



# 1405 DUBLIN ROAD, COLUMBUS, OH

LEASE RATE \$12.00/SQ FT

## Property Features:

- Full Service Space
- 2,500 sq. ft.
- Open Area on 2nd Floor with 4 offices, reception area, and conference room
- 2 year maximum
- Beautiful window view of Scioto River



BEST CORPORATE REAL ESTATE  
RANDY BEST  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350  
FAX: 614-559-3390  
EMAIL: [RBEST@BESTCORPORATEREALESTATE.COM](mailto: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.





**Buyer Full Report****Office**

MLS#: 211014731

Status: Active

LP: \$0  
Photos: 5  
VT:

Property Type: OFFICE

Parcel #: 010-212849-00  
Use Code:Previous Use:  
Zoning:For Sale: N For Lease: Y  
Occupancy Rate:For Exchange: N  
Mortg Balance:Gross Inc: \$0  
Total Op Exp: \$0  
NOI: \$0

Condo Fee:

Taxes (Yr):  
Assessment:Tax Incentive:  
Possession:**General Information**

Address: 1405 Dublin Road

Between Street: 5th Avenue &amp; Grandview Ave

Complex:

Distance to Interchange:

Unit/Suite:

City: Columbus

County: [Franklin](#)

Multi Parc:

Zip: 43215

Corp Limit: Columbus

Township:

Near Interchange:

**Building Information**

Tot Avail SqFt:

Tot Bldg SqFt: 12,560

# Flrs Abv Gnd: 2

# of Docks: 0

Year Built: 1989

Common Area Factor:

Min SqFt Avail: 2,500

Acreage: 1.044

# Elevators: 1

# of Drive-In Doors: 0

Year Remodeled:

Ceiling Height: 8'

Max Cntg SF Avail: 2,500

Lot Size:

Parking Ratio:

Total Parking:

Basement: N

| Suite # | SqFt | Date Avail | Suite # | SqFt | Date Avail |
|---------|------|------------|---------|------|------------|
| 1:      |      |            | 3:      |      |            |
| 2:      |      |            | 4:      |      |            |

**Financials**

Lease Rate \$/SqFt: \$12.00

Terms Desired:

Exp Paid By: L T Reimburse L T Contracts Directly

ALL

RE Taxes: y

Bldg Insurance: y

Utilities: y

Maint/Repairs: y

Janitorial: y

CAM: y

Cu Yr Est \$/SF 0 per above checked items

Will Landlord Remodel:

Finish Allowance/SqFt:

Pass-Thru of Exp ovr Base Yr:

Exp Stop:

**Features****Remarks**

Full Service \$12.00/Sq Ft space, Open area on 2nd Floor with 4 offices, reception area, and conference room. Lease can only be 2-yr maximum. Beautiful window views of scioto river. Easy Access.

**Sold Information**

Sold Date:

SP:

Wednesday, April 27, 2011 2:25 PM

*Information deemed reliable but not guaranteed*

Prepared by: Randy Best

*Copyright: 2001 - 2011 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*



# 1405 Dublin Rd

## Office For Lease in Columbus



Property ID: 1209248

### Location

1405 Dublin Rd  
Columbus, OH 43215  
**Park/Complex**  
**Market:** Northwest  
**Submarket:** Arlington/Grandview  
**Cross Streets:**

### Listing Summary

|                     |          |                         |               |
|---------------------|----------|-------------------------|---------------|
| <b>Available SF</b> | 2,500 SF | <b>Rate</b>             | \$12.00 Gross |
| <b>Min Div</b>      | 2,500 SF | <b>Taxes/SF</b>         |               |
| <b>Max Contig</b>   | 2,500 SF | <b>Operating Exp/SF</b> |               |
| <b>Sublease</b>     | No       |                         |               |

### Property Description

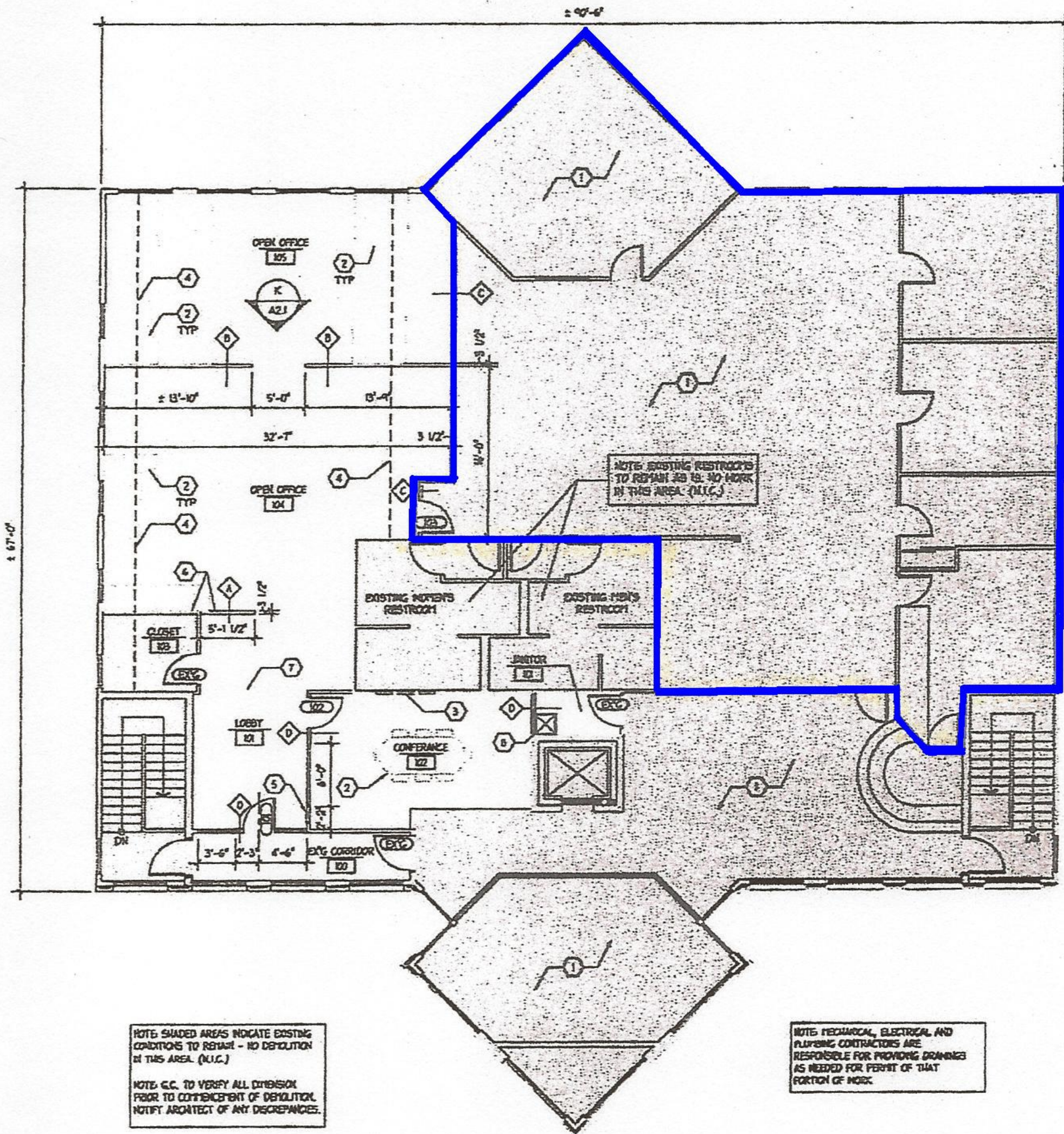
|                      |           |                   |          |                           |          |                       |
|----------------------|-----------|-------------------|----------|---------------------------|----------|-----------------------|
| <b>Building Size</b> | 12,560 SF | <b>Class</b>      | B        | <b>Common Area Factor</b> |          | <b>Parking Spaces</b> |
| <b>Floors</b>        | 2         | <b>Status</b>     | Existing | <b>Min Floor Size</b>     | 2,500 SF | <b>Parking Ratio</b>  |
|                      |           | <b>Year Built</b> | 1989     | <b>Max Floor</b>          | 2,500 SF |                       |

