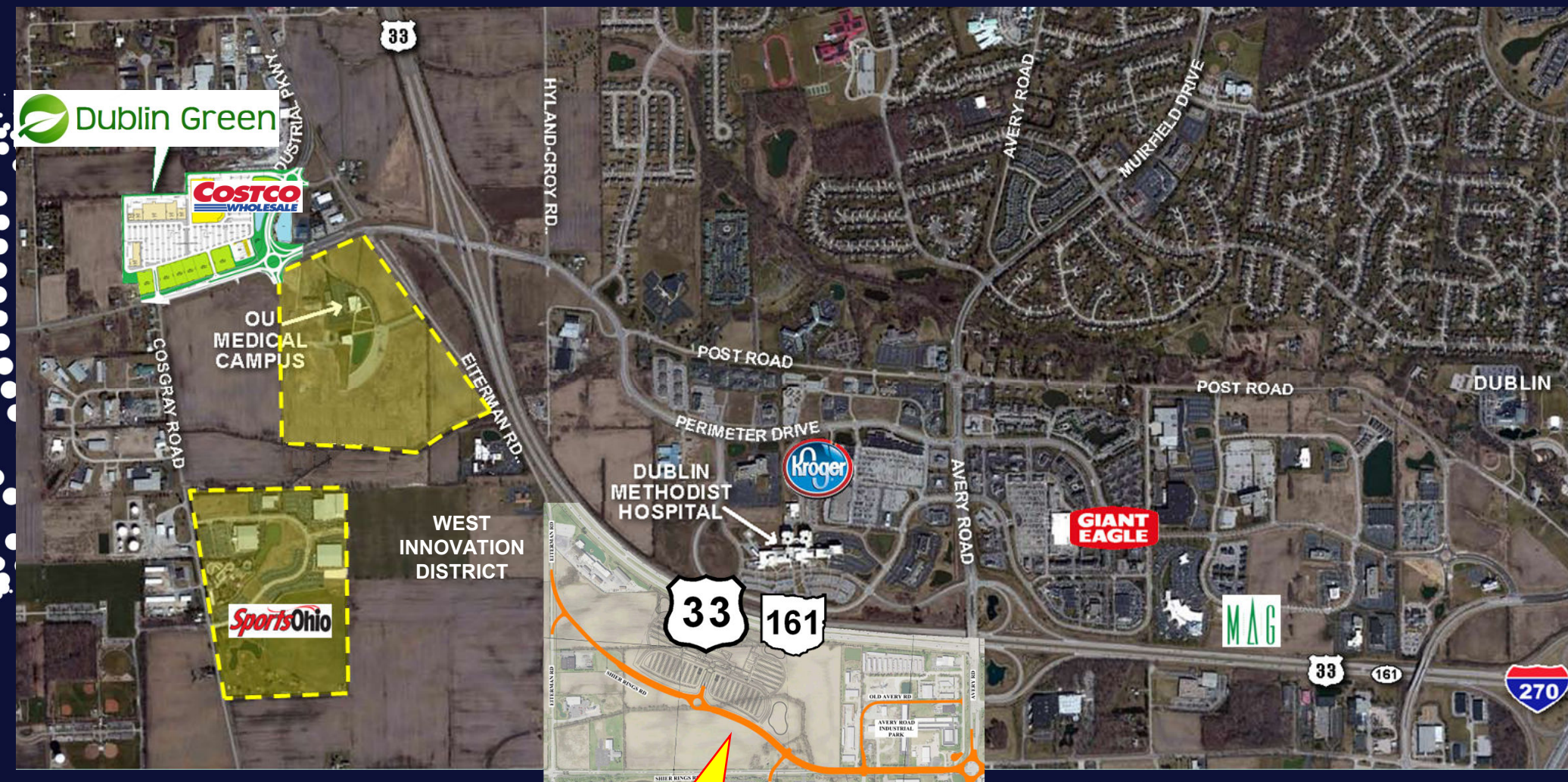
agapé

City
BARBEQUE

Wendy's

161

AERIAL



Opened in 2023: 34-acre Ohio State University outpatient medical campus.

AERIAL



PRIMARY BUILDING



Dimensions are approximate.

