



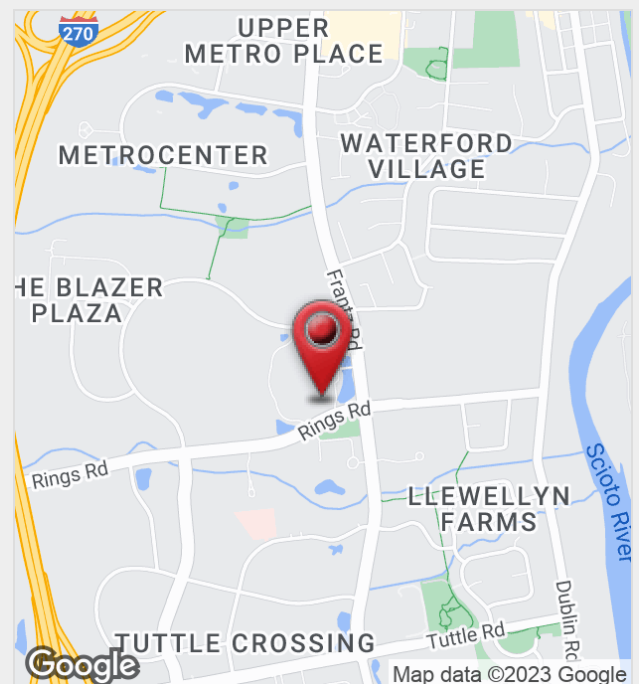
The Corners

4998 Rings Road, Dublin, Ohio 43017

Property Features

- Class "A" Medical/Office Building Under Construction
- Located within The Corners 70,000 SF Mixed-Use Development including Restaurants, Service-Oriented Retail, Boutique Office, & Public Park Space
- Ideal for Medical or General Office Uses
- Join Dental Reflections as a Tenant
- ±1,300 SF Available
- Premium Building Finishes
- 5.0/1,000 SF Parking Ratio
- Highly Visible Location
- Minutes from I-270, SR-161 & the Tuttle Mall
- Expected Delivery of 1Q2024

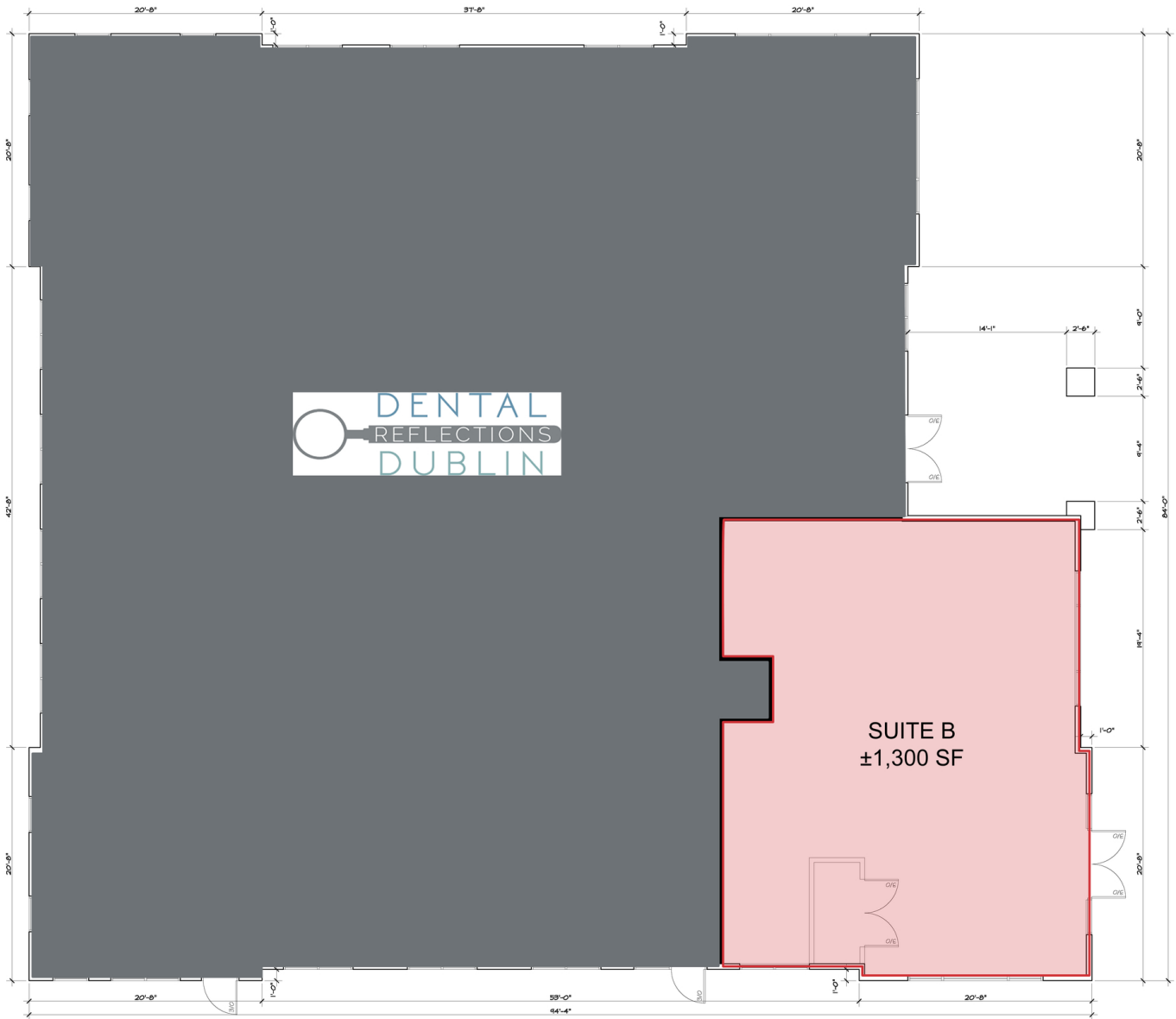
Lease Rate: Please Contact For Pricing Info
www.TheCornersDublin.com



