



LOCATION.
commercial real estate



DUBLIN, OH

FREESTANDING
11,450 SF

FORMER DAYCARE ON 2.98 ACRES

5675 AVERY RD

5675 AVERY RD

AREA INFORMATION

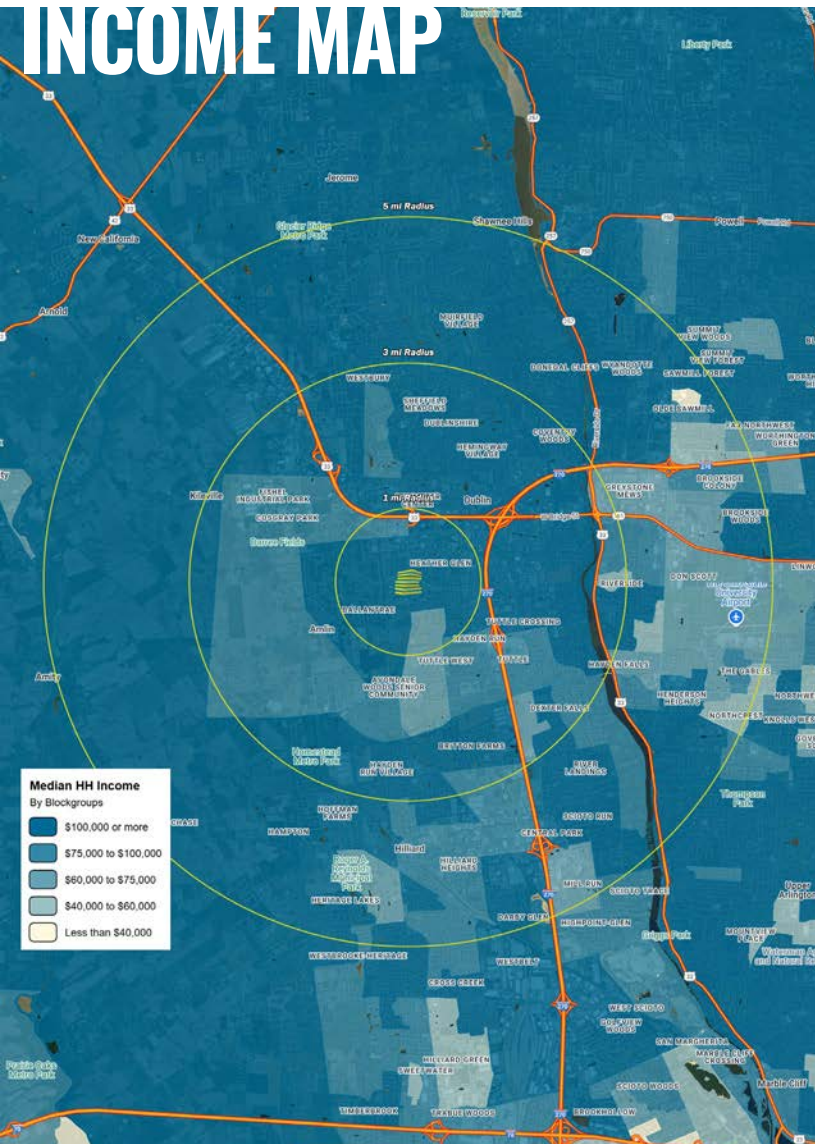
TONY CAROSELLO

314.818.1550 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

INCOME MAP



TRADE AREA OVERVIEW

DUBLIN, OHIO, IS A THRIVING SUBURBAN CITY LOCATED JUST NORTHWEST OF COLUMBUS, SPANNING FRANKLIN, DELAWARE, AND UNION COUNTIES. KNOWN FOR ITS TOP-RATED SCHOOLS, SAFE NEIGHBORHOODS, AND STRONG SENSE OF COMMUNITY, DUBLIN CONSISTENTLY RANKS AS ONE OF THE BEST PLACES TO RAISE A FAMILY IN OHIO. WITH AN ABUNDANCE OF PARKS, WALKING TRAILS, AND FAMILY-FRIENDLY EVENTS LIKE THE DUBLIN IRISH FESTIVAL AND COMMUNITY CONCERTS, THE CITY OFFERS AN EXCEPTIONAL QUALITY OF LIFE. DUBLIN'S HISTORIC DOWNTOWN AND THE BRIDGE STREET DISTRICT PROVIDE A VIBRANT MIX OF DINING, SHOPPING, AND ENTERTAINMENT, WHILE ITS COMMITMENT TO INNOVATION AND SMART CITY INITIATIVES ENSURES A BRIGHT FUTURE FOR RESIDENTS OF ALL AGES.

