

FOR SALE

0 DUBLIN ROAD, DUBLIN, OHIO 43068

12 PRIME FRONTAGE LOTS FOR SALE IN SHAWNEE HILLS

RANDY BEST CCIM, SIOR

(614) 559-3350 Ext. 112

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4608 SAWMILL ROAD
COLUMBUS, OHIO 43220

www.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. *Line Drawings are Approximate*

PROPERTY VIDEO

[CLICK TO VIEW](#)

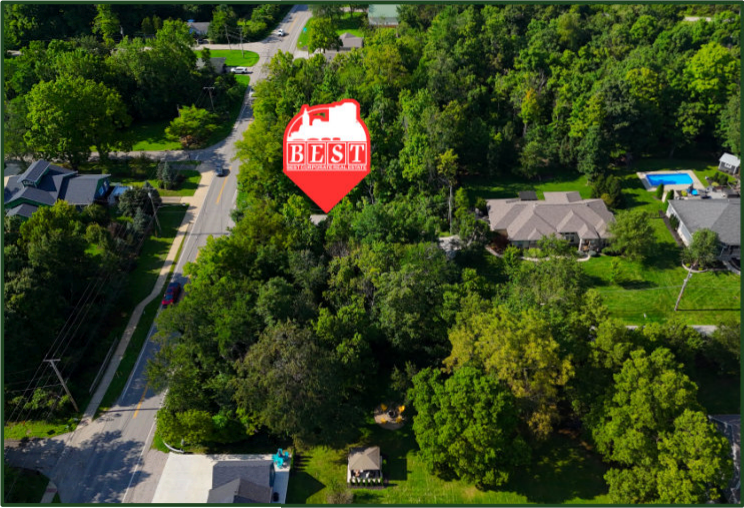
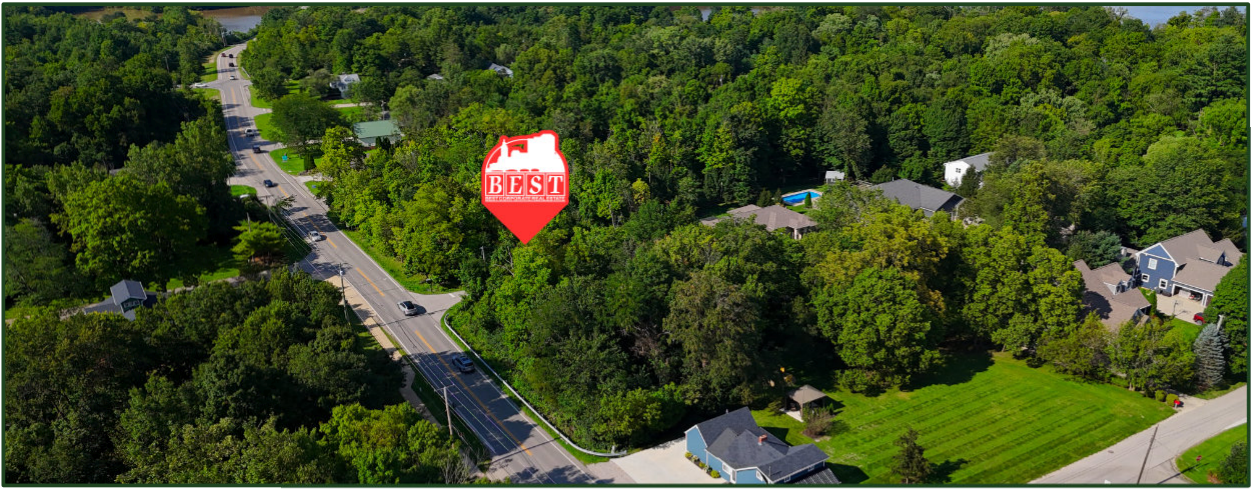




ABOUT THE PROPERTY

The listing encompasses 12 lots on Dublin Road, in a highly expanding Shawnee Hills location. This commercial ground has a total available acreage of approximately ± 1.57 Acres. There are very few commercial parcels left in Shawnee Hills, with frontage on Dublin Road. This site not only benefits from year round Columbus Zoo traffic, but is located at one of the closest commercial corridors to Muirfield Village Golf Club, and The Memorial Tournament. Zoned: Neighborhood Commercial.