SECONDARY BUILDING

since 1965
Beer Barrel
Pizza & Grill

100'
10,400
SF

1,474 SF
AVAILABLE

20'
1,474
SF

DR. WANG, DDS
DENTAL

25'
2,000
SF

Beltone

15'
1,205
SF

Walk In Urgent Care

20'
1,620
SF

perfect nail
and retreat

20'
1,607
SF

WILD GINGER
ASIAN FUSION

60'
4,800
SF



7482

7466

7458

7454

7450

7442

7434

Dimensions are approximate.

equity | brokerage

www.equity.net

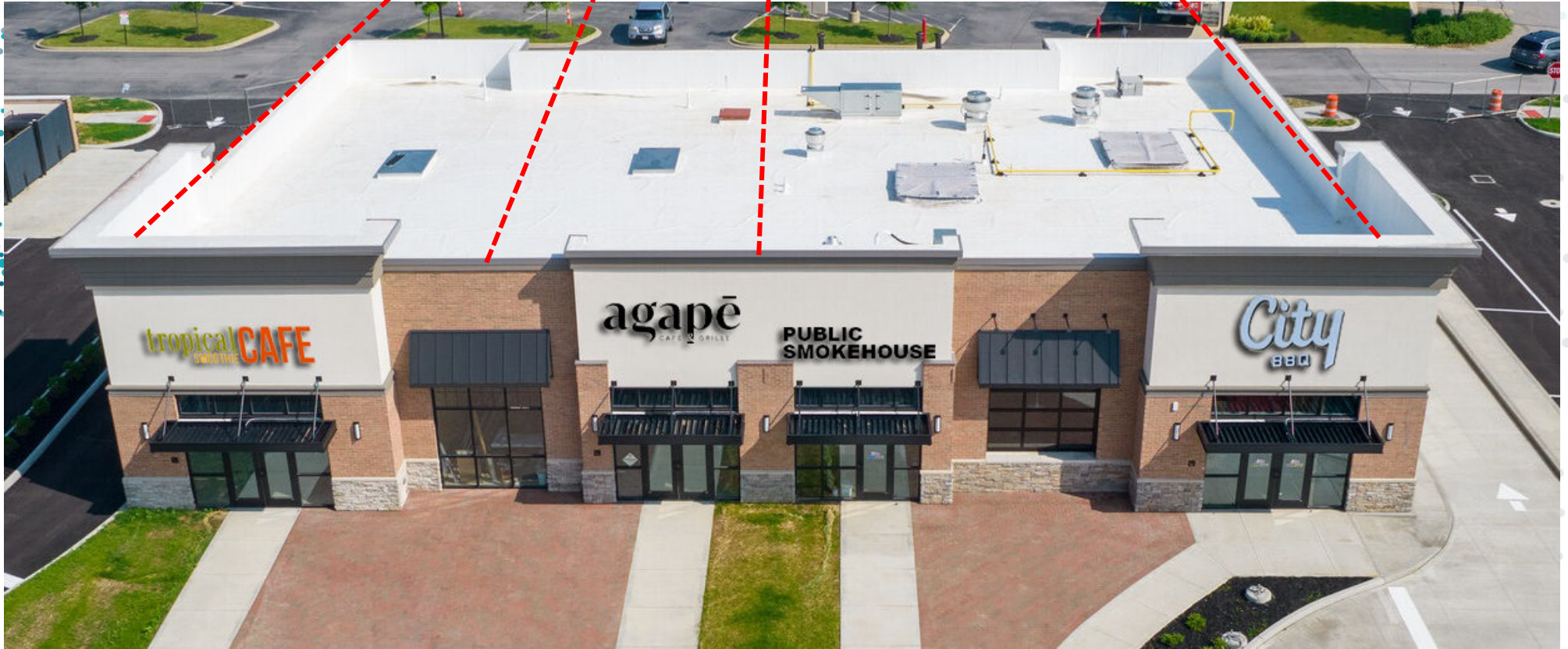
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

