

# For Lease

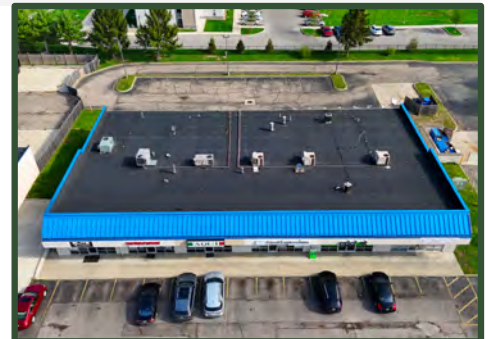


## \$18.75/SF NNN

### 2086 E Dublin-Granville Road, Columbus, OH 43229

*Retail In-Line For Lease in Columbus, Ohio*

- Located off of high-traffic E Dublin-Granville Road, in a retail center.
- Former long-term dental space
- Completely built-out
- ± 1,875 Square Feet available
- Equipment not included
- Sub-lease until March 28th, 2027
- CAM Charges estimated to be \$5.31/SqFt



*Click Here to View Property Video*

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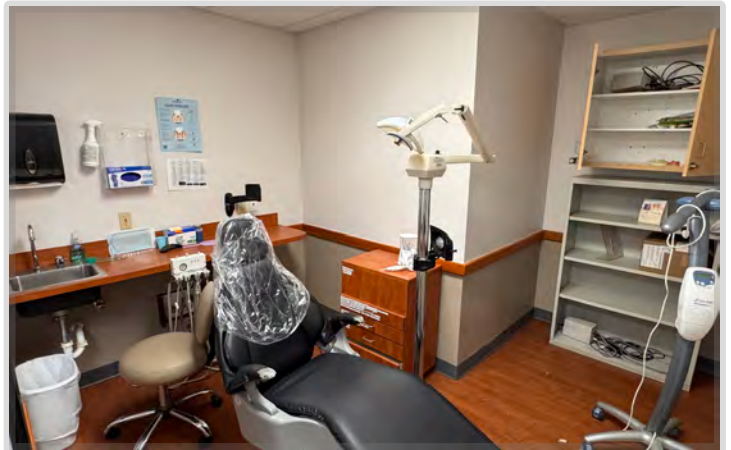
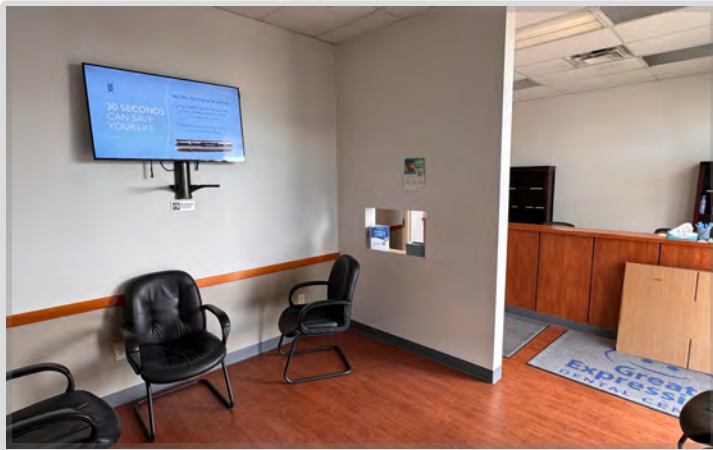
4608 Sawmill Road, Columbus, Ohio 43220

[www.BestCorporateRealEstate.com](http://www.BestCorporateRealEstate.com)

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## Interior Photos



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## Additional Property Information

### Legal Information

Legal Property Description	Retail In-Line For Lease
Price	\$18.75/SqFt NNN
Parcel Number	010-241738
Possession	Immediate

### Land Information

Land Acreage	± 2.618 Acres
Parking Available	Yes
Current Use	Dental Office
Current Zoning	Retail
Jurisdiction and School District	Columbus

### Structural Information

Building Square Footage	± 10,275 Square Feet
Unit Square Footage	± 1,875 Square Feet
Floors Above Ground	1
Year Built	1997
Drive-In Doors	0

### Additional Information

Lot Specifics	Ample Front and Rear Parking
Parcel Benefits	Easy Access, Street Light Adjacent
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$44,160

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## Nearby Amenities



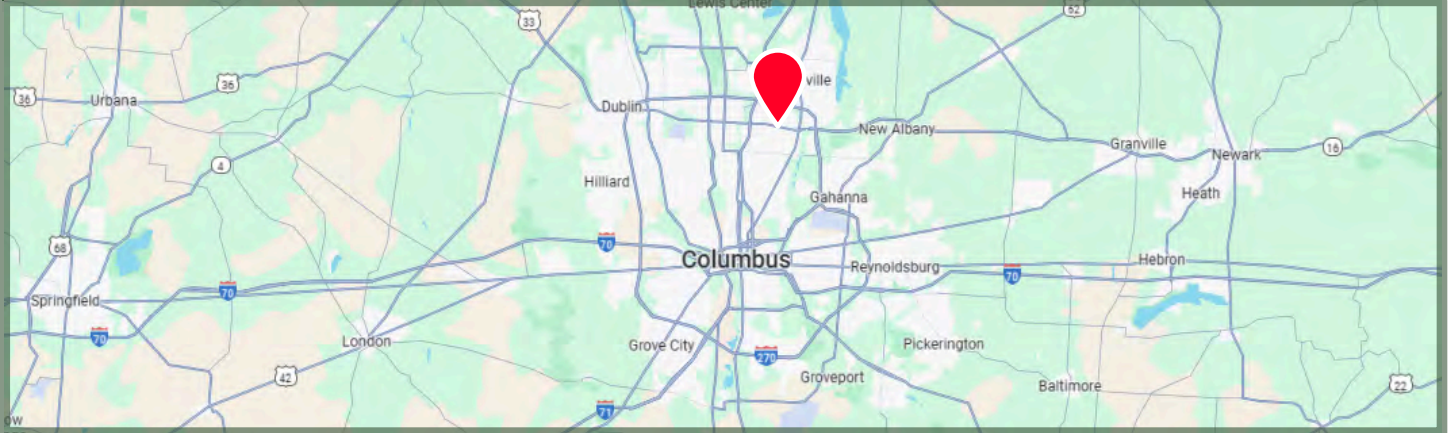
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# 2086 E Dublin-Granville Road, Columbus, OH 43229

