

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
4608 SAWMILL ROAD
COLUMBUS, OH 43220
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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.

Customer Full

Land/Farm-Development



Status: Active
List Number: 221013638

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

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

Traffic Count PerDay: 24,119
Zoning: Residential

Tax District: 271

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 #:

SlrCns:

SlrAst:

Sold Non-MLS: No

April 30, 2021

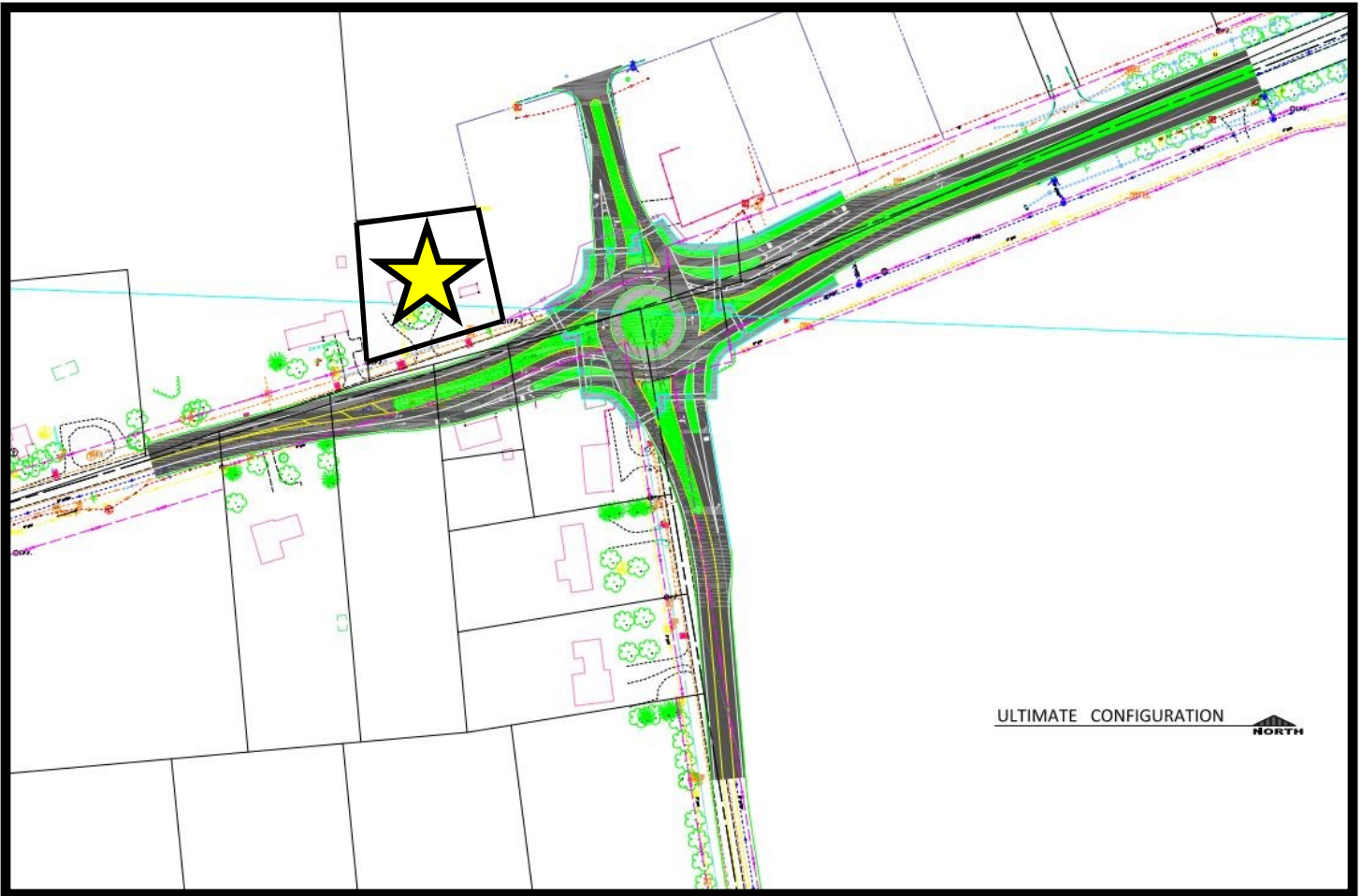
Prepared by: Randy J Best

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ULTIMATE CONFIGURATION 

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



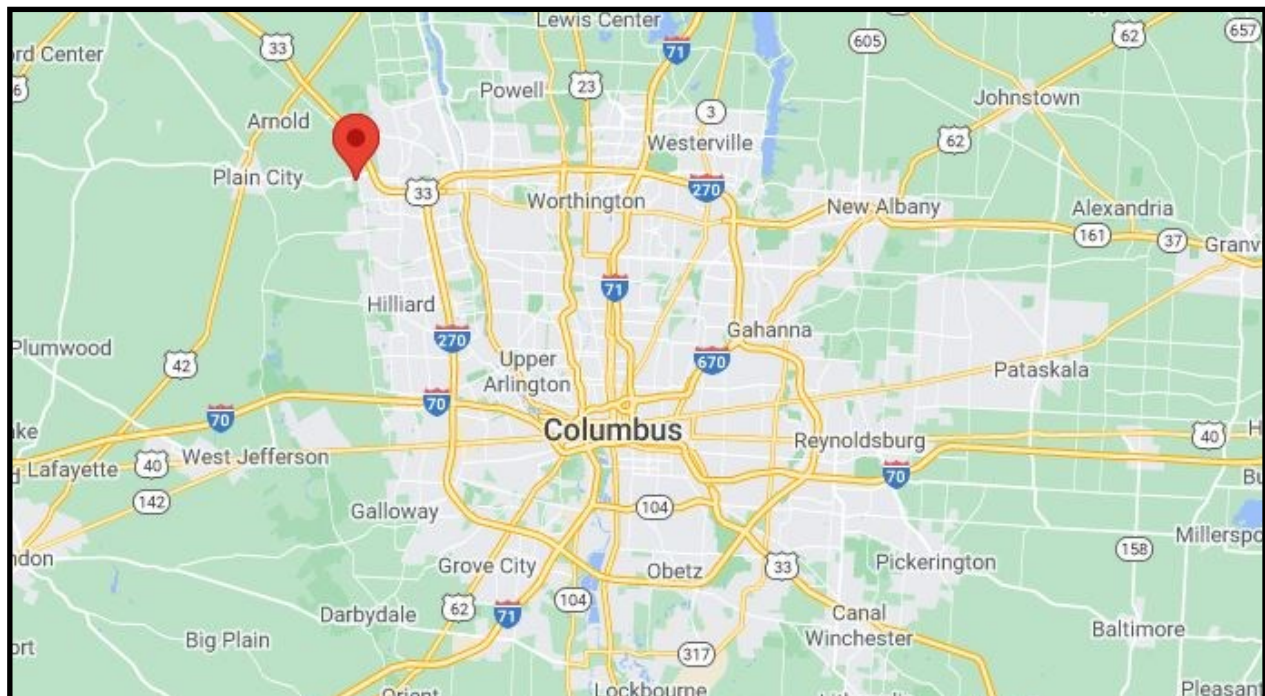
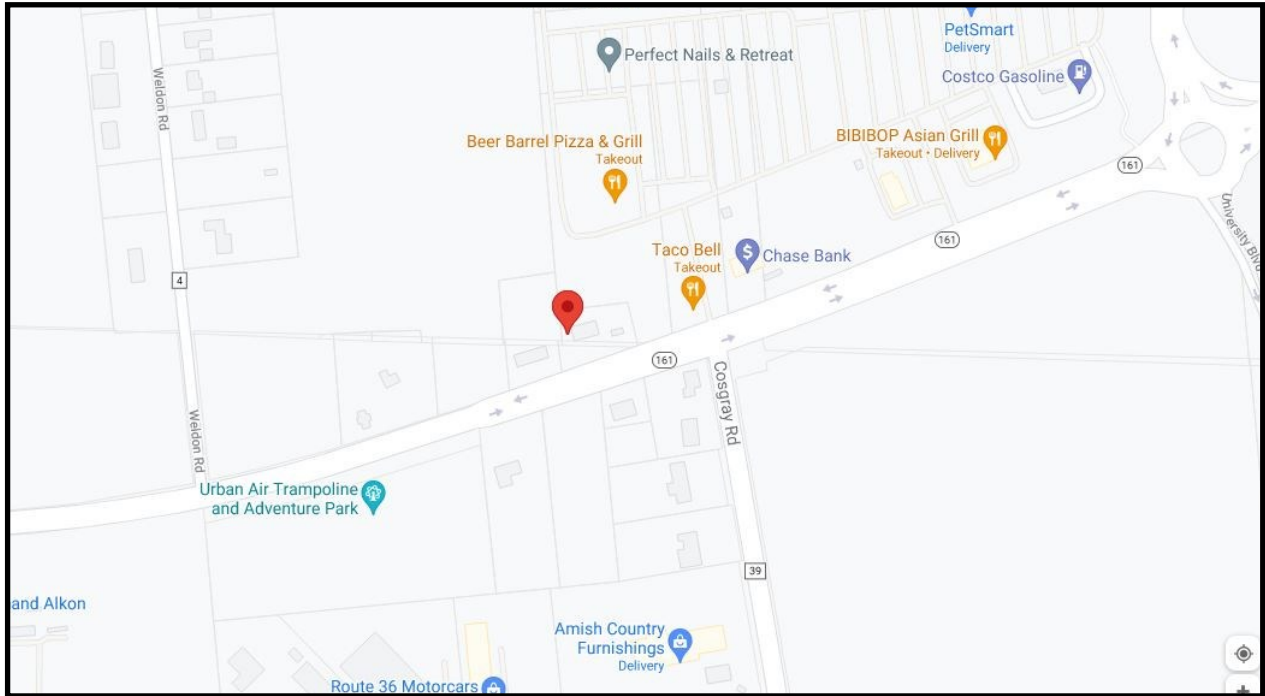
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Demographic Summary Report

