



THE CORNERS

FRANTZ ROAD, DUBLIN OHIO

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COLUMBUS MARKET OVERVIEW

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest.

- 2.1 MILLION PEOPLE
- 15 FORTUNE 1000 HEADQUARTERS
- 5 FORTUNE 500 HEADQUARTERS
- 8th HIGHEST MILLENIAL CONCENTRATION IN THE U.S.
- MORE THAN 450 FOREIGN-OWNED ESTABLISHMENTS
- 53 COLLEGE AND UNIVERSITY CAMPUSES



S. High Street, Columbus



DUBLIN MARKET OVERVIEW

Since officially becoming a city in 1987, Dublin, OH has been one of the fastest growing markets in the state of Ohio in terms of both residential and commercial growth. Today, Dublin lays claim to both the largest suburb in terms of residential population and office developments, with close to 20 corporate headquarters within its city limits.

- LARGEST SUBURBAN OFFICE MARKET WITH OVER 9 MILLION SQUARE FEET OF OFFICE
- 19TH LARGEST CITY IN THE STATE OF OHIO
- LARGEST COLUMBUS, OHIO SUBURB WITH OVER 48,000 RESIDENTS (2018 CENSUS ESTIMATE)
- 17.4% POPULATION GROWTH SINCE 2010
- DUBLIN, OHIO IS HOME TO OVER 15,575 HOUSEHOLDS
- MEDIAN HOUSEHOLD INCOME ABOVE \$128,000 AND MEDIAN HOME VALUE IS \$357,900 (2017 CENSUS ESTIMATE)
- MAJOR EMPLOYERS: CARDINAL HEALTH, OCLC, THE WENDY'S COMPANY, NEXEO, STANLEY STEEMER

DEVELOPMENT HIGHLIGHTS

The Corners is a proposed 10-acre mixed-use development near the heart of Dublin's historic downtown and adjacent to the largest concentration of office in the Columbus suburbs' largest office market.

- DELIVERY FALL 2021 (PHASE I)
- CONVENIENT LOCATION WITHIN 1 MILE OF INTERSTATE 270 AT BOTH THE TUTTLE CROSSING AND BRIDGE STREET INTERCHANGES
- OVER 1,000 FEET OF FRONTAGE ON FRANTZ ROAD NEAR THE SIGNALIZED ACCESS POINTS AT BOTH RINGS ROAD AND BLAZER PARKWAY
- 47,000 SQUARE FEET OF COMMERCIAL SPACE CATERING TO LARGE DAYTIME AND HIGH-INCOME RESIDENTIAL
- IDEAL FOR UNIQUE RESTAURANTS, RETAIL, FITNESS, AND UNIQUE DAILY NEEDS BUSINESSES
- OVER 7 MILLION SQUARE FEET OF OFFICE SPACE WITHIN 1.5-MILE RADIUS OF SITE

DEMOGRAPHICS

POPULATION	3 Mile	5 Mile	7 Mile
2023 Projection	89,668	224,669	365,127
2018 Estimate	83,555	211,961	346,847



