

# 0 W. DUBLIN GRANVILLE RD

DUBLIN, OHIO 43017

[WWW.DUBLINOHIOLAND.COM](http://WWW.DUBLINOHIOLAND.COM)

**NA**Ohio Equities

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**±1.49 Acres**

**±1.49 ACRES NEAR BRIDGE PARK AVAILABLE FOR DEVELOPMENT**

Development opportunity in Dublin, Ohio. Prime location on W Dublin Granville Road with 17,727 cars passing by per day. Zoned BSD-O, Bridge Street District - Office, the Property has potential use for general office, medical office, and retail uses. Located at a signalized intersection with access to the site via Banker Drive. The Property is surrounded by a mix of multi-family, single family, retail, and office. Minutes from Bridge Park, Historic Dublin, Sawmill Road Retail Corridor, and convenient access to highways.



Scan or click here to view property website

# PROPERTY SUMMARY



**Address**

0 W Dublin Granville Road,  
Dublin, OH 43017

**Sale Price**

\$750,000

**Price/Acreage**

\$503,355

**Acreage**

1.49 Acres

**Ingress/Egress**

Shared with State Bank on  
Banker Drive

**Utilities**

Gas, Electric, Water and Sewer

**Lot Frontage**

±202' (Approximate)

**Lot Depth**

±300' (Approximate)

**Zoning**

BSD-O  
(Bridge Street District - Office)

**County**

Franklin

**Parcel ID**

273-012616-00

# PROPERTY AERIAL



## CURRENT DEMOGRAPHICS



98,713 RESIDENTS



35.2 MEDIAN AGE



\$137,173 AVERAGE HOUSEHOLD INCOME



\$313,431 MEDIAN HOME VALUE (OWNER-OCCUPIED)



\$1,082 MEDIAN RENT



\$7,382 MONTHLY HOUSEHOLD EXPENDITURE

Based on 3 mile radius.

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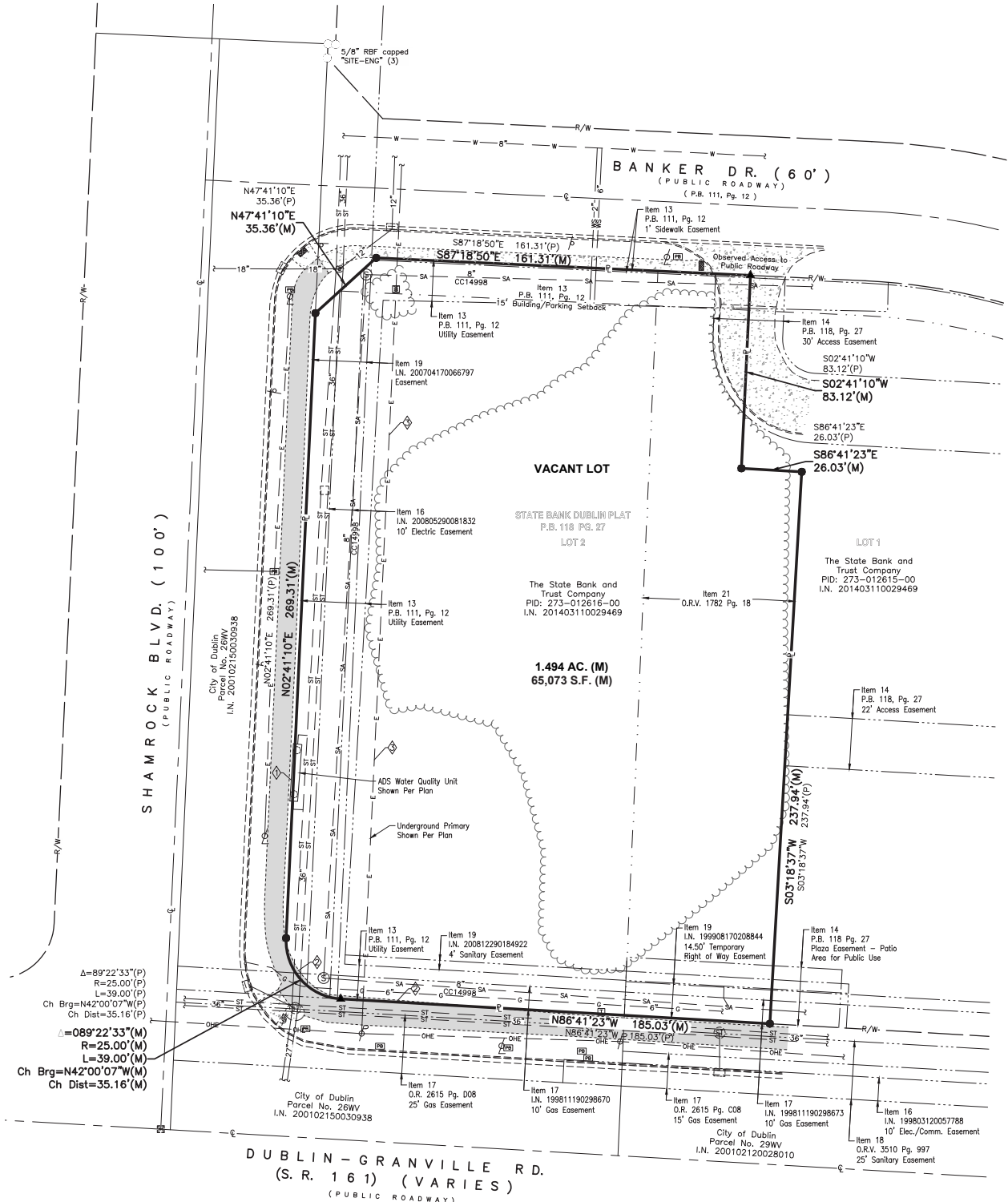
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# SURVEY