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**



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

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Secondary: **Freestanding**

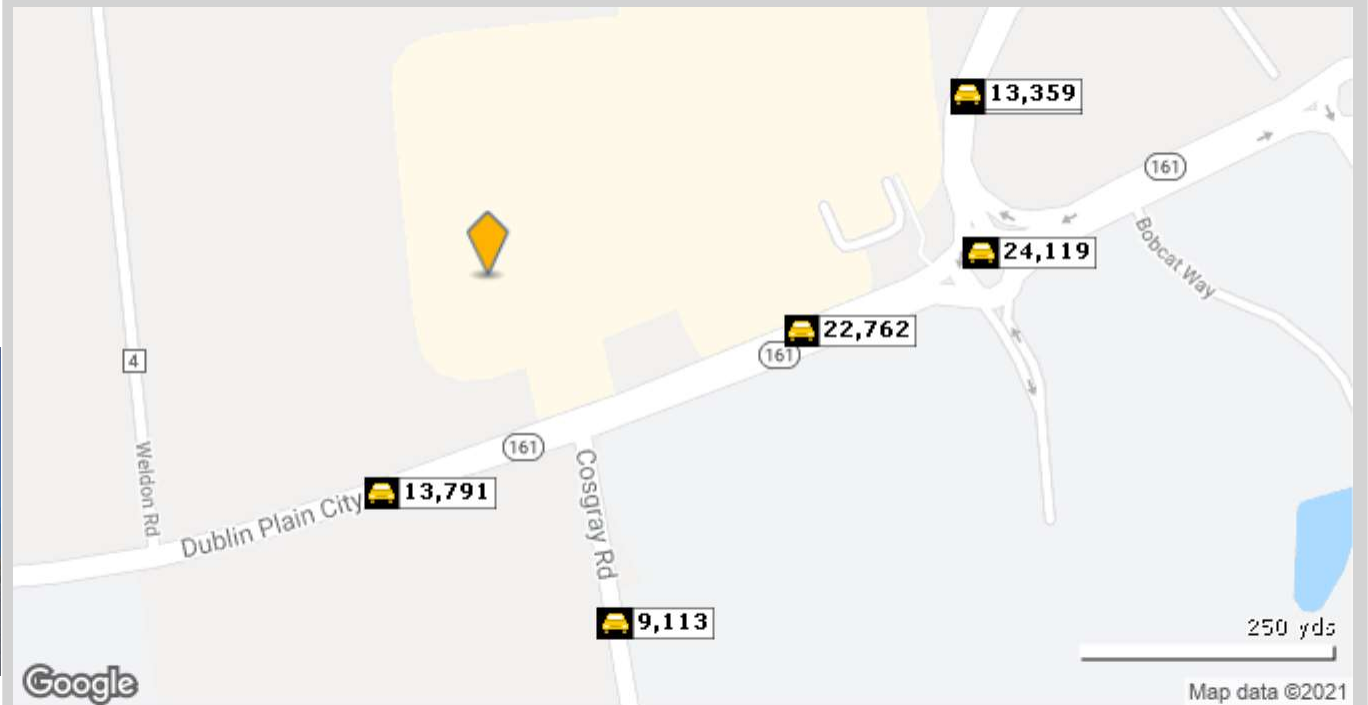
GLA: **22,842 SF**

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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



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3/17/2021

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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