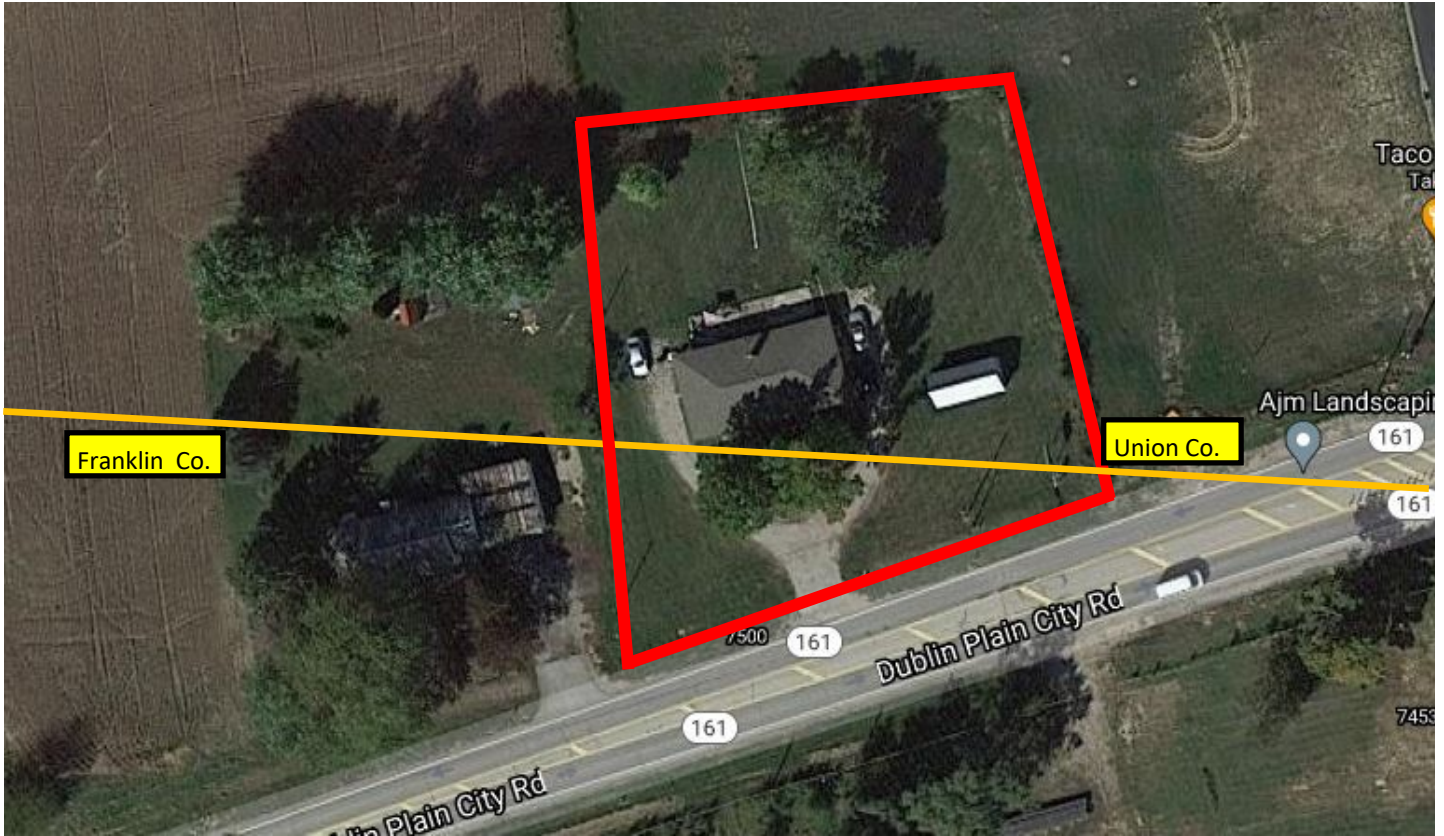


For Sale:
\$595,000

7500 Dublin-Plain City Road
Dublin OH 43016



Development Land

- Property sits near Cosgray Rd & Rte 161 next to Dublin Green Retail Center with multiple tenants and outparcels. Costco is Anchor tenant.
- Parcel is a total of +/- .88 acres with one parcel in Union County and one in Franklin County.
- Currently residential ground with a two-unit building.
- Master plan for zoning is "Retail/Commercial", can be potentially added with neighboring ground for additional acreage.
- Future roundabout proposed at Cosgray & Dublin Plain City Road near the entrance of the property.
- Approx. 200' of frontage for excellent visibility.
- Washington Township & Jerome Township; Traffic count approx. 24,119 cars per day.
- Join other retailers such as Costco, Wendy's Chase, Taco Bell, TJ Maxx & Aldi.

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
OFFICE: 614-559-3350 EXT. 12
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



Status: Active
List Number: 221013638

List Price: \$595,000
Original List Price: 595,000
VT:

Parcel #: 271-000020
Addl Parcel Numbers: 1500310160000
Previous Use:
Tax District: 271

Traffic Count PerDay: 24,119
Zoning: Residential

Acreage: 0.88
Minimum Acreage: 0.8
Minimum SF Avail:
Tillable Acres:
Lot Size (Front): 200

Lot Size (Side):
Lot Characteristics:
Max Contiguous SF Av:
Road Frontage:
Useable Acres:

Res Dwelling/Other Structure: Yes
of Dwellings:
Year Built: 1968
Building Sq Ft: 1,800

Year Remodeled:
of Buildings: 1
Built Prior to 1978: Yes
Possession:

General Information

Address: 7500 Dublin Plain City Road
Between Street: Cosgray & Weldon
Subdiv/Cmplx/Comm:
Dist To Intersxn:

Unit/Suite #:
City: Dublin
County: Franklin
Multiple Parcels: Yes

Zip Code: 43017
Corp Limit: None
Township: Washington
School District: JONATHAN ALDER LSD 4902 MAD CO.

Financials

Gross Income: 0
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 3,040
For Sale: Yes
For Lease: No
For Exchange: No

Tax Incentive: No
Tax Year: 2020
Price Per Acre: 676,136
Addl Acceptance Cond: None Known

Net Operating Income: 0
Total Op Expenses: 0
Assessment:
Mortgage Balance:

Features

Services Available:
Construction:
Miscellaneous:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Property sits near Cosgray Rd & Rte 161, next to Dublin Green Retail Center, with multiple tenants and out parcels. Costco is an anchor tenant. Parcel is a total of .88 acres with one parcel in union County & one in Franklin County. Currently Residential ground with a two-unit building. Master plan for zoning is retail/commercial. Future roundabout proposed at Cosgray & Dublin-Plain City Rd. near the entrance of the property. Approx. 200' of frontage for excellent visibility. Traffic count approx. 24,119 cars per day. Washington Township & Jerome Township.

Sold Info

Sold Date:

DOM: 2

SP:

Sold Non-MLS: No

Selling Brokerage Lic #:

SrCns:

SrAst:

Sold Non-MLS: No

April 30, 2021

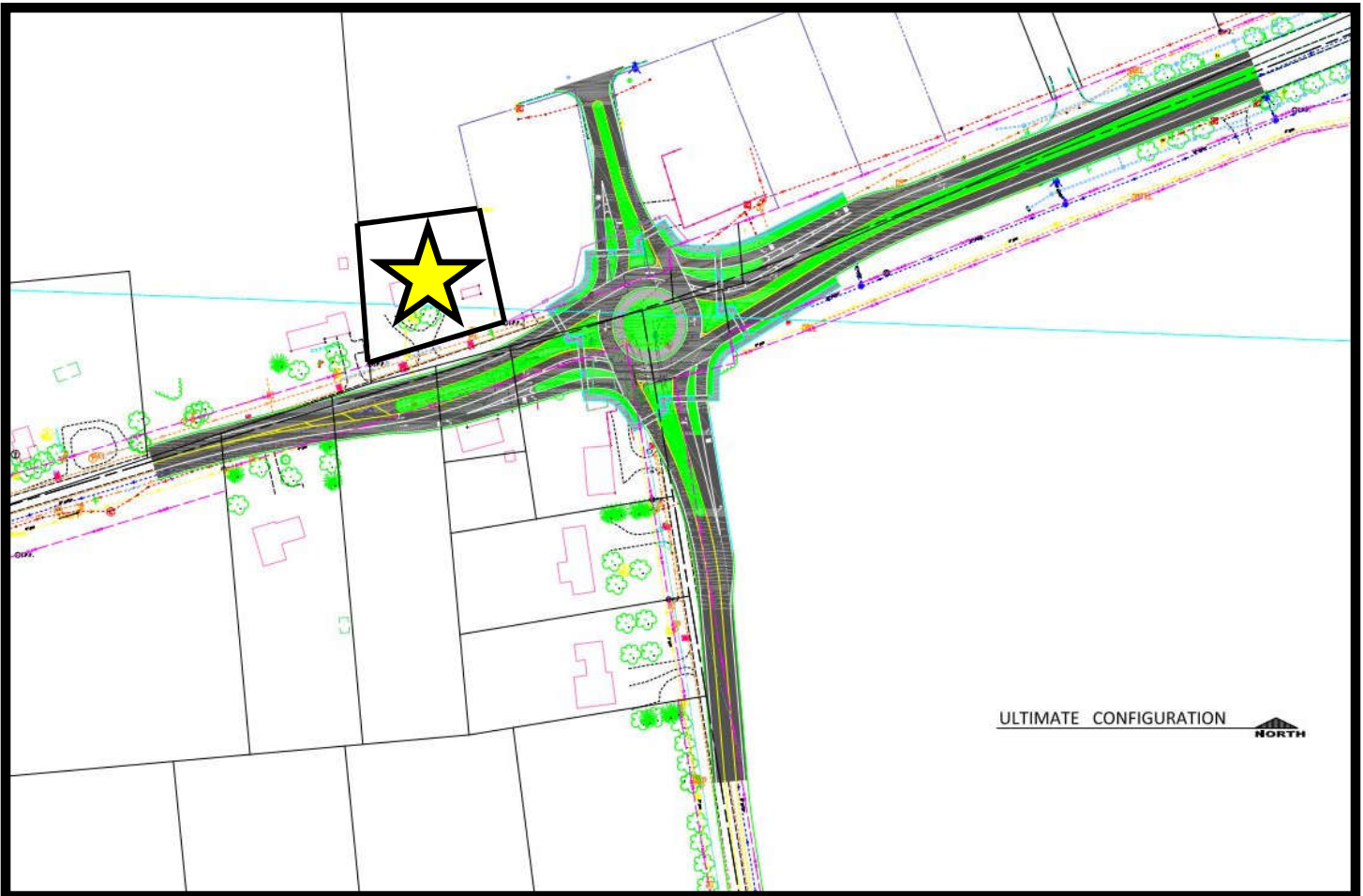
Prepared by: Randy J Best

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Randy J Best on Friday, April 30, 2021 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

For Sale:

7500 Dublin-Plain City Rd.

Dublin , Ohio 43016



This project of construction of a roundabout at the intersection of SR 161 & Cosgray is currently out for bid. The city expects to have a contractor on site sometime in May and construction should be complete in the fall 2021.