## Traffic Counts and Regional Demographics



## Local Traffic

<b>E Dublin Granville Road</b>	<b>± 27,449 VPD</b>
<b>Maple Canyon Avenue</b>	<b>± 7,533 VPD</b>
<b>Beechcroft Road</b>	<b>± 2,682 VPD</b>



## Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	<b>15,866</b>	<b>88,066</b>	<b>204,324</b>
Households	<b>9,347</b>	<b>45,598</b>	<b>97,476</b>
Avg Household Income	<b>\$52,814</b>	<b>\$51,589</b>	<b>\$62,968</b>

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# THE CITY OF COLUMBUS

## Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

## Major Regional Employers



## Demographics



Area Population  
**2,230,960**

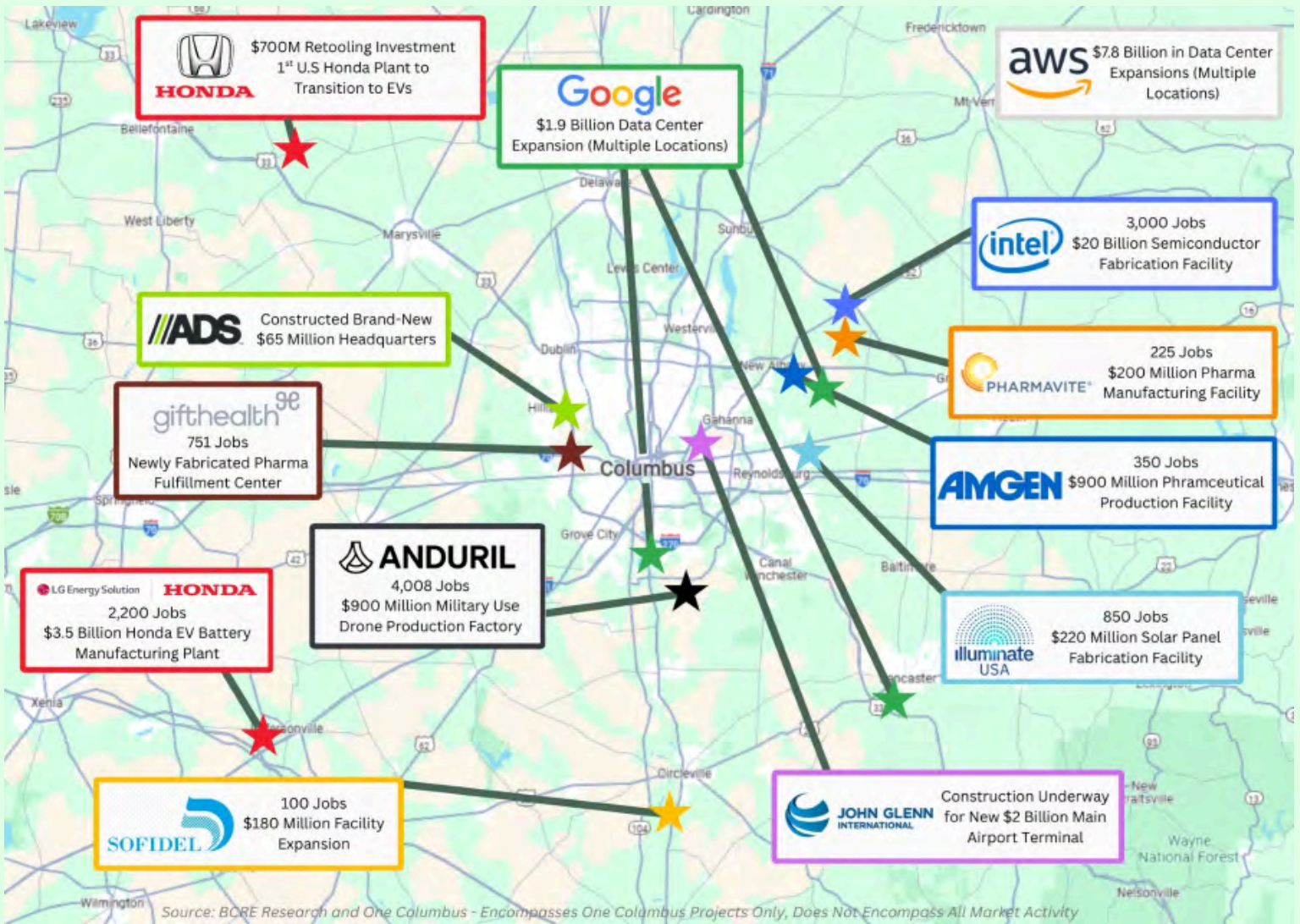


Area Households  
**826,729**

## Major Interstates



# NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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