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ADDITIONAL PROPERTY INFORMATION

LEGAL INFORMATION

PRICE	\$859,000
PARCEL NUMBER(S)	MULTIPLE
POSSESSION	IMMEDIATE

LAND INFORMATION

ACREAGE	± 1.57 ACRES (TOTAL)
CURRENT USE	LAND
CURRENT ZONING	NEIGHBORHOOD COMMERCIAL

SITE INFORMATION

PARCELS MUST BE SOLD TOGETHER?	YES
BUILDING ON SITE?	NO
TOTAL LOTS	12

ADDITIONAL INFORMATION

FRONTAGE	YES
WATER/SEWER	PUBLIC
TAXES (2025)	\$6,824

PROPERTY HIGHLIGHTS

CLOSE PROXIMITY TO MUIRFIELD VILLAGE GOLF CLUB

PARCEL LOT DISTRIBUTION FLEXIBILITY

EASY ACCESS FROM DUBLIN ROAD

HIGH VISIBILITY

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PARCEL VIEW

600-426-05-026

600-426-05-027

600-426-05-028

600-426-05-029

600-426-05-030

600-426-07-025

600-426-07-026

600-426-07-027

600-426-07-028

600-426-07-029

600-426-05-025

600-426-07-024

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NEARBY AMENITIES



To: DELAWARE

PROPERTY OF INTEREST

STRADER'S
GARDEN CENTERS

BRIDGE'S END
BREWING CO.

EL VAQUERO
MEXICAN RESTAURANT

COLUMBUS
ZOO
AND AQUARIUM

ZoomBezi Bay

SAFARI
GOLF CLUB

Walgreens THE MORGAN HOUSE
SHAWNEE STATION TAP ROOM | KITCHEN Boston Stoker COFFEE CO.

