



**LOCATION.**  
commercial real estate



DUBLIN, OH

**FREESTANDING  
11,450 SF**

FORMER DAYCARE ON 2.98 ACRES

5675 AVERY RD





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## AREA INFORMATION

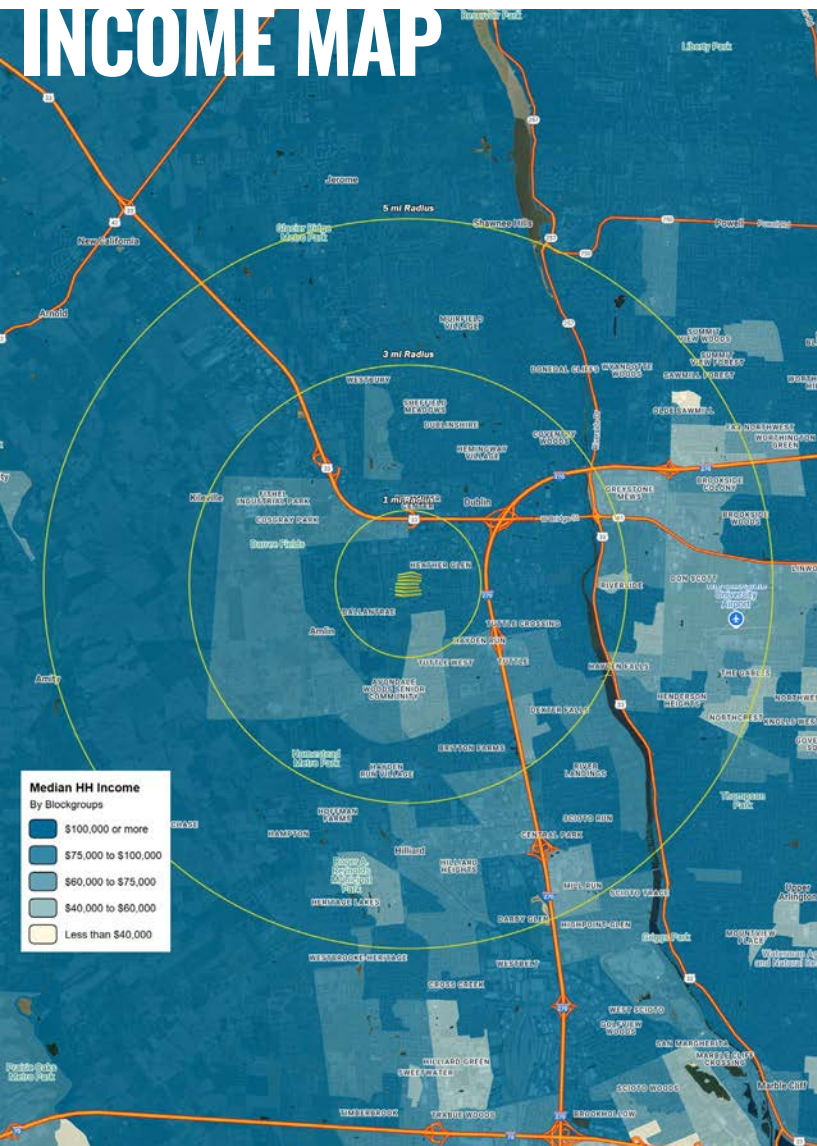
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## INCOME MAP