TERTIARY BUILDING

2,095 SF

1,927 SF

3,817 SF

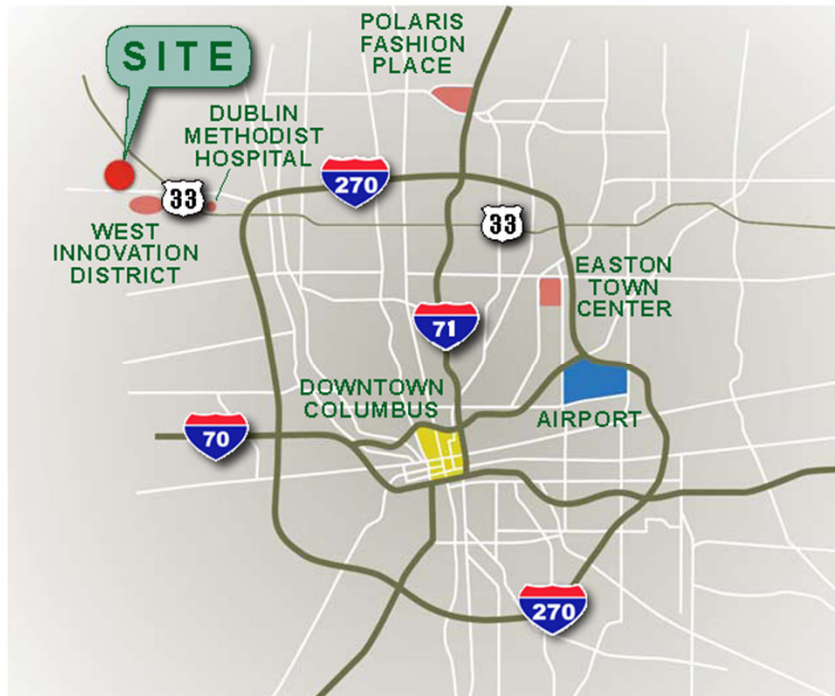


Dimensions are approximate.

PYLON SIGNAGE



AREA INFORMATION



COLUMBUS, OHIO



Area Information

- Over 3,000 businesses
- Over 42,000 people
- Approximately 80% of the adult population has earned a bachelor's or graduate degree.
- 5 highway interchanges
- Over 4.1 million square feet of Class A office space
- Over 2.9 million square feet of Class B office space
- Over 1 million square feet of medical office space
- Over 1.7 million square feet of retail space
- Over 1.5 million square feet of industrial space

Business and Technology Infrastructure

- Dublinlink: 125-mile city-owned underground looped fiber-optic system
- Citywide WiFi
- Dublin Entrepreneurial Center
- Metro Data Center
- Access to: Ohio Supercomputer Center (OSC), Ohio Academic Research Network (OARnet), Central Ohio Research Network (CORN)