### Available Suites

| Floor                                 | Unit | SF Avail | Min Div | Max Contig | Rate          | Available | Suite ID |
|---------------------------------------|------|----------|---------|------------|---------------|-----------|----------|
| 2                                     |      | 2,500    | 2,500   | 2,500      | \$12.00 Gross |           | 1108672  |
| Comments: 2 Floors, 8' Ceiling Height |      |          |         |            |               |           |          |







**A FLOOR PLAN**  
SECOND FLOOR









## Demographic and Income Profile - Appraisal Version

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 5 minutes

Prepared by Randy Best  
Latitude: 39.983646  
Longitude: -83.065056

| Summary                         | 2000     |         | 2010     |         | 2015     |         |
|---------------------------------|----------|---------|----------|---------|----------|---------|
| Population                      | 27,426   |         | 28,217   |         | 28,805   |         |
| Households                      | 13,827   |         | 14,553   |         | 14,953   |         |
| Families                        | 6,003    |         | 5,909    |         | 5,917    |         |
| Average Household Size          | 1.96     |         | 1.91     |         | 1.90     |         |
| Owner Occupied Housing Units    | 6,073    |         | 6,019    |         | 6,108    |         |
| Renter Occupied Housing Units   | 7,753    |         | 8,534    |         | 8,845    |         |
| Median Age                      | 33.7     |         | 34.6     |         | 34.1     |         |
| Trends: 2010 - 2015 Annual Rate | Area     |         | State    |         | National |         |
| Population                      | 0.41%    |         | 0.14%    |         | 0.76%    |         |
| Households                      | 0.54%    |         | 0.20%    |         | 0.78%    |         |
| Families                        | 0.03%    |         | 0.06%    |         | 0.64%    |         |
| Owner HHs                       | 0.29%    |         | 0.23%    |         | 0.82%    |         |
| Median Household Income         | 2.71%    |         | 2.42%    |         | 2.36%    |         |
| Households by Income            | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                       | 1,666    | 12.0%   | 1,387    | 9.5%    | 1,235    | 8.3%    |
| \$15,000 - \$24,999             | 1,635    | 11.8%   | 1,288    | 8.9%    | 1,069    | 7.2%    |
| \$25,000 - \$34,999             | 1,891    | 13.6%   | 1,316    | 9.0%    | 1,026    | 6.9%    |
| \$35,000 - \$49,999             | 2,218    | 16.0%   | 2,692    | 18.5%   | 2,120    | 14.2%   |
| \$50,000 - \$74,999             | 2,518    | 18.2%   | 2,869    | 19.7%   | 3,450    | 23.1%   |
| \$75,000 - \$99,999             | 1,394    | 10.1%   | 1,768    | 12.1%   | 1,893    | 12.7%   |
| \$100,000 - \$149,999           | 1,359    | 9.8%    | 1,864    | 12.8%   | 2,518    | 16.8%   |
| \$150,000 - \$199,999           | 523      | 3.8%    | 636      | 4.4%    | 773      | 5.2%    |
| \$200,000+                      | 655      | 4.7%    | 733      | 5.0%    | 866      | 5.8%    |
| Median Household Income         | \$45,945 |         | \$54,320 |         | \$62,077 |         |
| Average Household Income        | \$68,987 |         | \$75,429 |         | \$84,161 |         |
| Per Capita Income               | \$34,846 |         | \$38,969 |         | \$43,759 |         |
| Population by Age               | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 1,401    | 5.1%    | 1,348    | 4.8%    | 1,357    | 4.7%    |
| 5 - 9                           | 1,470    | 5.4%    | 1,176    | 4.2%    | 1,184    | 4.1%    |
| 10 - 14                         | 1,467    | 5.3%    | 1,204    | 4.3%    | 1,157    | 4.0%    |
| 15 - 19                         | 1,316    | 4.8%    | 1,334    | 4.7%    | 1,183    | 4.1%    |
| 20 - 24                         | 2,555    | 9.3%    | 3,358    | 11.9%   | 3,309    | 11.5%   |
| 25 - 34                         | 6,206    | 22.6%   | 5,851    | 20.7%   | 6,713    | 23.3%   |
| 35 - 44                         | 4,409    | 16.1%   | 3,784    | 13.4%   | 3,249    | 11.3%   |
| 45 - 54                         | 3,672    | 13.4%   | 3,816    | 13.5%   | 3,577    | 12.4%   |
| 55 - 64                         | 1,971    | 7.2%    | 3,146    | 11.2%   | 3,355    | 11.6%   |
| 65 - 74                         | 1,293    | 4.7%    | 1,466    | 5.2%    | 1,978    | 6.9%    |
| 75 - 84                         | 1,096    | 4.0%    | 1,022    | 3.6%    | 1,027    | 3.6%    |
| 85+                             | 570      | 2.1%    | 709      | 2.5%    | 715      | 2.5%    |