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

## AREA RETAIL | RESTAURANTS

**BEST  
BUY**

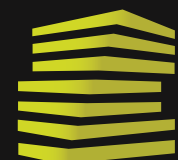
**Walmart** \*

**giant  
eagle**

**Kroger**  
FRESH FOR EVERYONE™

**ROSS**  
DRESS FOR LESS

**WORLD MARKET**



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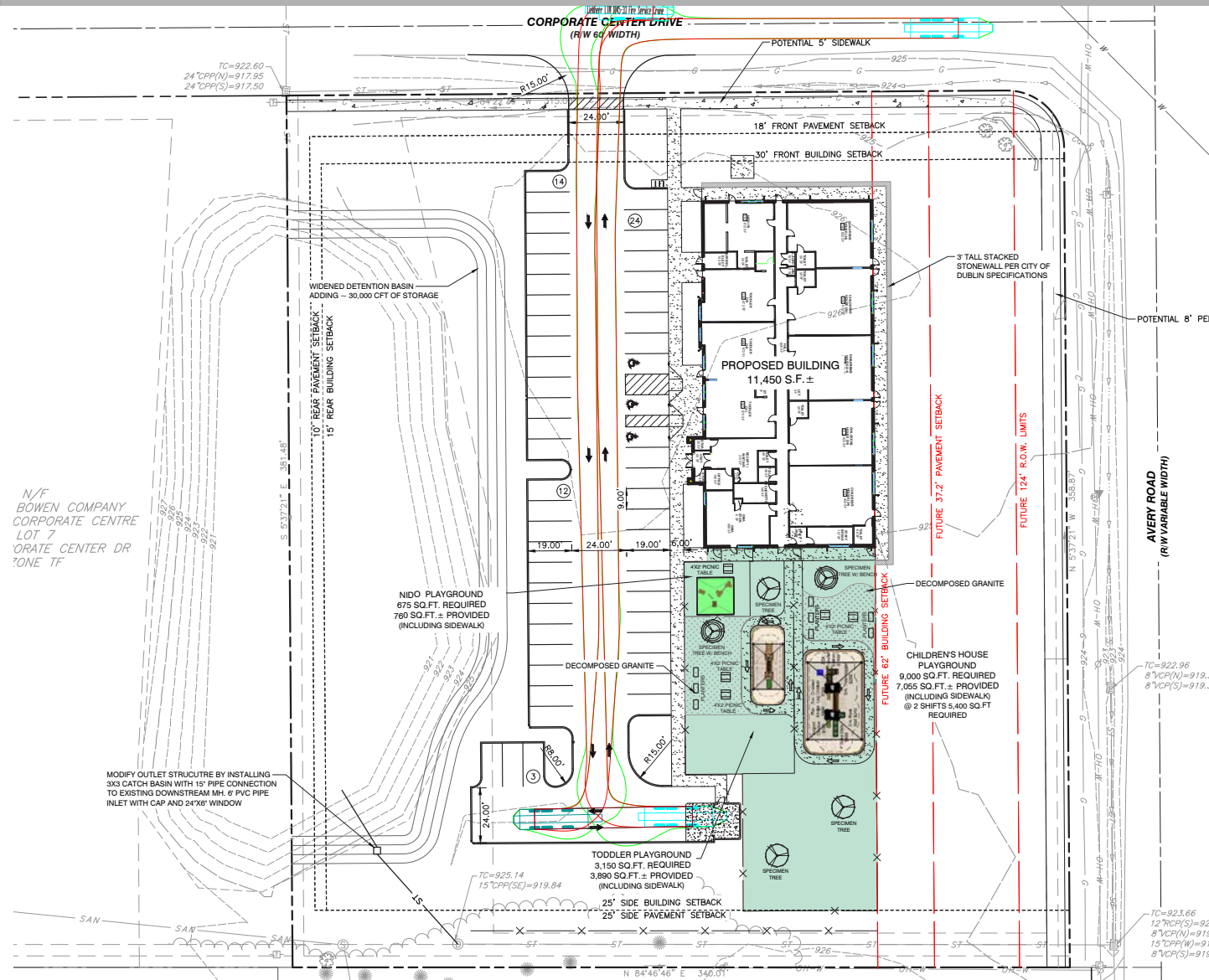
## SITE PLAN & DETAILS

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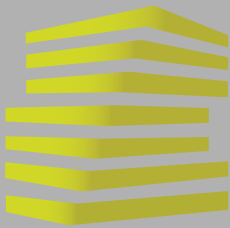
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- **11,450 SF WITH FRONTAGE TO AVERY RD**
- **AVAILABLE FOR SALE OR FOR LEASE**
- **ESTABLISHED EDUCATIONAL FACILITY—FORMERLY A MONTESSORI SCHOOL, OFFERING A FULLY BUILT-OUT LAYOUT WITH CLASSROOMS, OFFICES, AND COMMON AREAS**
- **STRATEGIC ACCESSIBILITY 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.**





