

AURA DUBLIN | PREMIUM RETAIL OUTPARCEL

6285 SAWMILL ROAD | DUBLIN, OH 43017



Property Lines are Estimates

UP TO 8,000 SF AVAILABLE FOR RETAIL, OFFICE, OR MEDICAL USES

Now available for lease, up to an 8,000 SF outparcel development named Aura Dublin located at 6285 Sawmill Road presents a rare opportunity to secure new construction frontage in a high-traffic retail corridor where little developable land remains. The proposed multi-tenant building can accommodate one to four users and is ideally suited for medical office, professional services, or retail concepts. The site offers strong visibility along Sawmill Road, with traffic counts exceeding 39,000 VPD along this primary frontage, a principal arterial connecting I-270 and SR-161 and carrying significant regional traffic. Additional access is provided via Martin Drive, a signalized intersection that enhances ease of ingress and egress for both customers and employees. Just North of the property, the I-270/Sawmill Road interchange serves over 100,000 vehicles per day, driving a consistent flow of consumers into one of Central Ohio's most traveled corridors. Estimated delivery date of May 2027.

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NAI Ohio Equities

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PROPERTY SUMMARY



Address

6285 Sawmill Road,
Dublin, OH 43017

Lease Rate

Contact Listing Agent

Estimated OPEX

\$8.00/SF

Square Footage

Up to 8,000 SF

Ingress/Egress

Sawmill Road & Martin Road

Traffic Count

±39,000 VPD on Sawmill Road

Current Zoning

BSD-C (Bridge Street District –
Commercial)