BEYOND ITS FAMILY-FRIENDLY APPEAL, DUBLIN BOASTS A DIVERSE AND THRIVING ECONOMY, ANCHORED BY INDUSTRIES SUCH AS HEALTHCARE, TECHNOLOGY, AND FINANCE. MAJOR EMPLOYERS LIKE CARDINAL HEALTH, WENDY'S CORPORATE HEADQUARTERS, AND NATIONWIDE INSURANCE PROVIDE STABILITY AND OPPORTUNITY, WHILE THE CITY'S BUSINESS-FRIENDLY ENVIRONMENT CONTINUES TO ATTRACT NEW COMPANIES AND ENTREPRENEURS. THE PRESENCE OF AWARD-WINNING PUBLIC SCHOOLS, WELL-MAINTAINED RECREATIONAL FACILITIES, AND A DYNAMIC CULTURAL SCENE MAKE DUBLIN A DESIRABLE PLACE TO LIVE, WORK, AND GROW, OFFERING THE PERFECT BALANCE BETWEEN SUBURBAN CHARM AND MODERN AMENITIES.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	7,558	63,277	157,021
HOUSEHOLDS	2,966	26,669	65,418
EMPLOYEES	5,018	47,267	83,991
MED HH INCOME	\$182,836	\$161,907	\$163,171