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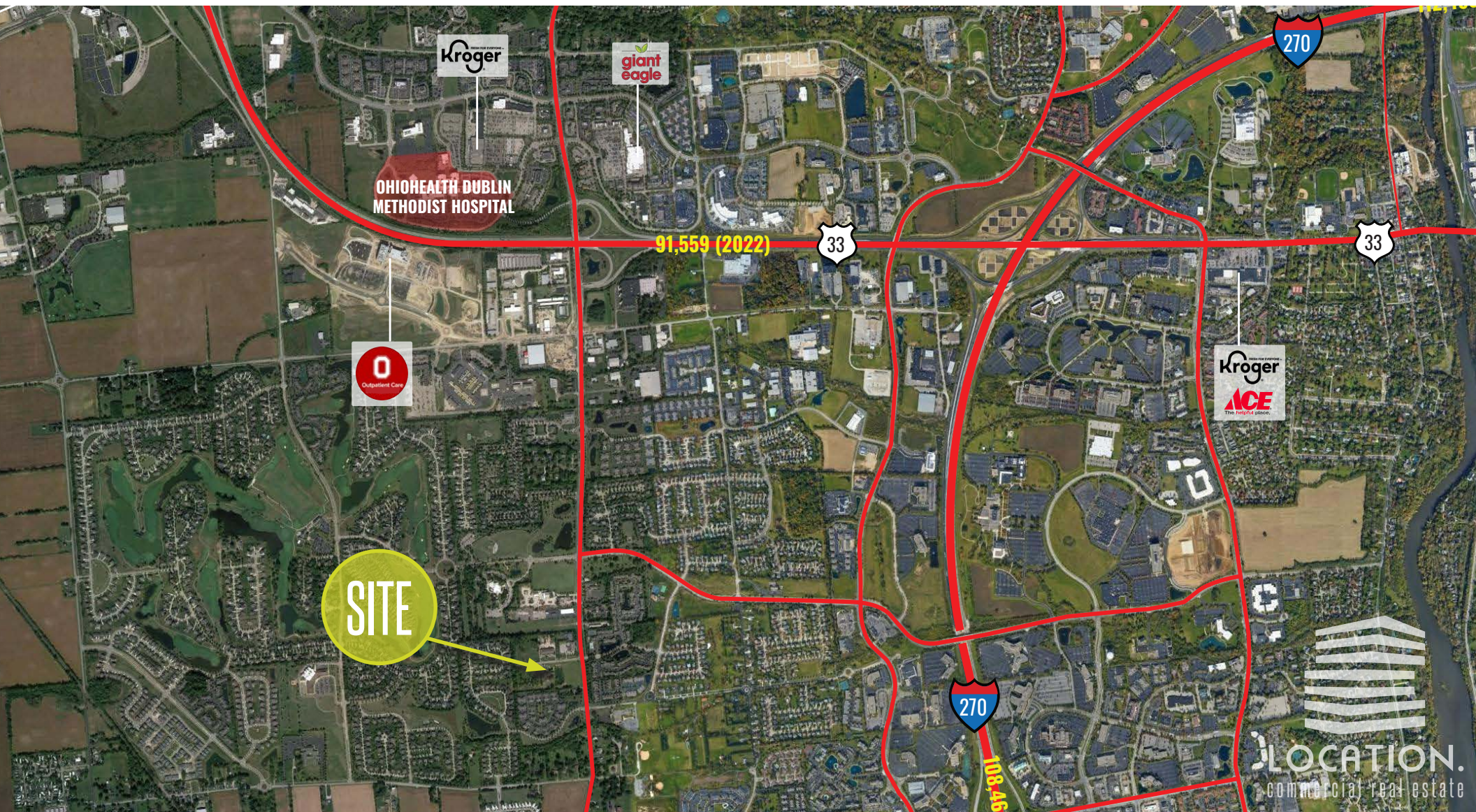
MID MARKET AERIAL