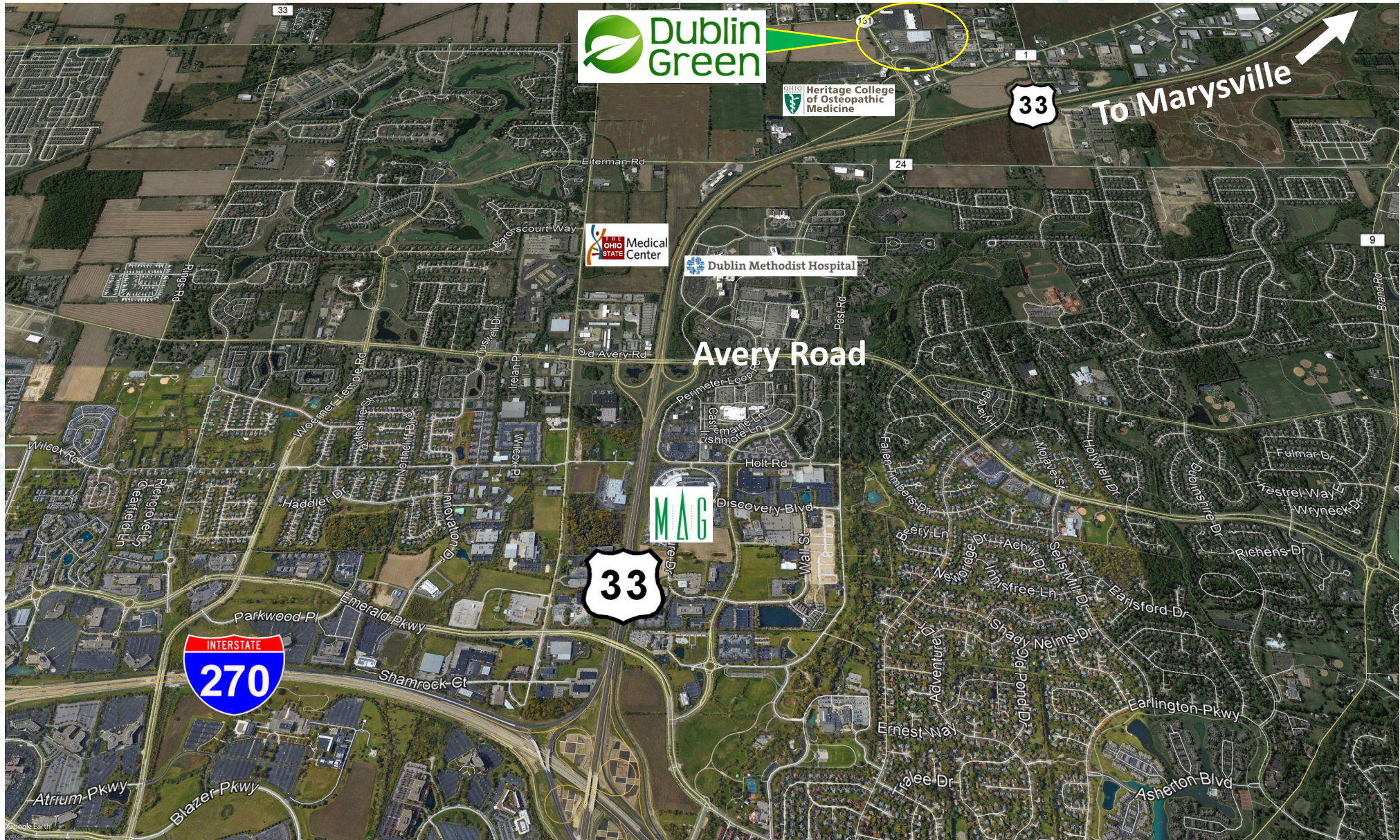
Top Employers

Company	Name Industry	# Employees
1. Nationwide Insurance Enterprises	Insurance & Finance	4,600
2. Cardinal Health Inc.	Pharmaceuticals	3,200
3. Express Scripts	Retailers/Wholesalers	2,000
4. Dublin City Schools	Education	1,800
5. Verizon Wireless	Telecommunications	1,400
6. OhioHealth (& Dublin Methodist Hospital)	Medical & Administration	1,000
7. Fiserv Corporation	Electronic Bill Payments	900
8. CareWorks Family of Companies	Insurance & Financial	820
9. Ashland Inc.	Research & Development	800
10. OCLC	Computer Library	750
11. NCO Financial Group	Financial Institution	600
12. Nexeo Solutions	Chemical Distribution	550
13. Alcatel-Lucent	Telecommunications	550
14. Smiths Medical	Medical Manufacturing	500
15. CenturyLink	Telecommunications	500
16. Pacer International	Transportation Logistics	450
17. The Wendy's Company	Restaurant Corp.	450
18. IGS Energy	Natural Gas Retailer	390
19. Laboratory Corporation of America	Medical Laboratory Testing	380
20. The Kroger Company (3 locations)	Retailers/Wholesalers	350
21. City of Dublin	Government	350
22. Interactive Teleservices	Computers/Data Processing	340
23. Garden City Group	Legal Claims Administration	340
24. MAG/Midwestern Auto Group	Automobile Sales	260