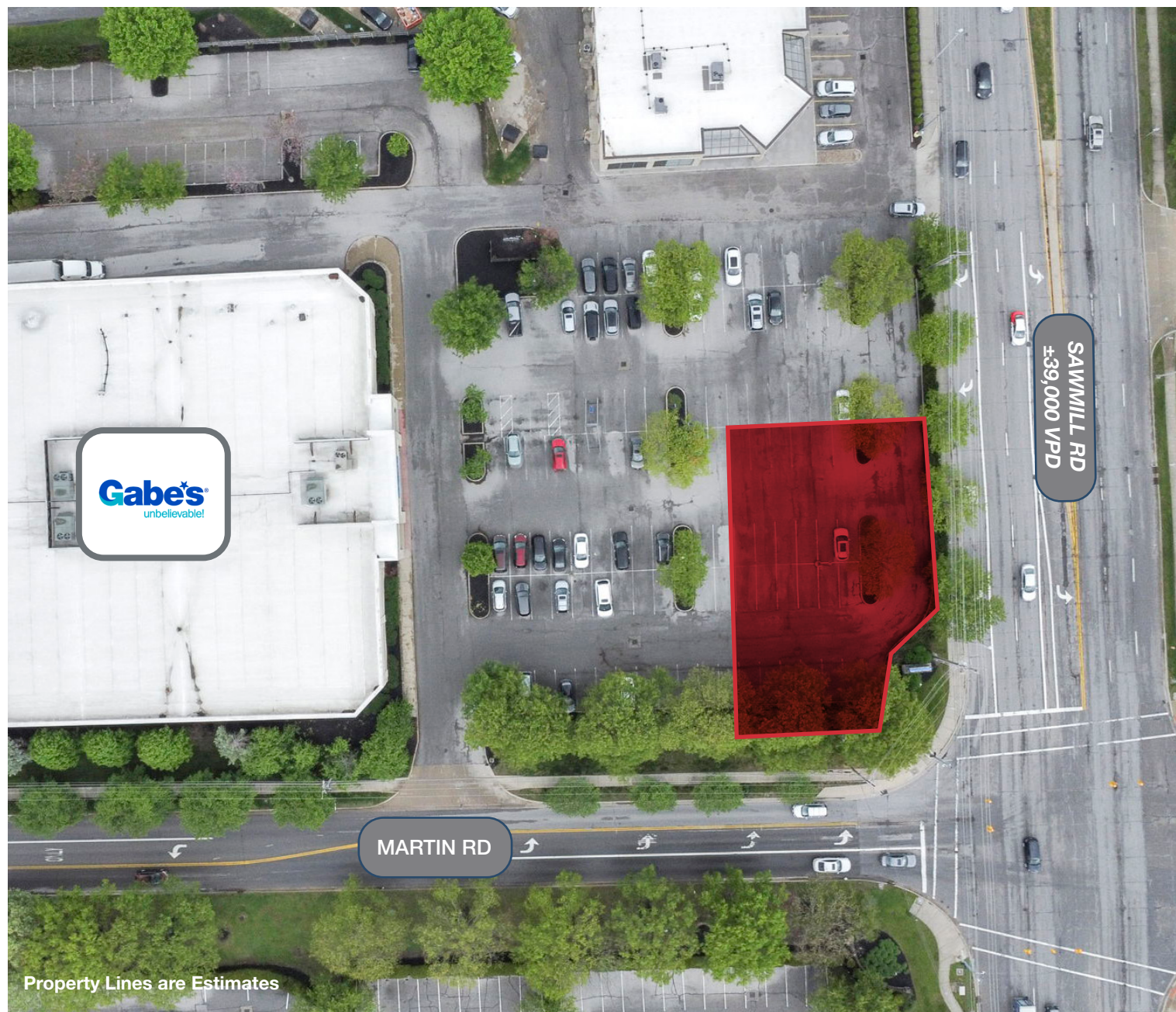
County

Franklin

Scan to View
Property
Video



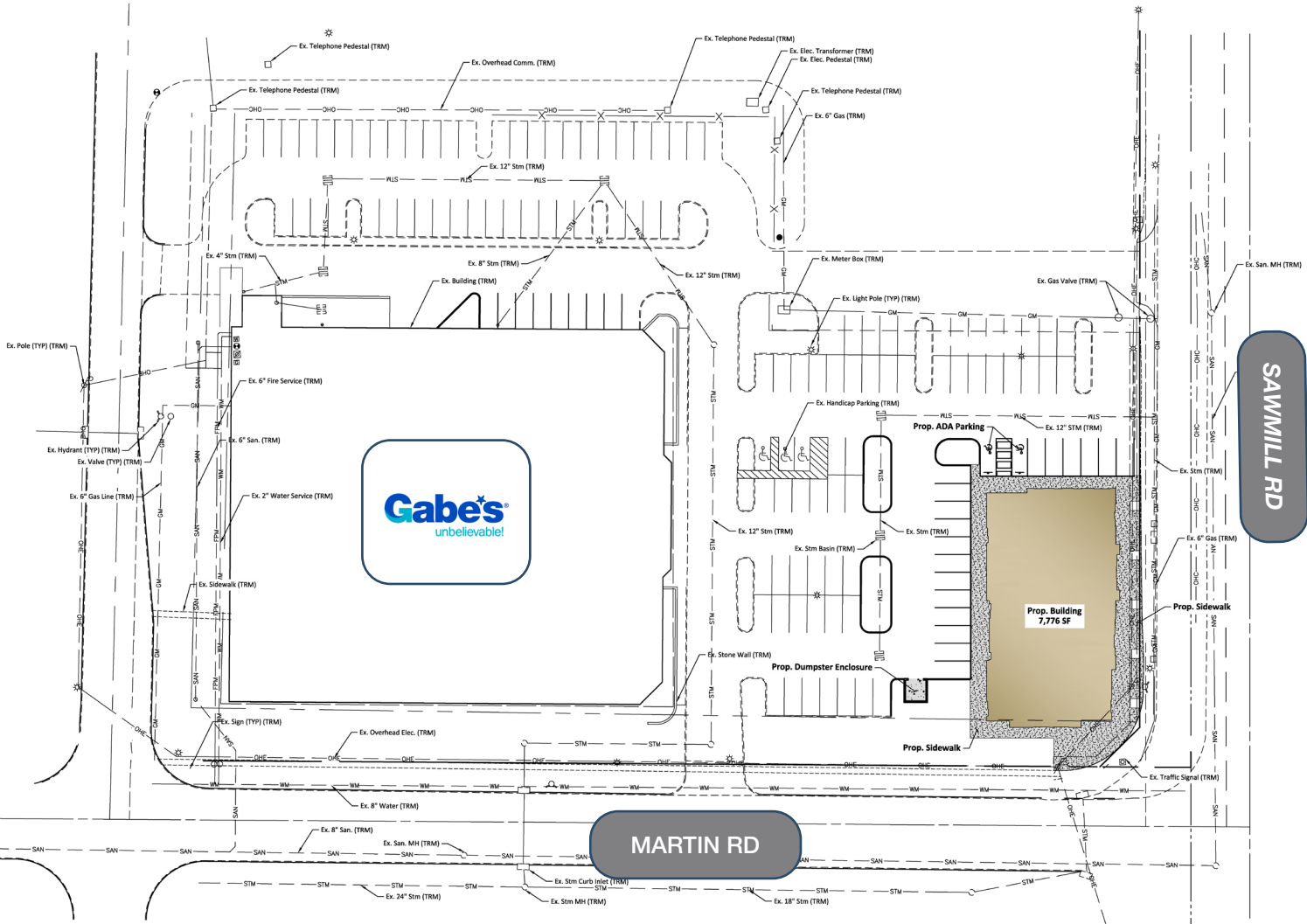
PROPERTY AERIAL



PROPERTY HIGHLIGHTS

- ▶ Proposed Single or Multi-Tenant Development Along Sawmill Road
- ▶ Up to 8,000 SF Available
- ▶ Ideal Medical, Office, or Retail Users
- ▶ Potential for 1 to 4 Tenants
- ▶ Modern Finish Level with Brick, Glass, and Wood Exterior
- ▶ Highly Visible Frontage on Sawmill Road
- ▶ Traffic Counts Exceed ±39,000 VPD
- ▶ I-270/Sawmill Road Interchange Serves over 100,000 VPD
- ▶ Signalized Intersection at Martin Road Providing Ease of Access
- ▶ Zoned Bridge Street District
- ▶ 3-Mile Average Household Income of \$142,770
- ▶ Surrounded by National Retailers & Daily-Needs Services
- ▶ Approximately 1 Mile to I-270 with Quick Access to US-33 & SR-161

CONCEPTUAL SITE PLAN



RENDERINGS



3D RENDERED VIEW
SCALE NTS



3D RENDERED VIEW
SCALE NTS



3D RENDERED VIEW
SCALE NTS

The floor plan illustrates the layout of the second floor, divided into four distinct spaces. Each space is labeled with its name and approximate square footage. The plan is detailed with numerous dimensions for room sizes, wall thicknesses, and setbacks. A north arrow is positioned at the bottom center, and a scale of 1/4" = 1'-0" is provided. The plan also shows a building area of 7,919 sq' and a load area of 7,079 sq'.