For more information:

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com



PERSPECTIVE

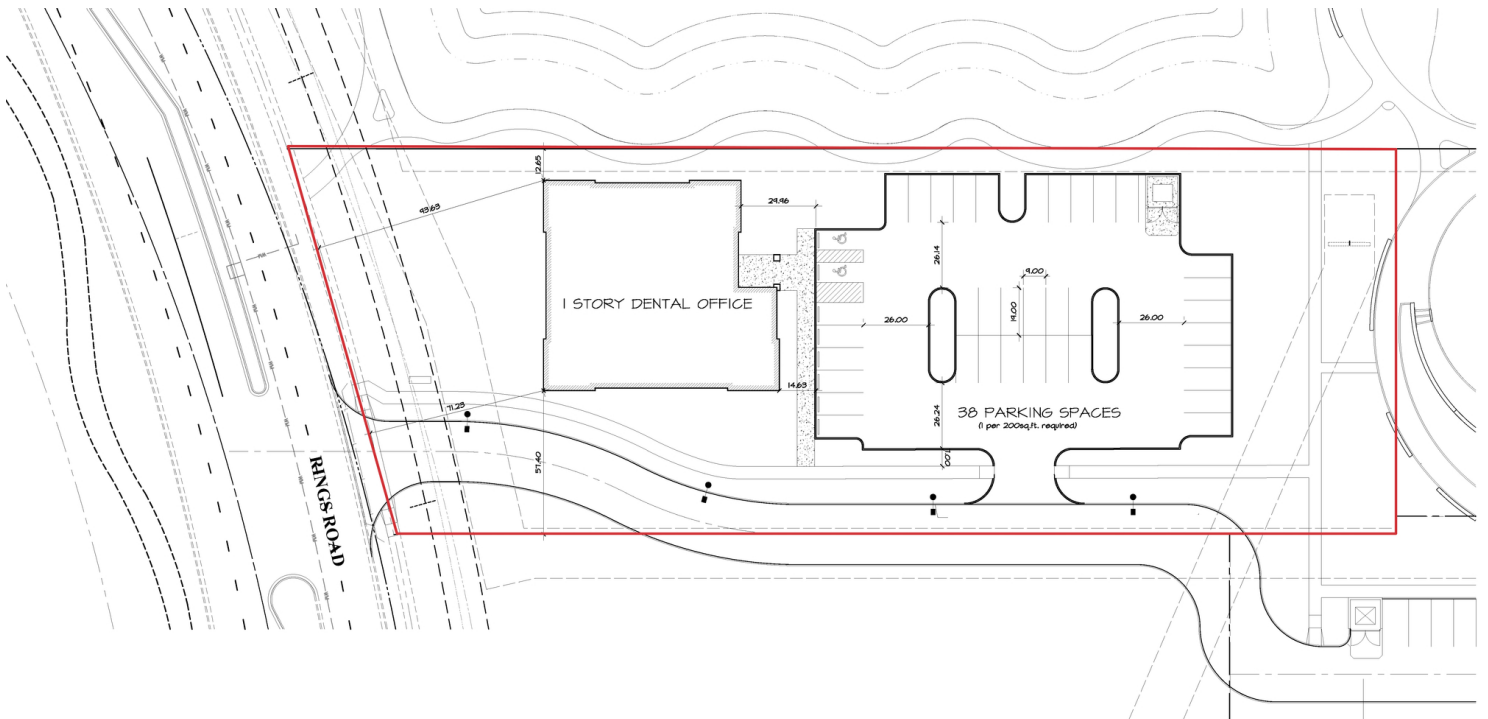
FACING NORTHWEST



PERSPECTIVE

FACING NORTHEAST