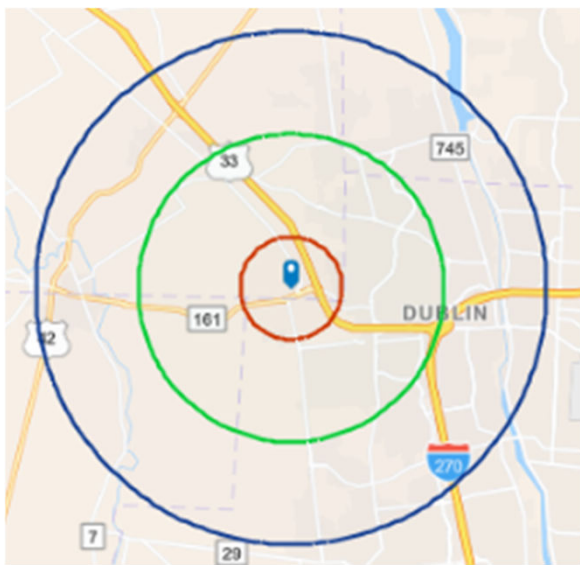
LOOKING EAST



LOOKING WEST



1-MILE RADIUS DEMOS



KEY FACTS

815
Population

3.4
Average
Household Size

36.3
Median Age

\$200,001
Median Household Income

BUSINESS



Total Businesses

170



Total Employees

2,026

EDUCATION



0%

No High School
Diploma



14%

High School
Graduate



15%

Some
College



71%

Bachelor's/Grad/Prof
Degree

INCOME



\$70,006

Per Capita
Income



\$200,001

Median
Household
Income



\$238,733

Average
Household
Income

EMPLOYMENT



85.5

White
Collar %



4.8

Blue
Collar %



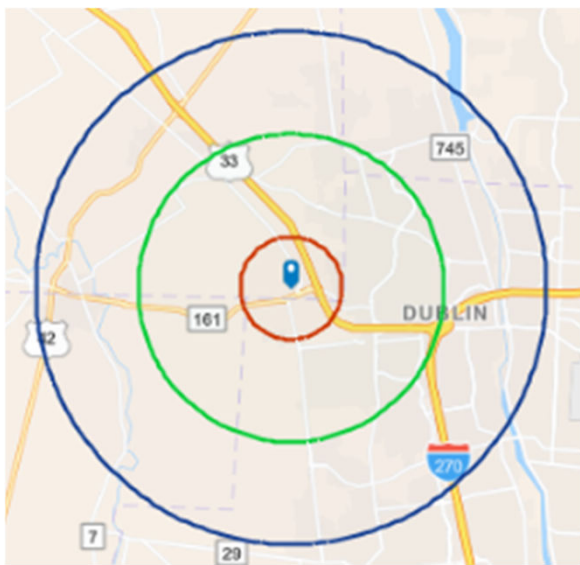
9.9

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

30,159

Population



2.9

Average
Household Size



38.3

Median Age

\$135,259

Median Household Income

BUSINESS



1,355

Total Businesses



19,970

Total Employees

EDUCATION



3%

No High School
Diploma



9%

High School
Graduate



14%

Some
College



73%

Bachelor's/Grad/Prof
Degree

INCOME



\$63,999

Per Capita
Income



\$135,259

Median
Household
Income



\$185,295

Average
Household
Income

EMPLOYMENT



86.2

White
Collar %



6.7

Blue
Collar %



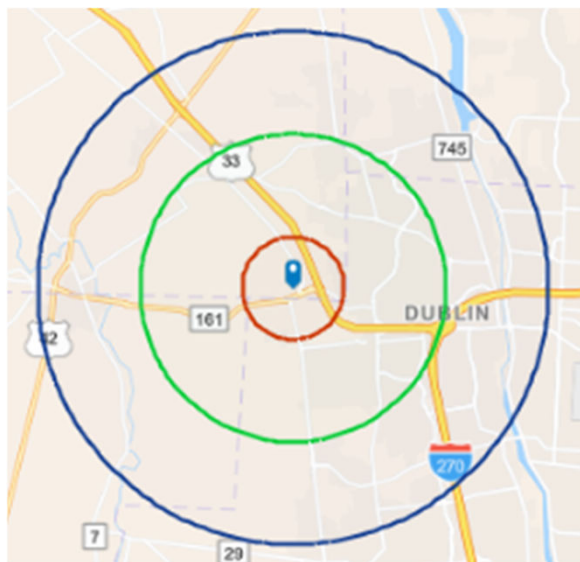
7.1

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

101,873

Population



2.6

Average
Household Size



38.4

Median Age

\$112,017

Median Household Income

BUSINESS



3,807

Total Businesses



63,563

Total Employees

EDUCATION



3%

No High School
Diploma



12%

High School
Graduate



16%

Some
College



69%

Bachelor's/Grad/Prof
Degree

INCOME



\$62,260

Per Capita
Income



\$112,017

Median
Household
Income



\$160,346

Average
Household
Income

EMPLOYMENT



82.4

White
Collar %



9.6

Blue
Collar %



8.0

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.