SPACE 1
±2,018 SF

SPACE 2
±2,006 SF

SPACE 3
±1,835 SF

SPACE 4
±1,818 SF

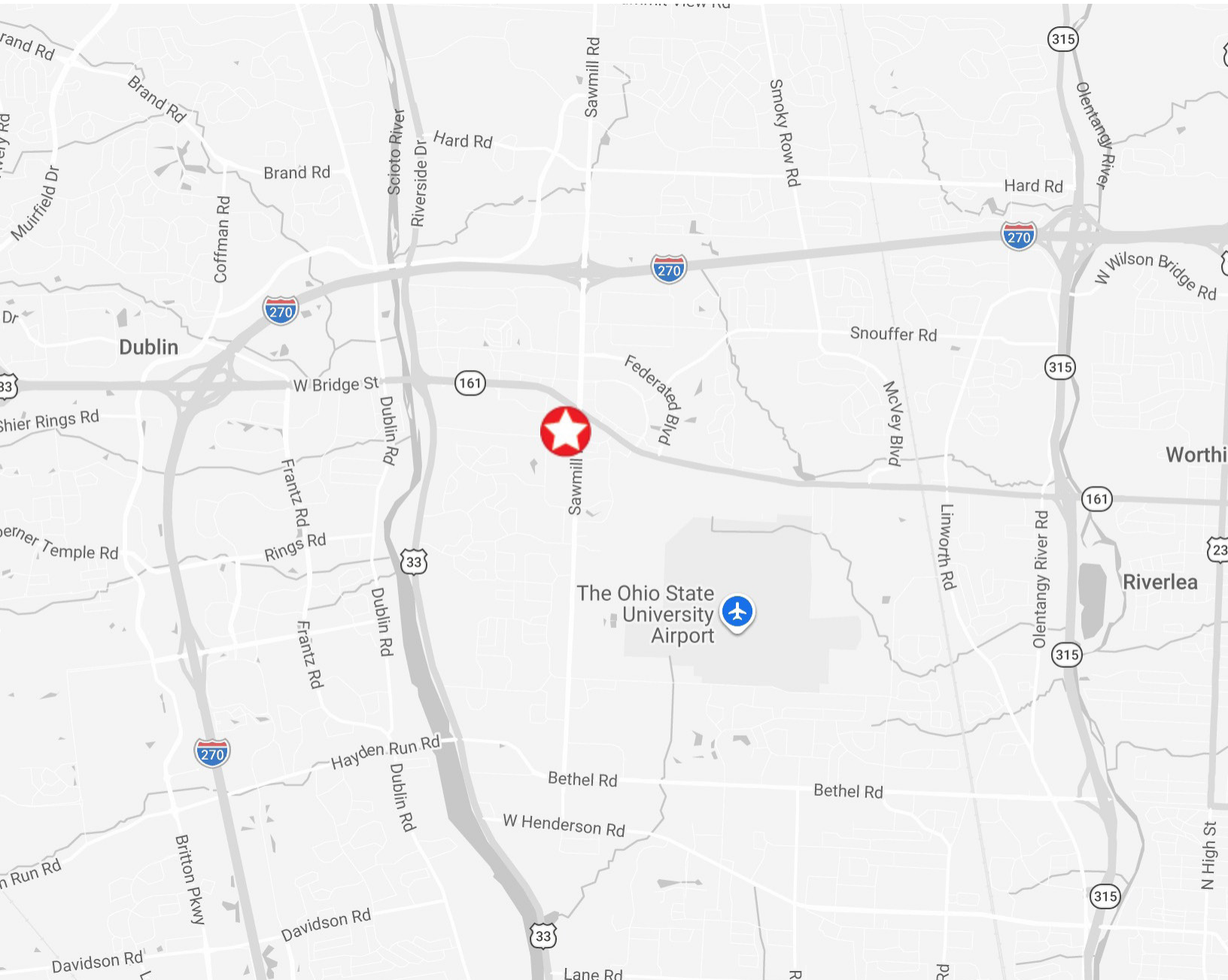
BUILDING AREA: 7,919 sq'
LOAD AREA: 7,079 sq'

FLOOR PLAN
SCALE: 1/4" = 1'-0"

SURROUNDING BUSINESSES



LOCATION MAP



CURRENT DEMOGRAPHICS



96,980 RESIDENTS



36.9 MEDIAN AGE



**\$142,770 AVERAGE
HOUSEHOLD INCOME**



**\$368,772 MEDIAN HOME
VALUE (OWNER-OCCUPIED)**



**\$1,261 MEDIAN
RENT**



**\$9,376 MONTHLY
HOUSEHOLD EXPENDITURE**

Based on 3 mile radius.

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FOR MORE INFORMATION



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