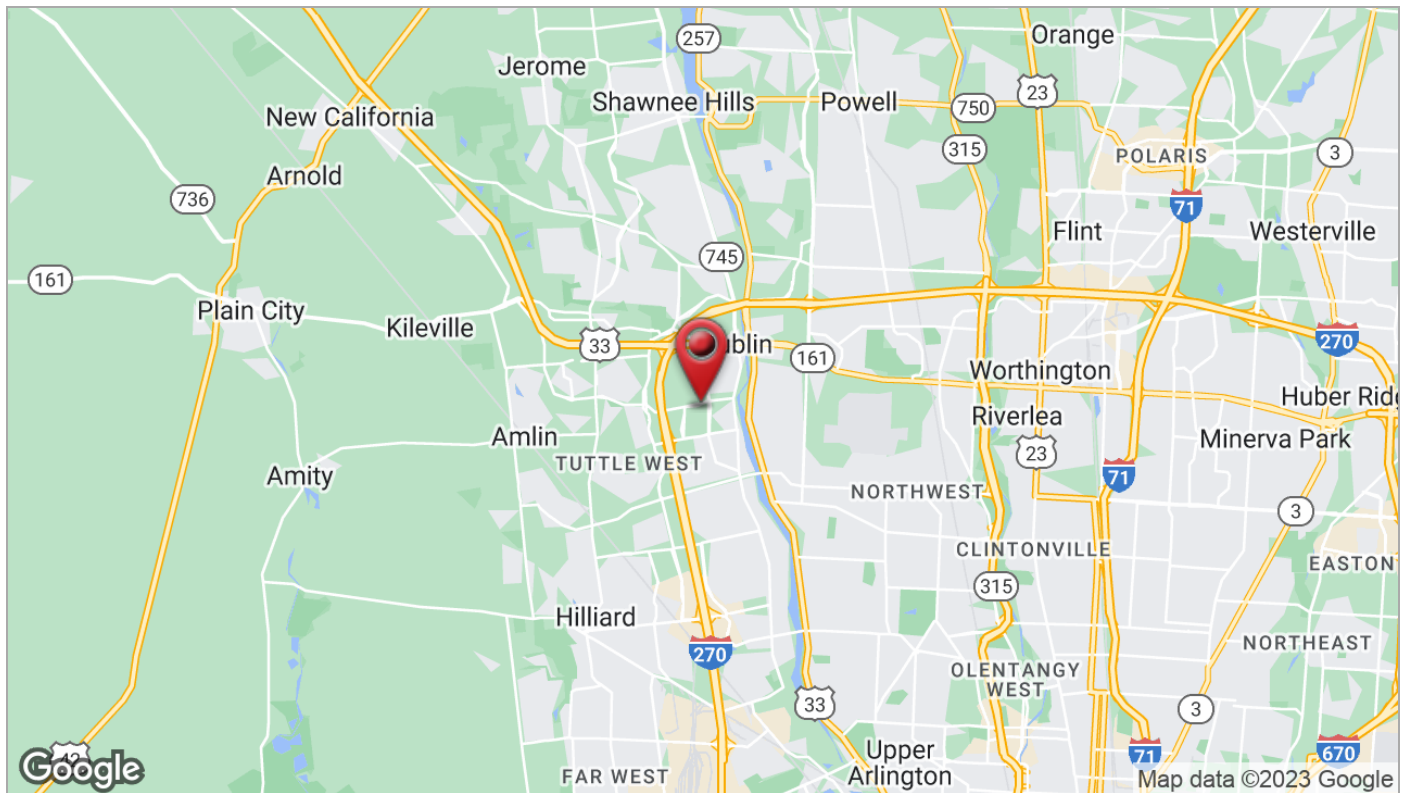
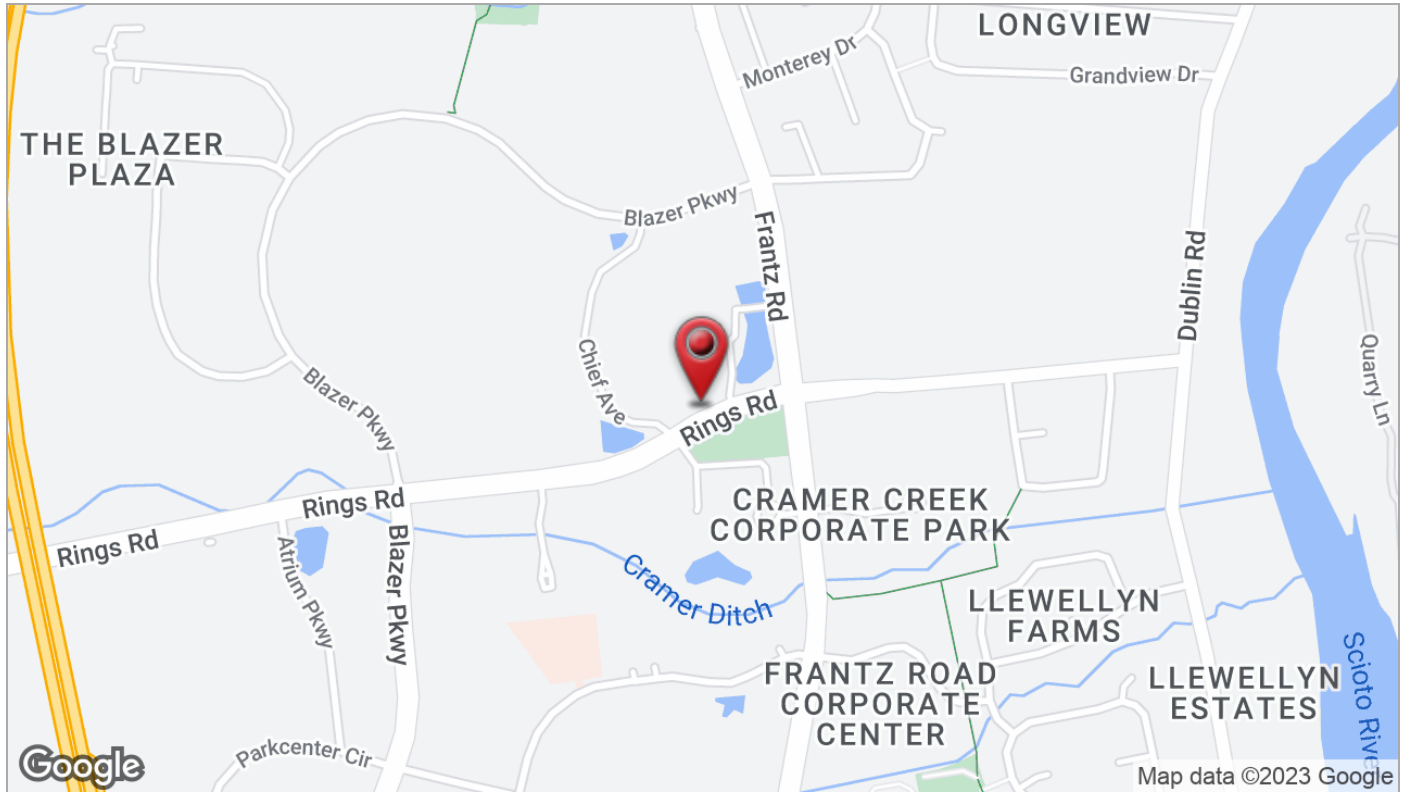