AREA RETAIL | RESTAURANTS

**BEST
BUY**

Walmart

**giant
eagle**

Kroger
FRESH FOR EVERYONE™

ROSS
DRESS FOR LESS

WORLD MARKET

5675 AVERY RD

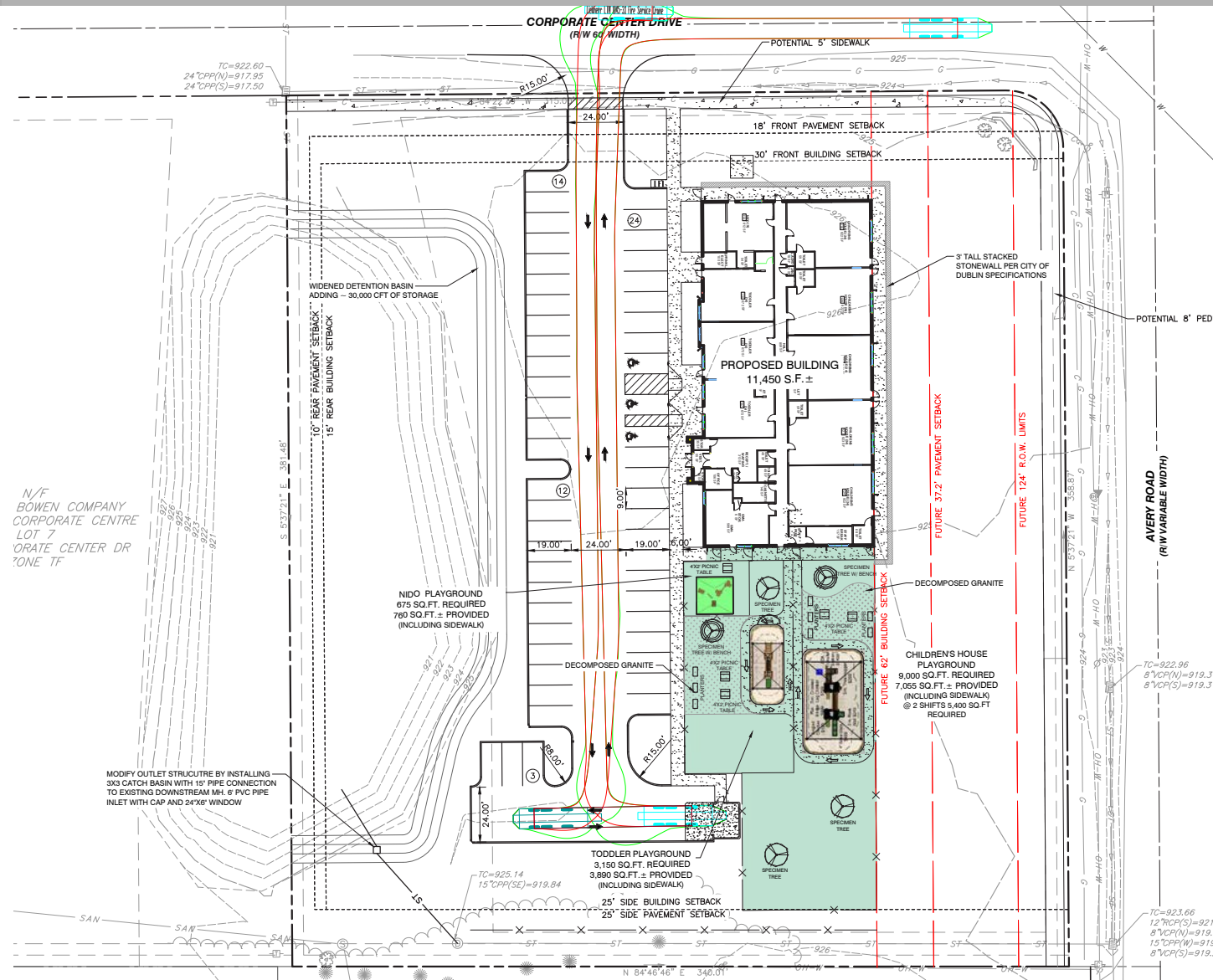
SITE PLAN & DETAILS

TONY CAROSELLO

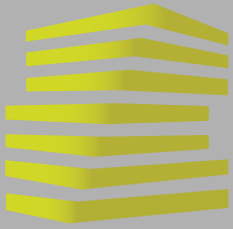
314.818.1550 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



- 11,450 SF WITH FRONTAGE TO AVERY RD
- AVAILABLE FOR SALE OR FOR LEASE
- ESTABLISHED EDUCATIONAL FACILITY—FORMERLY A MONTESSORI SCHOOL, OFFERING A FULLY BUILT-OUT LAYOUT WITH CLASSROOMS, OFFICES, AND COMMON AREAS
- STRATEGIC ACCESSIBILITY WITH CLOSE PROXIMITY TO AVERY RD, US-33, AND I-270, ENSURING EASY ACCESS FOR FAMILIES AND STAFF.
- PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION.