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011



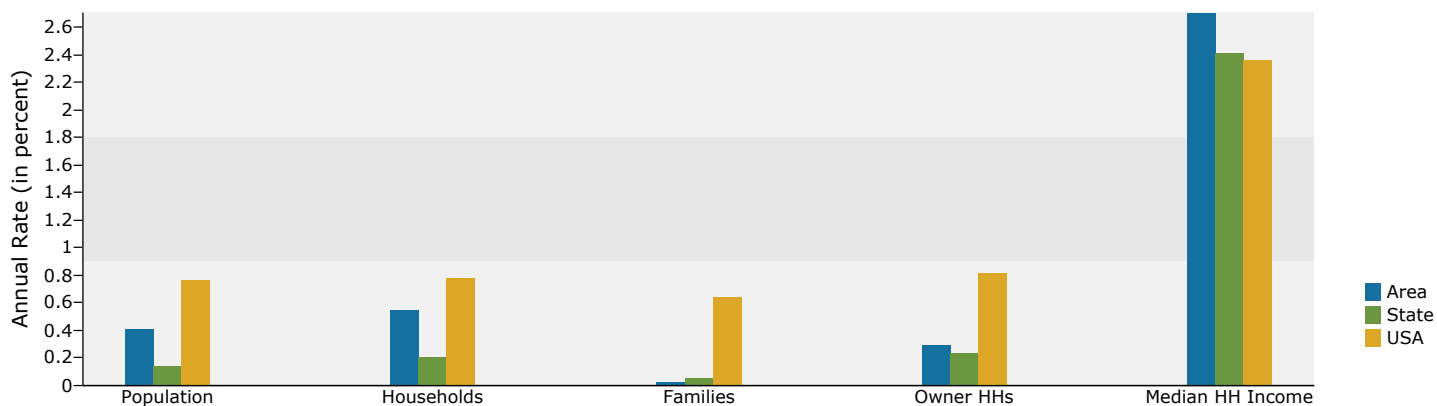


## Demographic and Income Profile - Appraisal Version

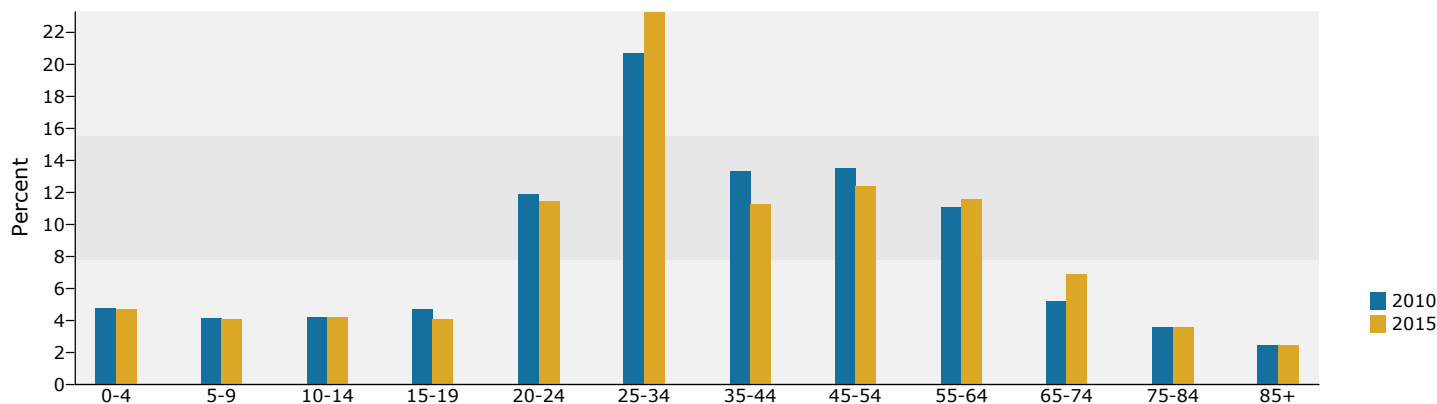
1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 5 minutes

Prepared by Randy Best  
Latitude: 39.983646  
Longitude: -83.065056

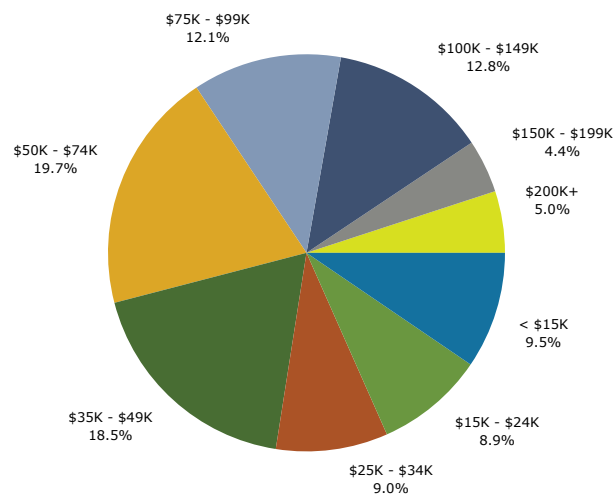
Trends 2010-2015



Population by Age



2010 Household Income



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011





## Demographic and Income Profile - Appraisal Version

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 10 minutes

Prepared by Randy Best  
Latitude: 39.983646  
Longitude: -83.065056

| Summary                         | 2000     |         | 2010     |         | 2015     |         |
|---------------------------------|----------|---------|----------|---------|----------|---------|
| Population                      | 252,780  |         | 250,909  |         | 253,077  |         |
| Households                      | 107,141  |         | 108,254  |         | 109,938  |         |
| Families                        | 51,396   |         | 49,130   |         | 48,859   |         |
| Average Household Size          | 2.23     |         | 2.18     |         | 2.17     |         |
| Owner Occupied Housing Units    | 46,392   |         | 45,399   |         | 45,971   |         |
| Renter Occupied Housing Units   | 60,749   |         | 62,855   |         | 63,967   |         |
| Median Age                      | 29.9     |         | 30.1     |         | 30.3     |         |
| Trends: 2010 - 2015 Annual Rate | Area     |         | State    |         | National |         |
| Population                      | 0.17%    |         | 0.14%    |         | 0.76%    |         |
| Households                      | 0.31%    |         | 0.20%    |         | 0.78%    |         |
| Families                        | -0.11%   |         | 0.06%    |         | 0.64%    |         |
| Owner HHs                       | 0.25%    |         | 0.23%    |         | 0.82%    |         |
| Median Household Income         | 3.59%    |         | 2.42%    |         | 2.36%    |         |
| Households by Income            | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                       | 26,348   | 24.5%   | 21,426   | 19.8%   | 20,031   | 18.2%   |
| \$15,000 - \$24,999             | 16,460   | 15.3%   | 12,968   | 12.0%   | 11,107   | 10.1%   |
| \$25,000 - \$34,999             | 14,899   | 13.9%   | 12,253   | 11.3%   | 9,884    | 9.0%    |
| \$35,000 - \$49,999             | 16,369   | 15.2%   | 17,431   | 16.1%   | 14,406   | 13.1%   |
| \$50,000 - \$74,999             | 16,657   | 15.5%   | 19,747   | 18.2%   | 24,086   | 21.9%   |
| \$75,000 - \$99,999             | 7,538    | 7.0%    | 11,468   | 10.6%   | 12,715   | 11.6%   |
| \$100,000 - \$149,999           | 5,540    | 5.2%    | 8,337    | 7.7%    | 11,827   | 10.8%   |
| \$150,000 - \$199,999           | 1,641    | 1.5%    | 2,231    | 2.1%    | 2,850    | 2.6%    |
| \$200,000+                      | 1,979    | 1.8%    | 2,392    | 2.2%    | 3,030    | 2.8%    |
| Median Household Income         | \$32,024 |         | \$41,430 |         | \$49,427 |         |
| Average Household Income        | \$46,004 |         | \$54,447 |         | \$61,492 |         |
| Per Capita Income               | \$19,926 |         | \$24,223 |         | \$27,524 |         |
| Population by Age               | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 15,584   | 6.2%    | 15,126   | 6.0%    | 15,148   | 6.0%    |
| 5 - 9                           | 15,843   | 6.3%    | 13,812   | 5.5%    | 13,761   | 5.4%    |
| 10 - 14                         | 15,008   | 5.9%    | 12,677   | 5.1%    | 12,904   | 5.1%    |
| 15 - 19                         | 21,763   | 8.6%    | 22,138   | 8.8%    | 20,580   | 8.1%    |
| 20 - 24                         | 34,562   | 13.7%   | 37,377   | 14.9%   | 37,465   | 14.8%   |
| 25 - 34                         | 44,238   | 17.5%   | 39,985   | 15.9%   | 43,369   | 17.1%   |
| 35 - 44                         | 35,855   | 14.2%   | 29,509   | 11.8%   | 26,601   | 10.5%   |
| 45 - 54                         | 28,046   | 11.1%   | 30,482   | 12.1%   | 27,823   | 11.0%   |
| 55 - 64                         | 16,370   | 6.5%    | 23,535   | 9.4%    | 25,826   | 10.2%   |
| 65 - 74                         | 13,091   | 5.2%    | 12,867   | 5.1%    | 16,473   | 6.5%    |
| 75 - 84                         | 9,100    | 3.6%    | 8,907    | 3.6%    | 8,535    | 3.4%    |
| 85+                             | 3,322    | 1.3%    | 4,494    | 1.8%    | 4,592    | 1.8%    |