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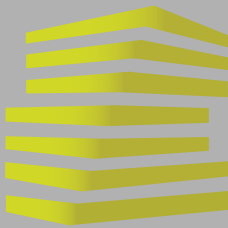


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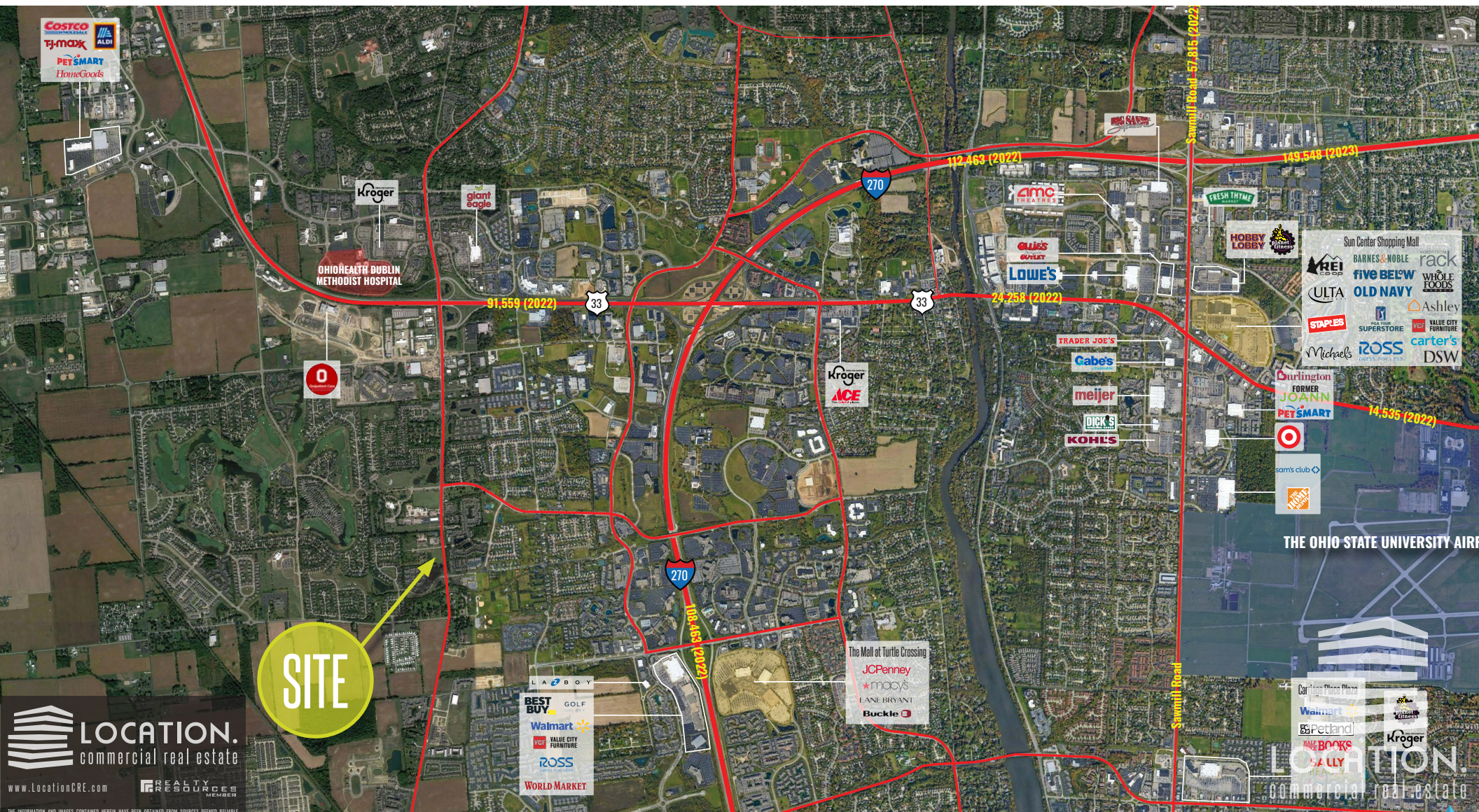


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