5675 AVERY RD

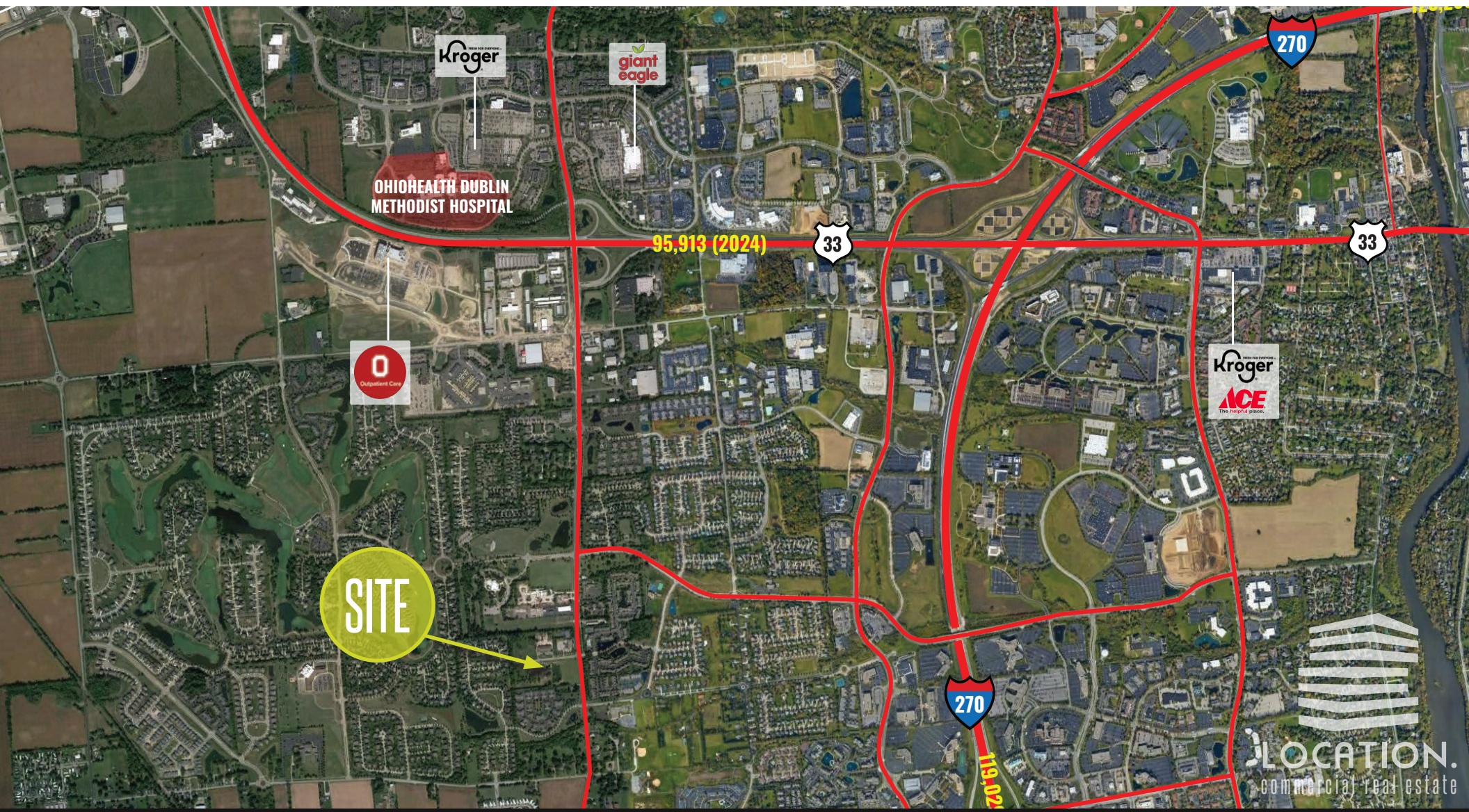
MID MARKET AERIAL

TONY CAROSELLO

314.818.1550 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

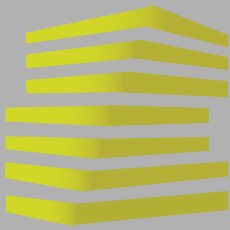


LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

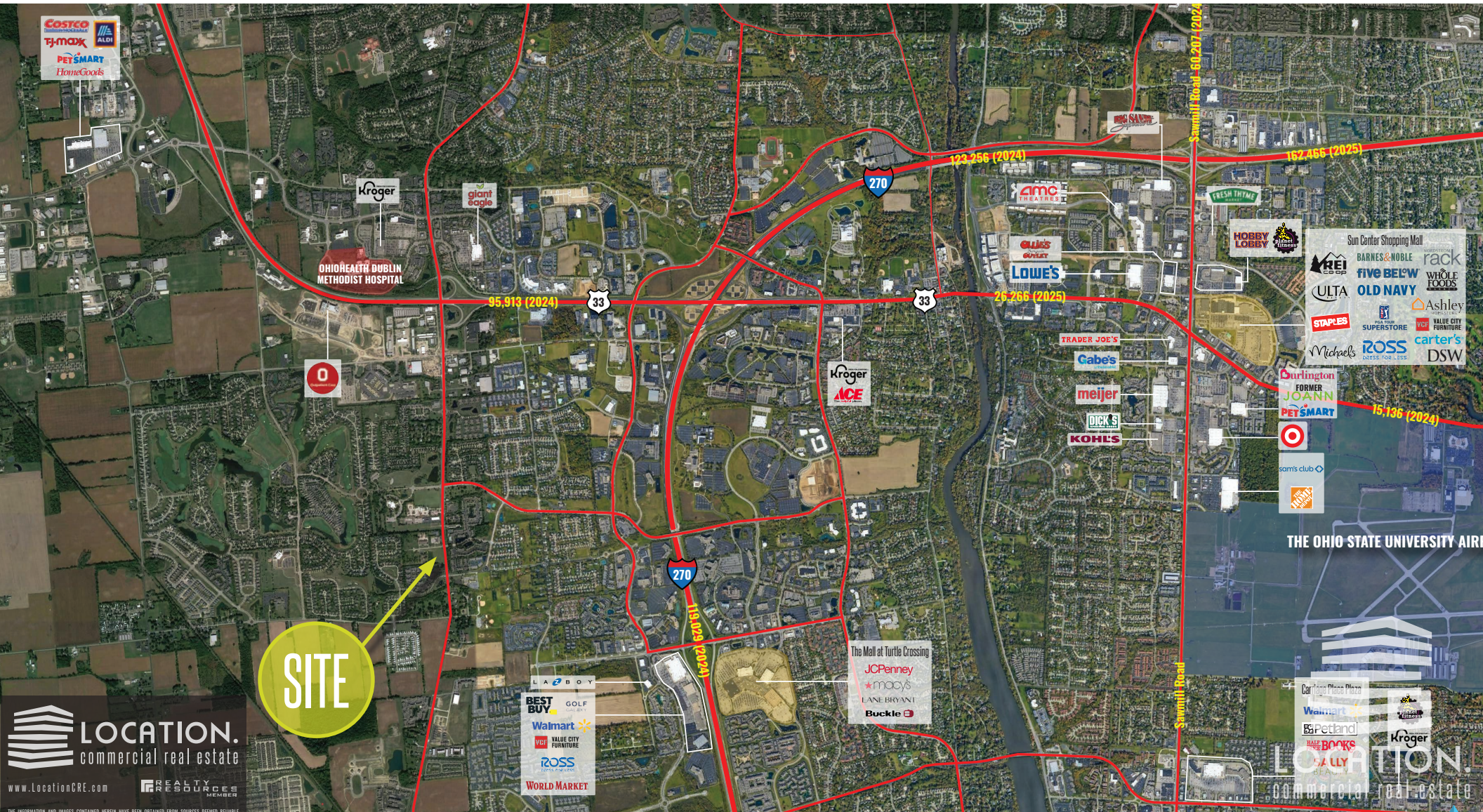


5675 AVERY RD

MARKET AERIAL

TONY CAROSELLO
314.818.1550 (OFFICE)
330.732.7250 (MOBILE)
anthony@LocationCRE.com

IAN SILBERMAN
314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



LOCATION.
commercial real estate
www.LocationCRE.com
REALTY RESOURCES
MEMBER

LOCATION.
commercial real estate

f @ in REALTY RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.