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011





## Demographic and Income Profile - Appraisal Version

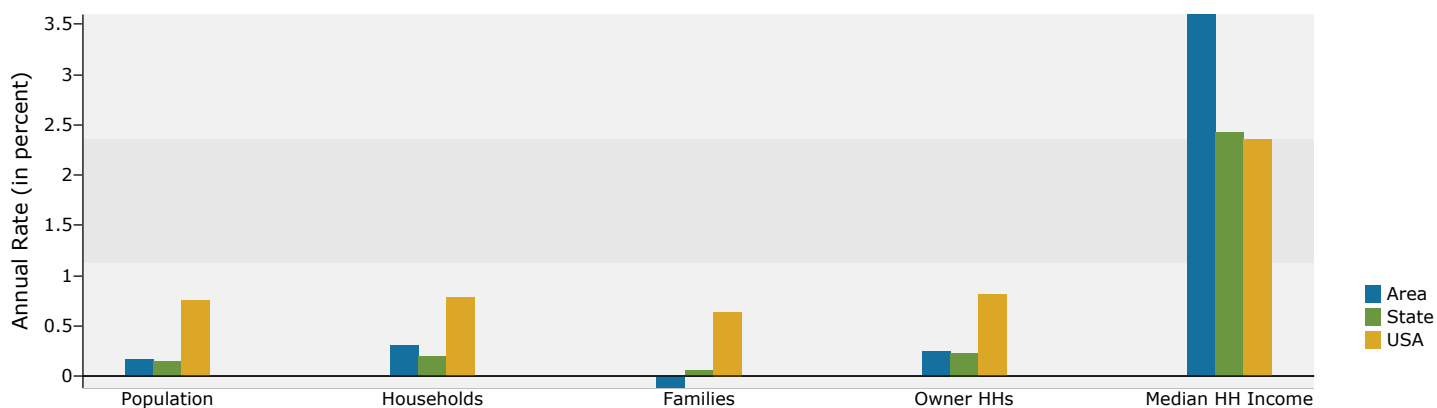
1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 10 minutes