## ALTA/NSPS LAND TITLE SURVEY

### W DUBLIN-GRANVILLE ROAD

State of Ohio, County of Franklin, City of Dublin  
Lot 2, Quarter Township 3, Township 2, Range 19  
United States Military District



$\Delta = 89^\circ 22' 33'' (P)$   
 $R = 25.00' (P)$   
 $L = 39.00' (P)$   
 $Ch Brg = N42^\circ 00' 07'' W (P)$   
 $Ch Dist = 35.16' (P)$   
 $\Delta = 089^\circ 22' 33'' (M)$   
 $R = 25.00' (M)$   
 $L = 39.00' (M)$   
 $Ch Brg = N42^\circ 00' 07'' W (M)$   
 $Ch Dist = 35.16' (M)$

DUBLIN - GRANVILLE RD.  
 (S.R. 161) (VARIES)  
 (PUBLIC ROADWAY)

# ZONING

**BSD Office.** The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The BSD Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved roadway network to ease traffic pressure along major roadways.

PRINCIPAL USES	
DWELLING, LIVE WORK	P
DWELLING, MULTIPLE-FAMILY	P
COMMUNITY GARDEN	P
DAY CARE, ADULT OR CHILD	P
DISTRICT ENERGY PLANT	C
EDUCATIONAL FACILITY	P
ELEMENTARY OR MIDDLE SCHOOL	P
GOVERNMENT SERVICES, SAFETY	C
HIGH SCHOOL	P
HOSPITAL	C/S
LIBRARY, MUSEUM, GALLERY	P
MUNICIPAL PARKING LOT	P
RELIGIOUS OR PUBLIC ASSEMBLY	C/S
PARKS & OPEN SPACE	P
TRANSPORTATION, PARK & RIDE	C
TRANSPORTATION, TRANSIT STATION	C

COMMERCIAL	
ANIMAL CARE, GENERAL SERVICES, VETERINARY OFFICES, & VETERINARY URGENT CARE & ANIMAL HOSPITALS	P
BANK	P
CONFERENCE CENTER	C
EATING & DRINKING	P/S/C
ENTERTAINMENT/RECREATION, INDOOR	P/S/C
EXERCISE & FITNESS	P
HOTEL	P
OFFICE, GENERAL	P
OFFICE, MEDICAL	P
PARKING, STRUCTURE	P/C
PARKING, SURFACE LOT	P
PERSONAL, RETAIL, & RENTAL SERVICES	P/S/C
RESEARCH & DEVELOPMENT	P
RETAIL, GENERAL	P/S/C
SKILLED NURSING, REHABILITATION, HOME FOR THE AGING, & NURSING HOMES	C

P = PERMITTED; C = CONDITIONAL USE; S = SIZE LIMITED; T = TIME LIMITED

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## ZONING CONTINUED

ACCESSORY USES	
ATM, WALK-UP	P
BICYCLE FACILITIES	P
COMMUNITY ACTIVITY & SPECIAL EVENT	T
CONSTRUCTION TRAILER/OFFICE	T
DAY CARE, ADULT OR CHILD	P
DRIVE-IN / DRIVE-THROUGH	C
DWELLING, ACCESSORY	P
DWELLING ADMINISTRATION, RENTAL, OR SALES OFFICE	P
EATING & DRINKING	P
ESSENTIAL UTILITY SERVICE	P
EXERCISE & FITNESS	P
FARMERS MARKET	P
HELIPAD/HELIPORTS	C