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For Video Showing



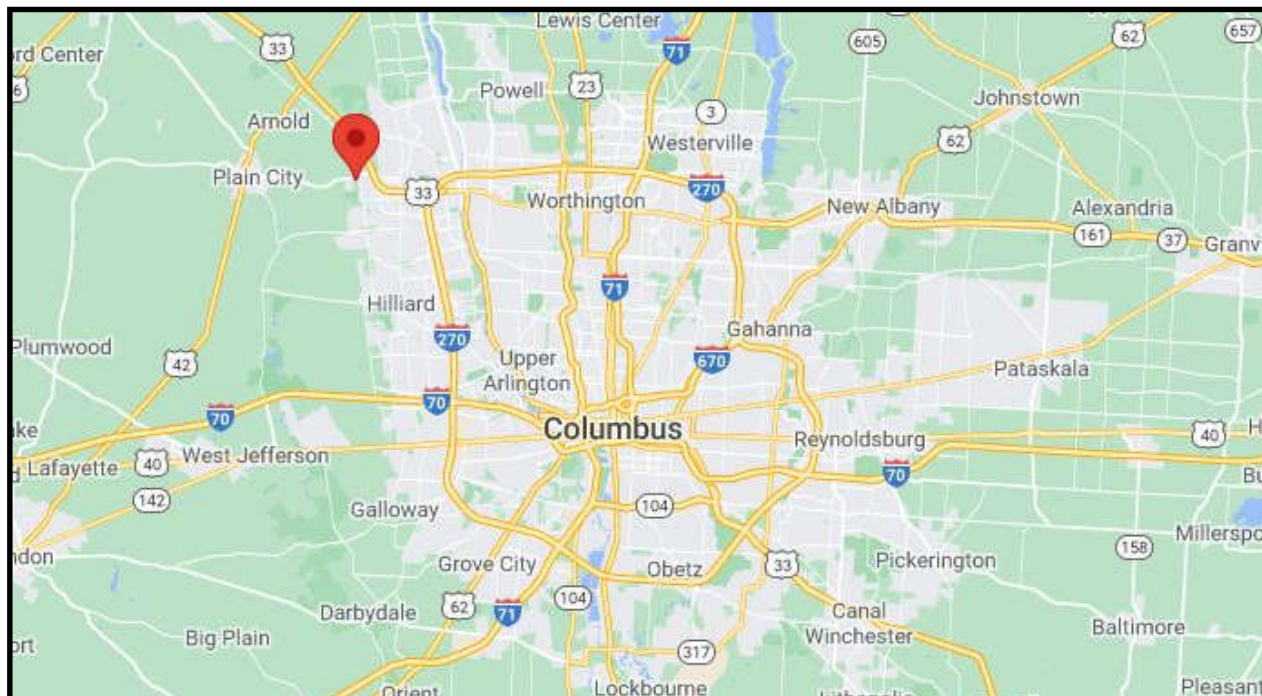
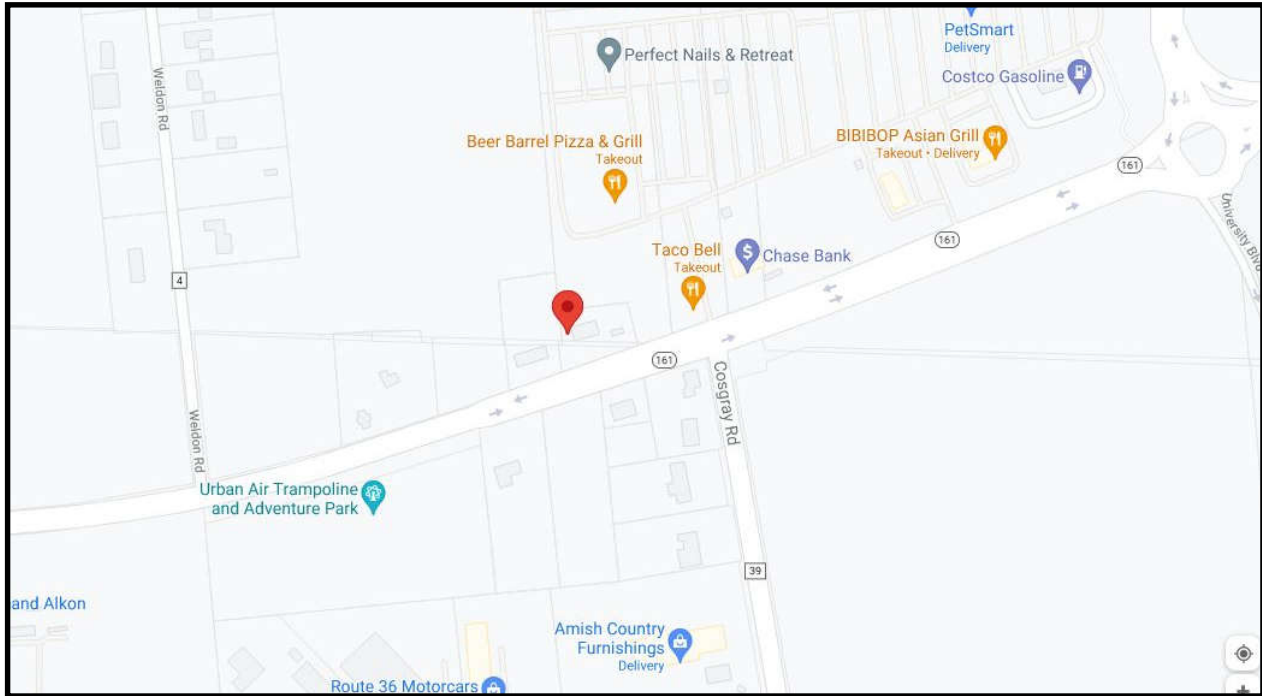
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For Sale:

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Dublin, OH 43016



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Demographic Summary Report

Dublin Green

7434-7482 State Route 161 E, Plain City, OH 43064

Building Type: **General Retail** Total Available: **1,205 SF**
 Secondary: **Freestanding** % Leased: **94.72%**
 GLA: **22,842 SF** Rent/SF/Yr: **\$35.00**
 Year Built: **2018**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	208	27,968	100,092
2020 Estimate	187	26,119	93,390
2010 Census	128	21,106	75,311
Growth 2020 - 2025	11.23%	7.08%	7.18%
Growth 2010 - 2020	46.09%	23.75%	24.01%
2020 Population by Hispanic Origin	5	708	3,063
2020 Population	187	26,119	93,390
White	165 88.24%	18,708 71.63%	72,706 77.85%
Black	7 3.74%	554 2.12%	2,896 3.10%
Am. Indian & Alaskan	1 0.53%	31 0.12%	150 0.16%
Asian	13 6.95%	6,297 24.11%	15,578 16.68%
Hawaiian & Pacific Island	0 0.00%	14 0.05%	31 0.03%
Other	2 1.07%	515 1.97%	2,028 2.17%
U.S. Armed Forces	0	6	47
Households			
2025 Projection	77	10,488	38,838
2020 Estimate	69	9,764	36,170
2010 Census	46	7,669	28,631
Growth 2020 - 2025	11.59%	7.41%	7.38%
Growth 2010 - 2020	50.00%	27.32%	26.33%
Owner Occupied	56 81.16%	7,242 74.17%	25,587 70.74%
Renter Occupied	13 18.84%	2,522 25.83%	10,583 29.26%
2020 Households by HH Income	67	9,763	36,170
Income: <\$25,000	3 4.48%	395 4.05%	1,994 5.51%
Income: \$25,000 - \$50,000	9 13.43%	828 8.48%	4,244 11.73%
Income: \$50,000 - \$75,000	13 19.40%	1,429 14.64%	5,540 15.32%
Income: \$75,000 - \$100,000	8 11.94%	1,343 13.76%	4,770 13.19%
Income: \$100,000 - \$125,000	11 16.42%	1,082 11.08%	4,334 11.98%
Income: \$125,000 - \$150,000	4 5.97%	1,231 12.61%	3,810 10.53%
Income: \$150,000 - \$200,000	11 16.42%	1,203 12.32%	4,512 12.47%
Income: \$200,000+	8 11.94%	2,252 23.07%	6,966 19.26%
2020 Avg Household Income	\$121,343	\$148,275	\$136,131
2020 Med Household Income	\$101,136	\$120,482	\$108,866