Prepared by Randy Best

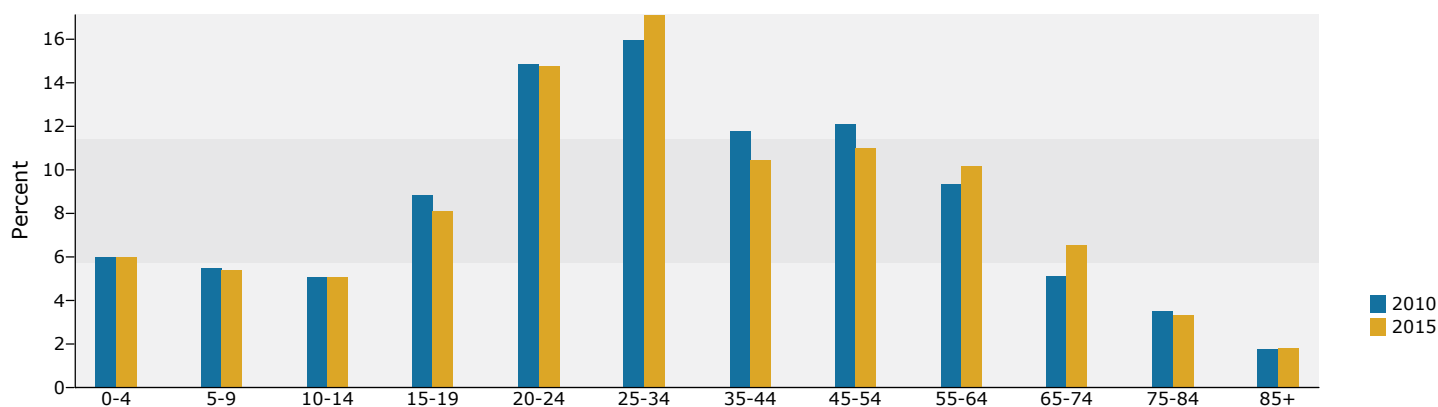
Latitude: 39.983646

Longitude: -83.065056

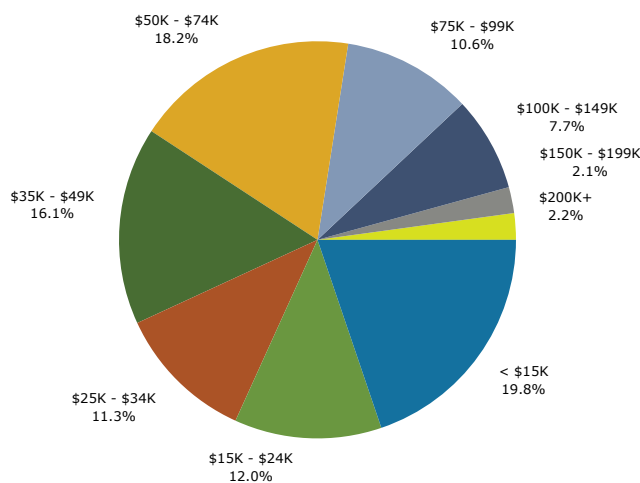
### Trends 2010-2015



### Population by Age



### 2010 Household Income



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011



## Demographic and Income Profile - Appraisal Version

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 15 minutes

Prepared by Randy Best  
Latitude: 39.983646  
Longitude: -83.065056

| Summary                         | 2000     |         | 2010     |         | 2015     |         |
|---------------------------------|----------|---------|----------|---------|----------|---------|
| Population                      | 653,944  |         | 668,453  |         | 681,315  |         |
| Households                      | 272,567  |         | 281,229  |         | 287,592  |         |
| Families                        | 154,208  |         | 153,437  |         | 154,760  |         |
| Average Household Size          | 2.33     |         | 2.31     |         | 2.30     |         |
| Owner Occupied Housing Units    | 147,339  |         | 147,400  |         | 150,392  |         |
| Renter Occupied Housing Units   | 125,228  |         | 133,829  |         | 137,200  |         |
| Median Age                      | 32.2     |         | 33.4     |         | 33.2     |         |
| Trends: 2010 - 2015 Annual Rate | Area     |         | State    |         | National |         |
| Population                      | 0.38%    |         | 0.14%    |         | 0.76%    |         |
| Households                      | 0.45%    |         | 0.20%    |         | 0.78%    |         |
| Families                        | 0.17%    |         | 0.06%    |         | 0.64%    |         |
| Owner HHs                       | 0.40%    |         | 0.23%    |         | 0.82%    |         |
| Median Household Income         | 2.71%    |         | 2.42%    |         | 2.36%    |         |
| Households by Income            | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                       | 49,800   | 18.3%   | 40,013   | 14.2%   | 36,973   | 12.9%   |
| \$15,000 - \$24,999             | 37,259   | 13.7%   | 27,809   | 9.9%    | 23,342   | 8.1%    |
| \$25,000 - \$34,999             | 37,878   | 13.9%   | 29,649   | 10.5%   | 23,286   | 8.1%    |
| \$35,000 - \$49,999             | 45,179   | 16.6%   | 46,060   | 16.4%   | 36,945   | 12.8%   |
| \$50,000 - \$74,999             | 51,747   | 19.0%   | 58,862   | 20.9%   | 70,618   | 24.6%   |
| \$75,000 - \$99,999             | 24,702   | 9.1%    | 38,806   | 13.8%   | 42,403   | 14.7%   |
| \$100,000 - \$149,999           | 16,738   | 6.1%    | 26,776   | 9.5%    | 37,598   | 13.1%   |
| \$150,000 - \$199,999           | 4,717    | 1.7%    | 7,081    | 2.5%    | 8,805    | 3.1%    |
| \$200,000+                      | 4,667    | 1.7%    | 6,170    | 2.2%    | 7,619    | 2.6%    |
| Median Household Income         | \$38,216 |         | \$48,937 |         | \$55,934 |         |
| Average Household Income        | \$50,729 |         | \$60,992 |         | \$68,053 |         |
| Per Capita Income               | \$21,451 |         | \$26,076 |         | \$29,190 |         |
| Population by Age               | 2000     |         | 2010     |         | 2015     |         |
|                                 | Number   | Percent | Number   | Percent | Number   | Percent |
| 0 - 4                           | 45,961   | 7.0%    | 46,505   | 7.0%    | 47,330   | 6.9%    |
| 5 - 9                           | 45,715   | 7.0%    | 42,728   | 6.4%    | 43,366   | 6.4%    |
| 10 - 14                         | 42,705   | 6.5%    | 39,872   | 6.0%    | 40,975   | 6.0%    |
| 15 - 19                         | 46,907   | 7.2%    | 49,593   | 7.4%    | 46,784   | 6.9%    |
| 20 - 24                         | 63,190   | 9.7%    | 68,898   | 10.3%   | 70,203   | 10.3%   |
| 25 - 34                         | 112,554  | 17.2%   | 101,182  | 15.1%   | 109,446  | 16.1%   |
| 35 - 44                         | 100,602  | 15.4%   | 88,804   | 13.3%   | 81,362   | 11.9%   |
| 45 - 54                         | 79,475   | 12.2%   | 88,274   | 13.2%   | 83,277   | 12.2%   |
| 55 - 64                         | 47,125   | 7.2%    | 67,871   | 10.2%   | 73,764   | 10.8%   |
| 65 - 74                         | 36,981   | 5.7%    | 37,438   | 5.6%    | 47,753   | 7.0%    |
| 75 - 84                         | 24,501   | 3.7%    | 25,430   | 3.8%    | 24,701   | 3.6%    |
| 85+                             | 8,228    | 1.3%    | 11,858   | 1.8%    | 12,354   | 1.8%    |

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011





## Demographic and Income Profile - Appraisal Version

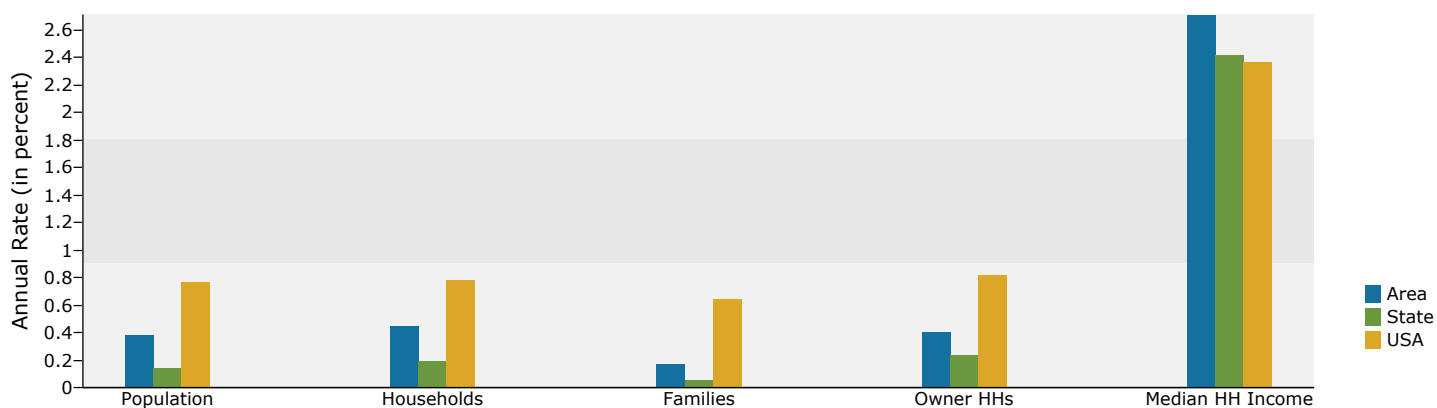
1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087,  
Drive Time: 15 minutes