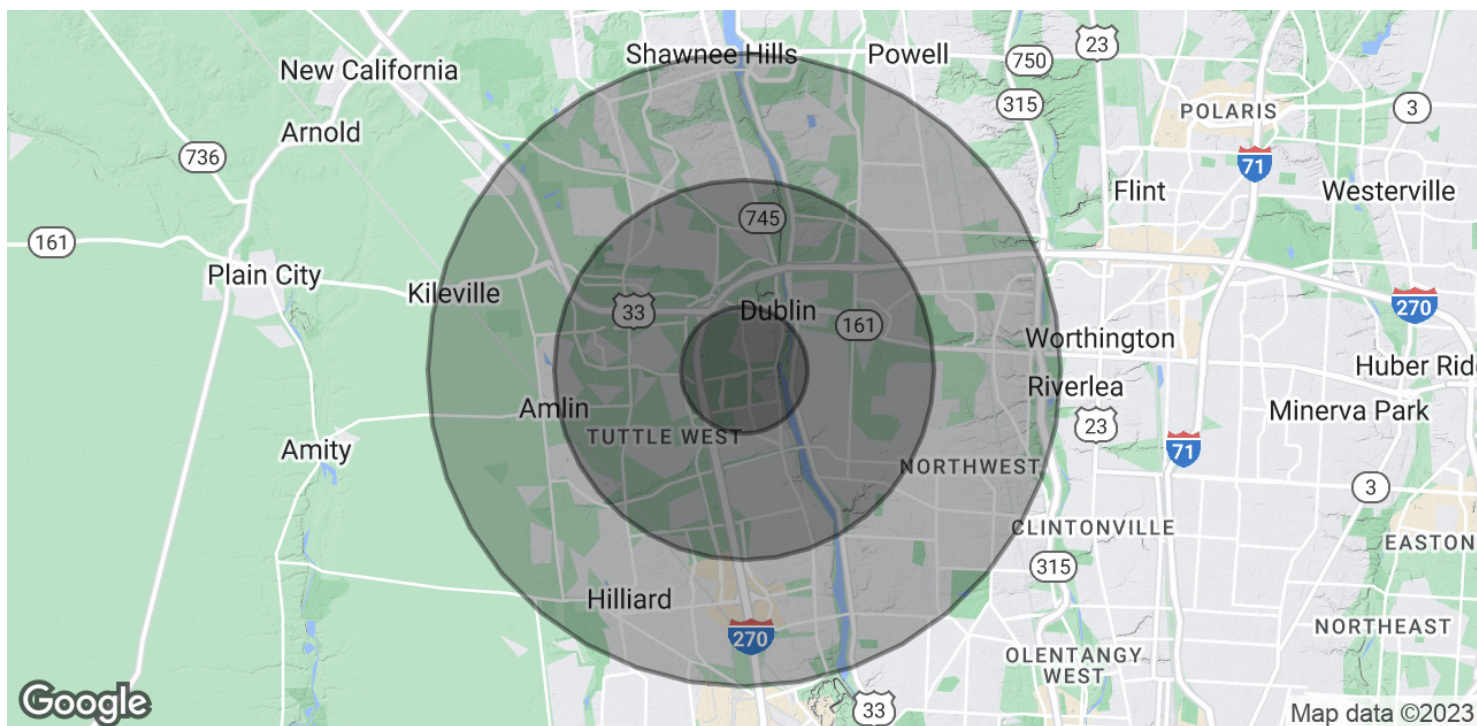


SITE PLAN
SCALE: 1" = 20'-0"



SCALE: 1" = 20'-0"





	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	6,817	82,222	207,063
Average Age	39.6	37.1	38.0
Average Age (Male)	37.5	35.6	36.9
Average Age (Female)	39.8	37.8	38.9
HOUSEHOLDS & INCOME			
Total Households	2,986	37,125	88,439
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$107,390	\$103,550	\$112,300
Average House Value	\$280,025	\$257,108	\$268,713

* Demographic data derived from 2020 ACS - US Census