ACCESSORY USES	
HOME OCCUPATION	P
OUTDOOR DINING & SEATING	P/C
OUTDOOR DISPLAY OR SEASONAL SALES	T
PARKING, STRUCTURE	P/C
PARKING, SURFACE	P
RENEWABLE ENERGY EQUIPMENT	P
RENEWABLE ENERGY EQUIPMENT, WIND	C
RESIDENTIAL MODEL HOME	T
RETAIL OR PERSONAL SERVICES	P
SWIMMING POOL	P
TRANSPORTATION, TRANSIT STOP	P
VEHICLE CHARGING STATION	P

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# PROPERTY AERIAL



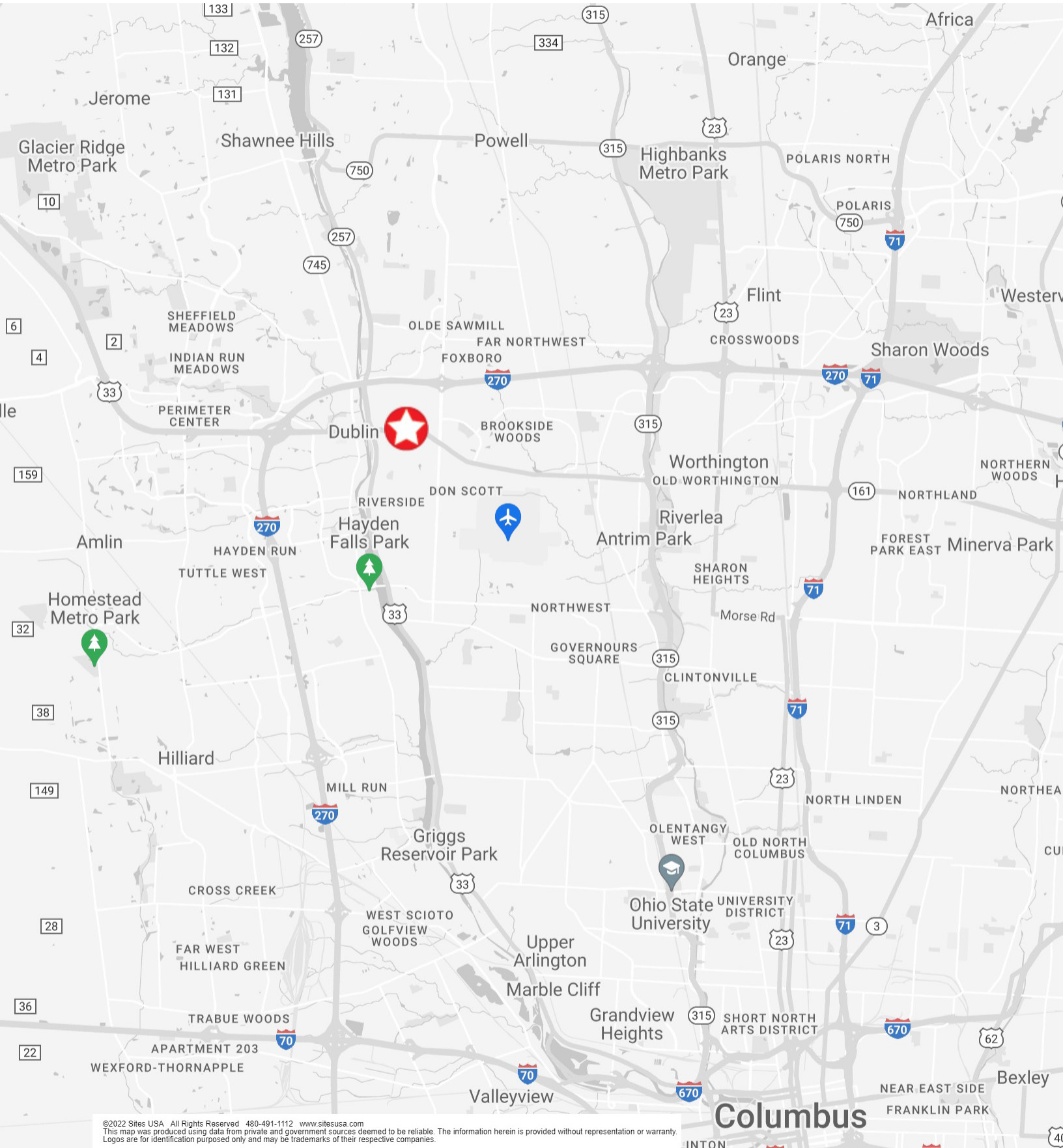
# PARCEL OUTLINE



Red outline and measurements are for illustration purposes only.



# LOCATION MAP



# NEARBY AMENITIES MAP



# CONTACT US



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