Prepared by Randy Best

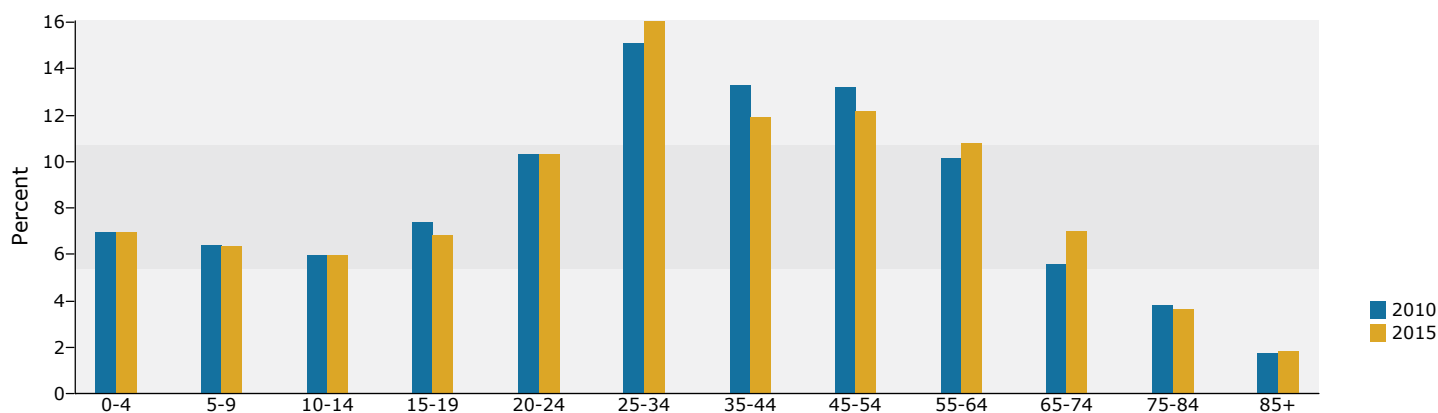
Latitude: 39.983646

Longitude: -83.065056

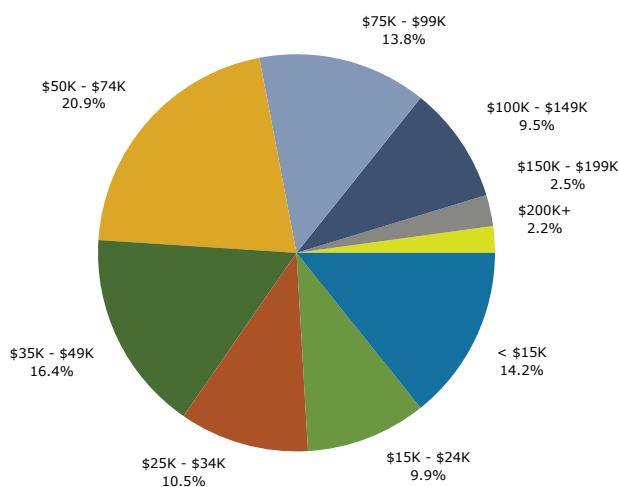
### Trends 2010-2015



### Population by Age



### 2010 Household Income



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 02, 2011

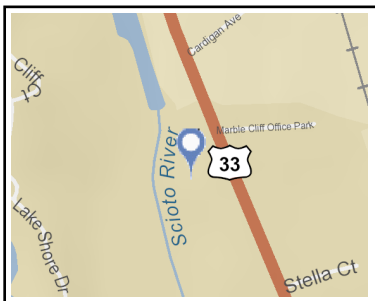
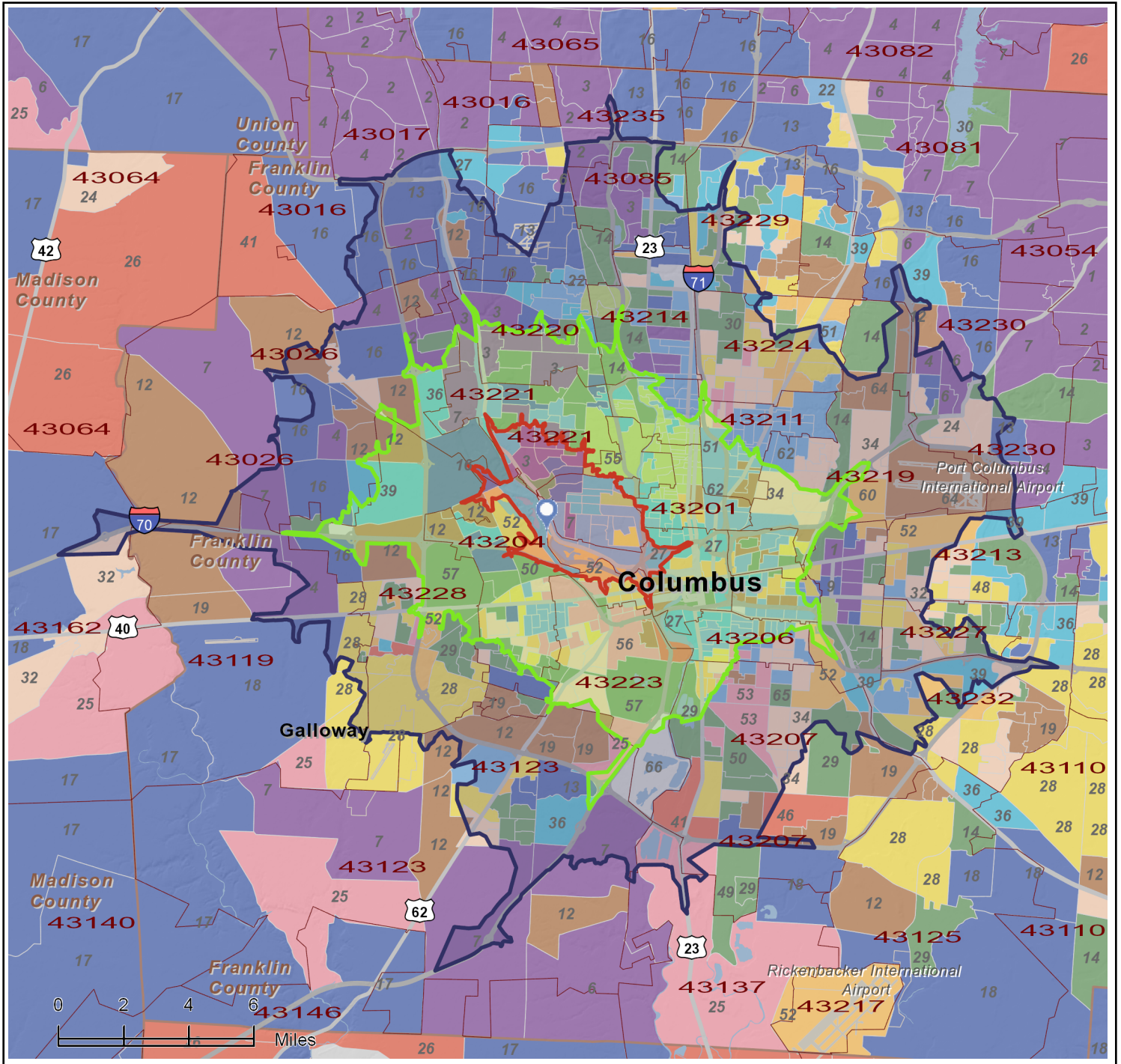


# Dominant Tapestry Site Map

Prepared by Randy Best

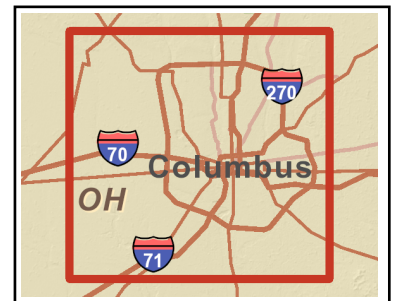
1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087  
Drive Time: 5, 10, 15 Minutes

Latitude: 39.983646  
Longitude: -83.065056



## Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: Esri





## Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

<http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf>

|                                        |                                       |
|----------------------------------------|---------------------------------------|
| Segment 01: Top Rung                   | Segment 34: Family Foundations        |
| Segment 02: Suburban Splendor          | Segment 35: International Marketplace |
| Segment 03: Connoisseurs               | Segment 36: Old and Newcomers         |
| Segment 04: Boomburbs                  | Segment 37: Prairie Living            |
| Segment 05: Wealthy Seaboard Suburbs   | Segment 38: Industrious Urban Fringe  |
| Segment 06: Sophisticated Squires      | Segment 39: Young and Restless        |
| Segment 07: Exurbanites                | Segment 40: Military Proximity        |
| Segment 08: Laptops and Lattes         | Segment 41: Crossroads                |
| Segment 09: Urban Chic                 | Segment 42: Southern Satellites       |
| Segment 10: Pleasant-Ville             | Segment 43: The Elders                |
| Segment 11: Pacific Heights            | Segment 44: Urban Melting Pot         |
| Segment 12: Up and Coming Families     | Segment 45: City Strivers             |
| Segment 13: In Style                   | Segment 46: Rooted Rural              |
| Segment 14: Prosperous Empty Nesters   | Segment 47: Las Casas                 |
| Segment 15: Silver and Gold            | Segment 48: Great Expectations        |
| Segment 16: Enterprising Professionals | Segment 49: Senior Sun Seekers        |
| Segment 17: Green Acres                | Segment 50: Heartland Communities     |
| Segment 18: Cozy and Comfortable       | Segment 51: Metro City Edge           |
| Segment 19: Milk and Cookies           | Segment 52: Inner City Tenants        |
| Segment 20: City Lights                | Segment 53: Home Town                 |
| Segment 21: Urban Villages             | Segment 54: Urban Rows                |
| Segment 22: Metropolitans              | Segment 55: College Towns             |
| Segment 23: Trendsetters               | Segment 56: Rural Bypasses            |
| Segment 24: Main Street, USA           | Segment 57: Simple Living             |
| Segment 25: Salt of the Earth          | Segment 58: NeWest Residents          |
| Segment 26: Midland Crowd              | Segment 59: Southwestern Families     |
| Segment 27: Metro Renters              | Segment 60: City Dimensions           |
| Segment 28: Aspiring Young Families    | Segment 61: High Rise Renters         |
| Segment 29: Rustbelt Retirees          | Segment 62: Modest Income Homes       |
| Segment 30: Retirement Communities     | Segment 63: Dorms to Diplomas         |
| Segment 31: Rural Resort Dwellers      | Segment 64: City Commons              |
| Segment 32: Rustbelt Traditions        | Segment 65: Social Security Set       |
| Segment 33: Midlife Junction           | Segment 66: Unclassified              |