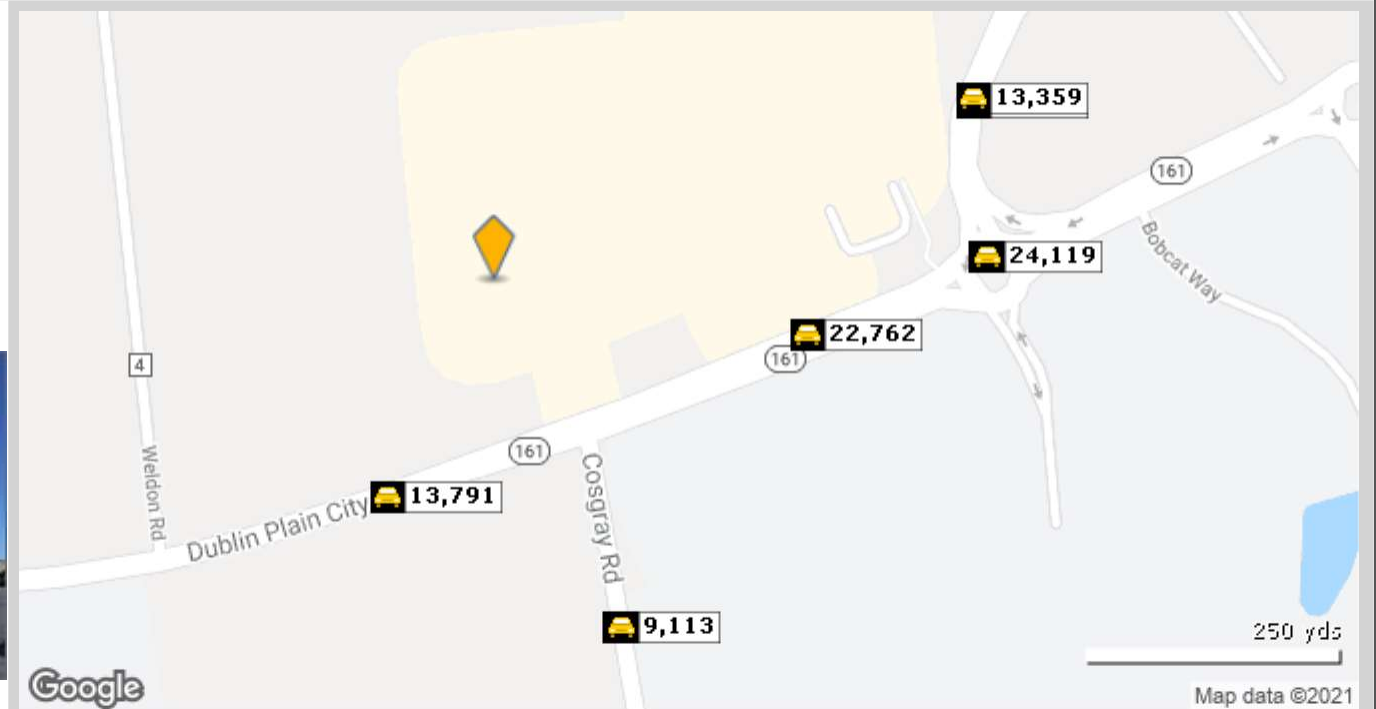


Traffic Count Report

Dublin Green

7434-7482 State Route 161 E, Plain City, OH 43064

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **22,842 SF**
 Year Built: **2018**
 Total Available: **1,205 SF**
 % Leased: **94.72%**
 Rent/SF/Yr: **\$35.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Plain City-Dublin Rd	Weldon Rd	0.14 W	2018	6,995	MPSI	.13
2 Plain City +óGé¼GÇ£ Dublin Road	Weldon Rd	0.14 W	2018	13,791	AADT	.13
3 State Rte 161	Cosgray Rd	0.14 SW	2018	20,812	MPSI	.18
4 Plain City +óGé¼GÇ£ Dublin Road	Cosgray Rd	0.14 SW	2018	22,762	AADT	.18
5 Cosgray Rd	Fishel Dr N	0.07 S	2018	4,334	MPSI	.21
6 Cosgray Road	Fishel Dr N	0.07 S	2020	9,113	MPSI	.21
7 State Rte 161	Cosgray Rd	0.25 SW	2018	23,011	MPSI	.28
8 State Rte 161	Cosgray Rd	0.25 SW	2020	24,119	MPSI	.28
9 Not Available	Not Available	0.00 No	2020	10,576	MPSI	.29
10 Industrial Parkway	State Rte 161	0.10 S	2020	13,359	MPSI	.29





COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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