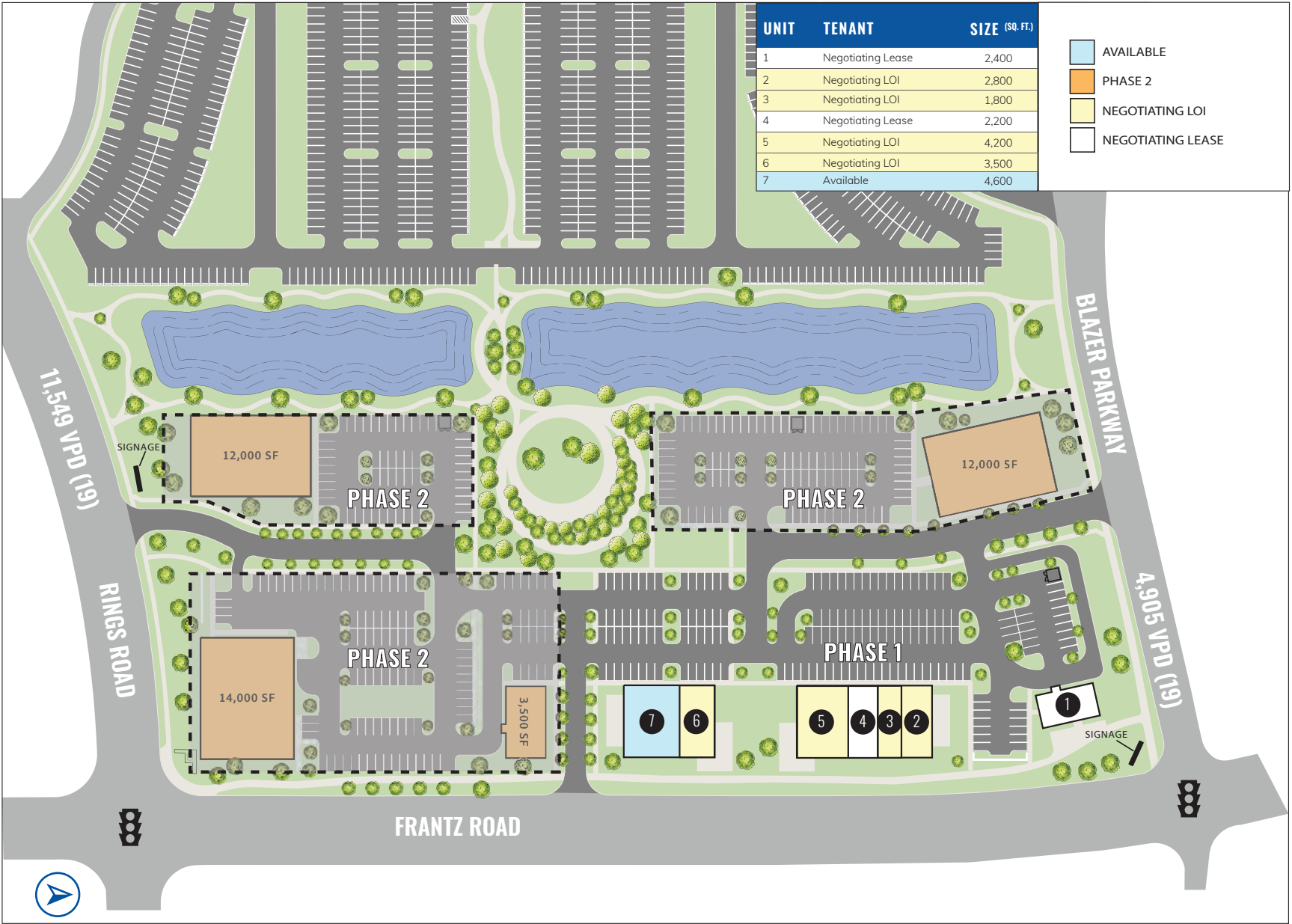
INCOME	3 Mile	5 Mile	7 Mile
2018 Average	\$102,058	\$108,621	\$108,616
2018 Median	\$79,414	\$82,543	\$82,086



HOUSEHOLDS	3 Mile	5 Mile	7 Mile
2023 Projection	38,857	93,033	151,355
2018 Estimate	36,121	87,703	143,787



SITE PLAN



UNIT	TENANT	SIZE (SQ. FT.)
1	Negotiating Lease	2,400
2	Negotiating LOI	2,800
3	Negotiating LOI	1,800
4	Negotiating Lease	2,200
5	Negotiating LOI	4,200
6	Negotiating LOI	3,500
7	Available	4,600

- AVAILABLE
- PHASE 2
- NEGOTIATING LOI
- NEGOTIATING LEASE



OFFICE AND INDUSTRIAL SPACE		
	COMPANY	SF
1	OCLC	1,941,861
2	OCLC	295,909
3	THE COMPUTER WORKSHOP	96,600
4	RICOH USA	100,034
5	ERPA GROUP	104,087
6	PULTE HOMES	82,020
7	VIAQUEST	79,032
8	OHIO STATE EAR NOSE & THROAT DUBLIN	105,939
9	LEXON CORPORATION	247,506
10	DUBLIN ENTREPRENEURIAL CENTER	120,170
11	LSP TECHNOLOGIES	65,000
12	IGS	103,085
13	UNIVAR SOLUTIONS	165,916
14	PARKWOOD II	583,959
15	ASHLAND	585,178
16	REGUS - OHIO	122,813
17	PEPPER CONSTRUCTION	90,503
18	DATA SYSTEMS INTEGRATION GROUP	103,827
19	BATTELLE	86,765
20	GARDEN CITY GROUP	152,100
21	PARALLEL TECHNOLOGIES	77,481
22	BCU	414,932
23	DNV GL COLUMBUS	76,167
24	AVIZENT ACCLAIM	66,212
25	QUESTLINE	319,338
26	CBIZ	65,744
27	KELLER WILLIAMS	65,744
28	GRANT/RIVERSIDE MEDICAL FOUNDATION	65,744
29	TEKSYSTEMS	68,752
30	PAYCHEX	109,416
31	SYGMA NETWORK	73,605
32	CARDINAL HEALTH	105,225
33	APEX SYSTEMS	301,872
34	SPHERION	340,006
35	EXPERIS	87,392
36	VOCWORKS	94,268
37	CAREWORKS TECH	133,876
38	AEROTEK	131,376
39	COMPMANAGEMENT	71,074
40	IBM	110,976
	TUTTLE CROSSING Walmart, VCF, VALUE CITY FURNITURE, BEST BUY, mood furniture gallery, Sleep, Outfitters, AC MOORE, World Market, LA FITNESS, GOLF GALAXY	
	KARRIC SQUARE RAIL, Yogis	
	THE MALL AT TUTTLE CROSSING JCPenney, macy's, H&M	
	TOTAL	8.01M