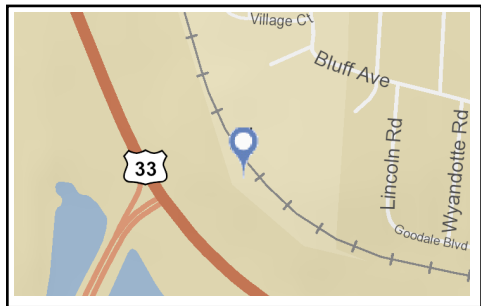
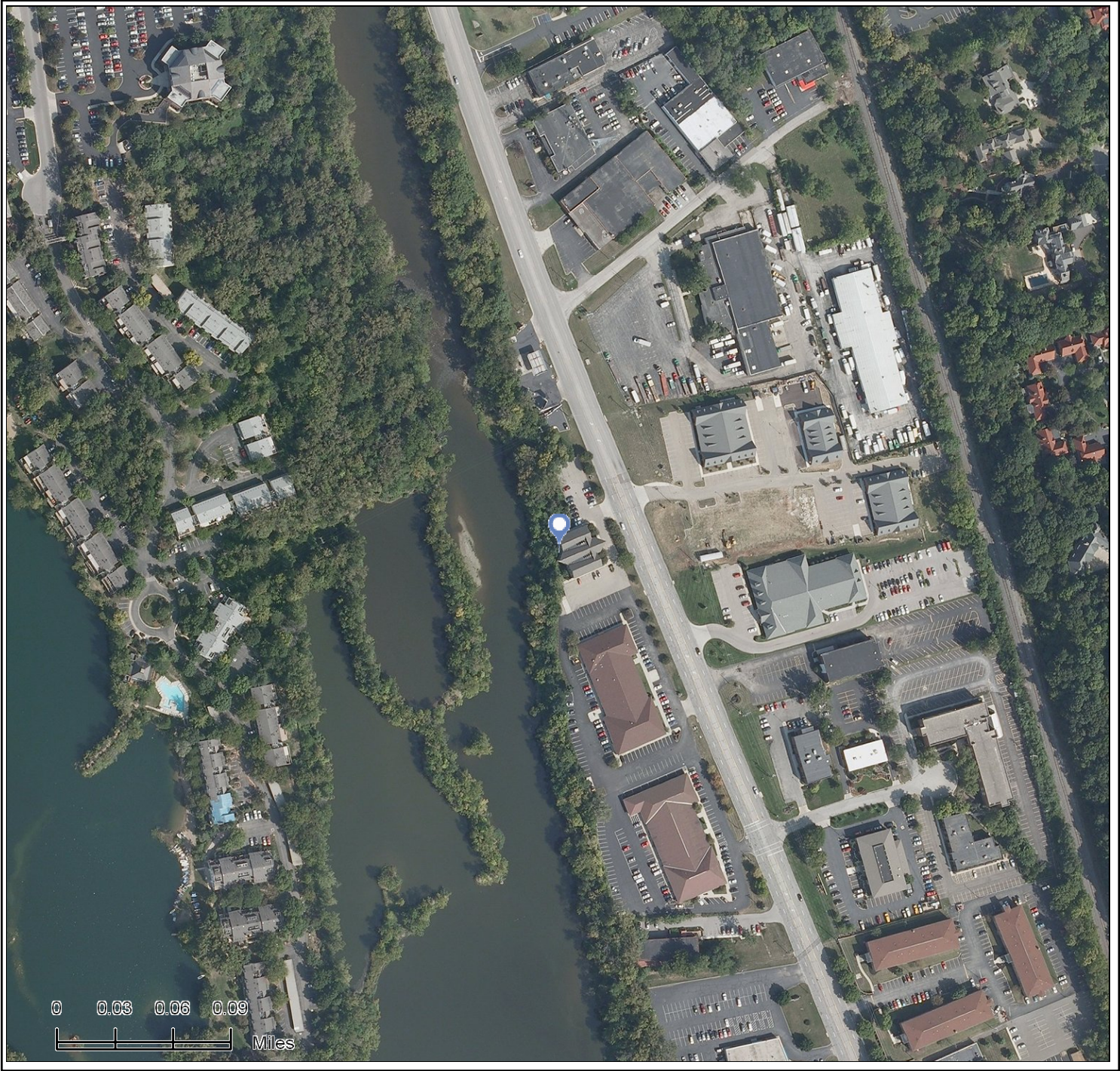


# Site Map on Satellite Imagery – 0.4 Miles Wide

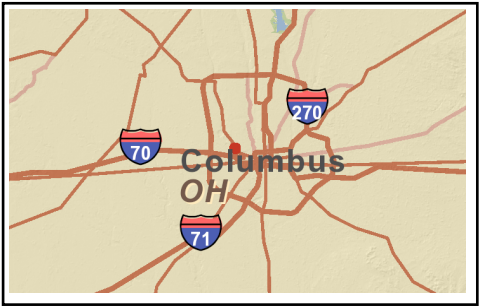
Prepared by Randy Best

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087  
Drive Time: 5, 10, 15 Minutes

Latitude: 39.983646  
Longitude: -83.065056



Source: © i-cubed





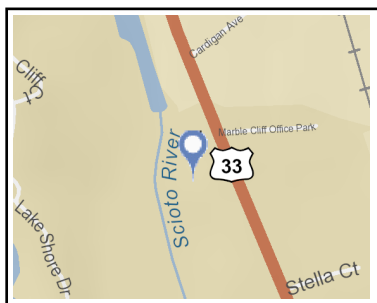
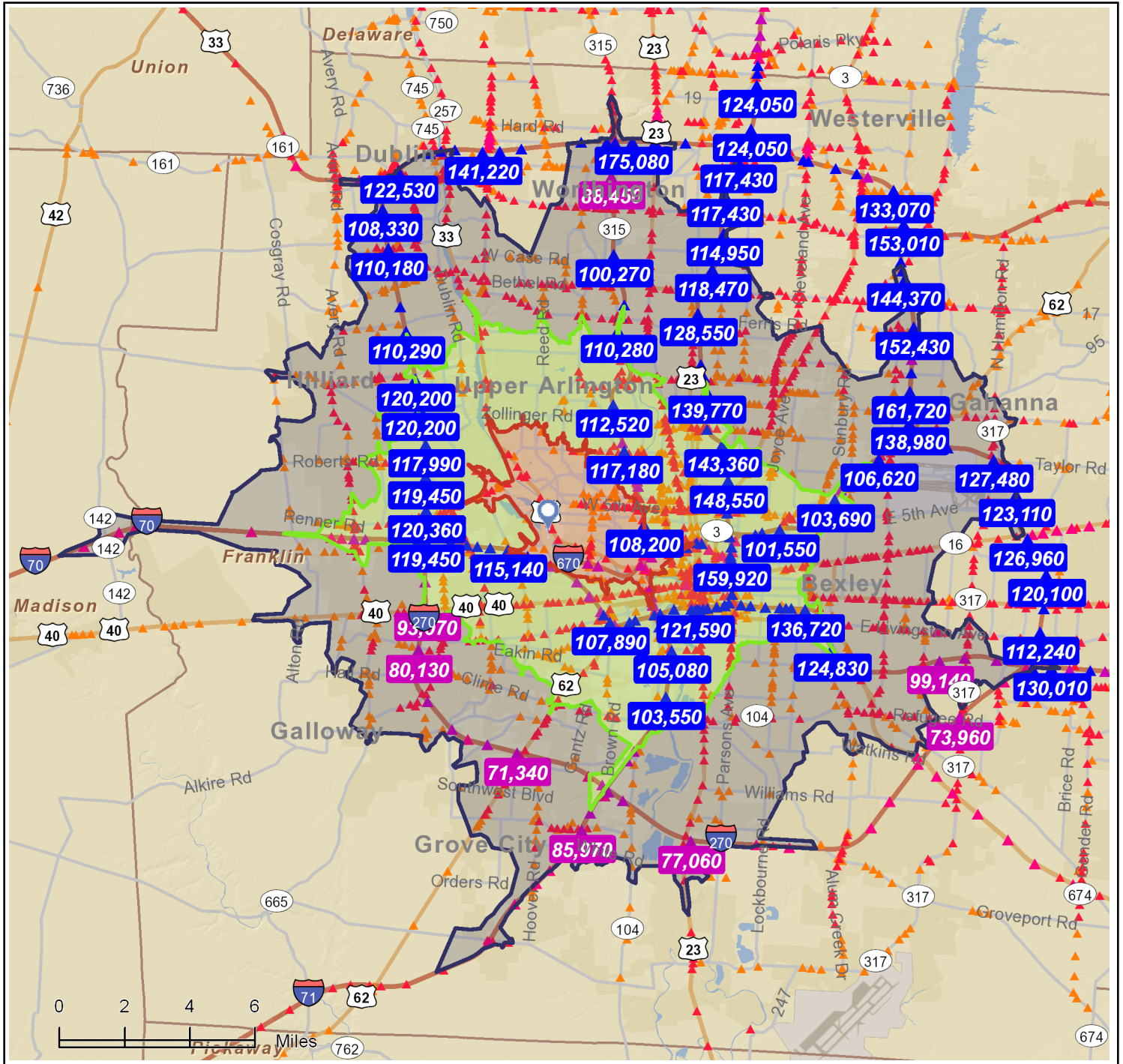


# Traffic Count Map

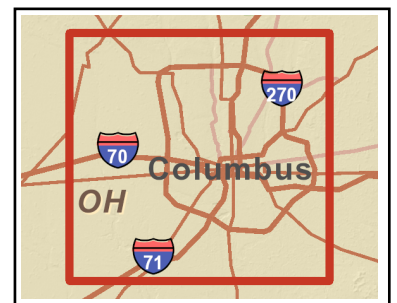
Prepared by Randy Best

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087  
Drive Time: 5, 10, 15 Minutes

Latitude: 39.983646  
Longitude: -83.065056



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



## Traffic Count Profile

Prepared by Randy Best

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087  
Drive Time: 15 minutes

Latitude: 39.983646  
Longitude: -83.065056

| Distance: | Street:          | Closest Cross-street:            | Year of Count: | Count: |
|-----------|------------------|----------------------------------|----------------|--------|
| 0.10      | Dublin Rd        | Watermark Dr (0.85 miles SE)     | 2006           | 19,570 |
| 0.25      | Dublin Rd        | Trabue Rd (1.15 miles NW)        | 2006           | 19,570 |
| 0.25      | Dublin Rd        | Watermark Dr (0.72 miles SE)     | 1997           | 26,305 |
| 0.36      | Lake Shore Dr    | Quarry Valley Rd (0.13 miles NW) | 2004           | 2,300  |
| 0.38      | Cambridge Blvd   | W 3rd Ave (0.05 miles N)         | 2007           | 1,450  |
| 0.40      | W 5th Ave        | 5th Ave (0.44 miles E)           | 2004           | 9,155  |
| 0.41      | W 5th Ave        | 5th Ave (0.15 miles E)           | 1997           | 13,303 |
| 0.41      | Arlington Ave    | W 5th Ave (0.08 miles N)         | 1997           | 591    |
| 0.42      | W 5th Ave        | 5th Ave (0.31 miles E)           | 2004           | 10,945 |
| 0.43      |                  | (0.0 miles )                     | 2003           | 230    |
| 0.44      | W 5th Ave        | 5th Ave (0.02 miles W)           | 1997           | 4,801  |
| 0.45      | Quarry Valley Rd | Lake Shore Dr (0.04 miles N)     | 2004           | 2,180  |
| 0.46      | W 5th Ave        | 5th Ave (0.64 miles NE)          | 1999           | 5,500  |
| 0.48      | Mc Kinley Ave    | Runaway Bay Dr (0.25 miles SE)   | 1999           | 11,400 |
| 0.49      | Cambridge Blvd   | W 3rd Ave (0.17 miles S)         | 1997           | 631    |
| 0.51      | Mc Kinley Ave    | Runaway Bay Dr (0.35 miles NW)   | 1999           | 4,700  |
| 0.51      | W 5th Ave        | Arlington Ave (0.07 miles W)     | 1997           | 1,901  |
| 0.53      | Dublin Rd        | Watermark Dr (0.48 miles SE)     | 2006           | 15,480 |
| 0.53      | Arlington Ave    | Concord Rd (0.01 miles S)        | 2006           | 1,120  |
| 0.55      | Dublin Rd        | Trabue Rd (0.95 miles W)         | 2006           | 23,690 |
| 0.58      | W 5th Ave        | Andover Rd (0.02 miles E)        | 1997           | 1,901  |
| 0.61      | Cambridge Blvd   | Bedford Rd (0.03 miles N)        | 2006           | 2,380  |
| 0.63      | Wyandotte Rd     | W 5th Ave (0.03 miles N)         | 2007           | 780    |
| 0.65      | W 5th Ave        | Wyandotte Rd (0.01 miles W)      | 2007           | 7,030  |
| 0.66      | Mc Kinley Ave    | Runaway Bay Dr (0.48 miles SE)   | 1999           | 4,700  |
| 0.68      | Mc Kinley Ave    | Harrison Rd (0.28 miles SE)      | 1999           | 11,400 |
| 0.70      | Westwood Ave     | W 5th Ave (0.1 miles N)          | 2008           | 880    |
| 0.72      | Fisher Rd        | I-70 (0.38 miles W)              | 1999           | 8,500  |
| 0.73      | W 5th Ave        | Westwood Ave (0.03 miles E)      | 2008           | 11,805 |
| 0.78      | W 5th Ave        | Elmwood Ave (0.03 miles E)       | 2008           | 12,295 |

**Data Note:** The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®





# Traffic Count Map - Close Up

Prepared by Randy Best

1405 Dublin Rd  
1405 Dublin Rd, Columbus, OH 43215-1087  
Drive Time: 5, 10, 15 Minutes

Latitude: 39.983646  
Longitude: -83.065056