KeyBank PNC CHASE Huntington Two Rivers restaurant & bar giant eagle

SHEETZ

BIBIBOP Canes City BARBECUE Grato's

HANDEL'S

Kroger

WEDGEWOOD
Golf & Country Club

Starbucks

Panera BREAD noddles tropical CAFE FIVE GUYS Dirty Dough

TARGET

CAMPDEN LAKES

MAPLE GLEN

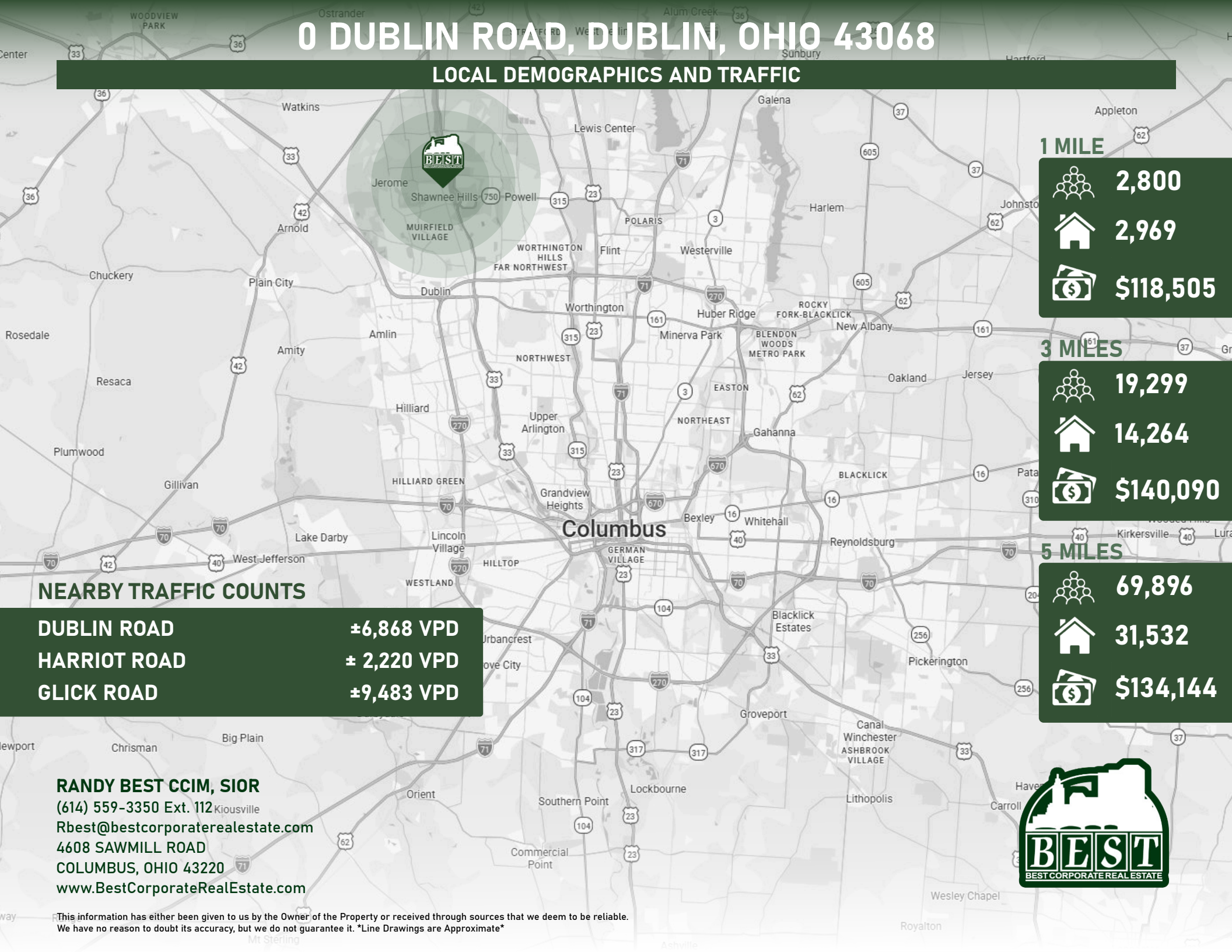


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LOCAL DEMOGRAPHICS AND TRAFFIC



DUBLIN ROAD	±6,868 VPD
HARRIOT ROAD	± 2,220 VPD
GLICK ROAD	±9,483 VPD

(614) 559-3350 Ext. 112 Kiousville
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AREA OVERVIEW

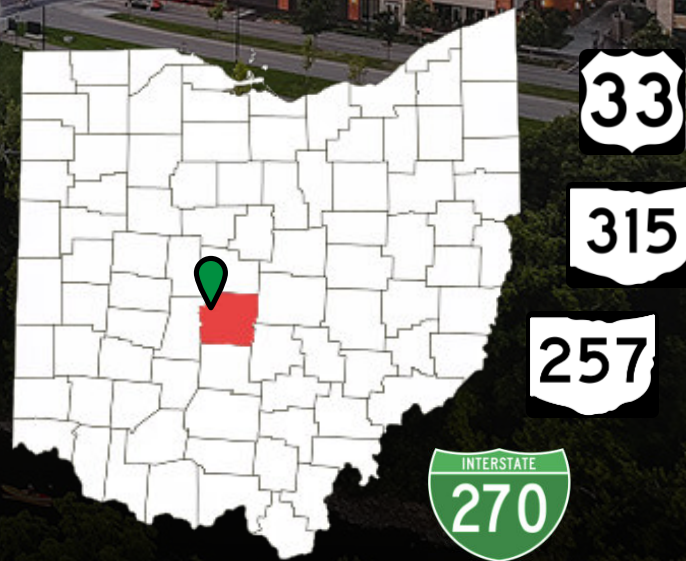
The City of Dublin is nestled just northwest of Columbus, Ohio. It boasts a vibrant community of around 50,000 residents and serves as a hub for innovation, corporate headquarters, and outstanding education. With its responsive services, attractive housing options, top-tier public schools, and direct highway access, Dublin offers a comfortable and dynamic lifestyle.

Renowned for its strategic planning, technological advancements, and commitment to sustainability, the city consistently ranks as one of the safest in the nation and holds the top spot among Ohio's small cities. Boasting a diverse economic landscape, including major corporations like Cardinal Health and Wendy's Corporation, Dublin attracts businesses ranging from startups to global giants. Its renowned educational institutions, including three top-ranking high schools and proximity to numerous colleges and universities, ensure a steady stream of talent and intellectual capital, further fueling its economic growth and stability.

With its urban, walk-able Bridge Street District and a reputation for municipal innovation, Dublin stands as a premier destination for both residents and businesses alike.

DEMOGRAPHICS

	AREA POPULATION		AREA HOUSEHOLDS		AVERAGE INCOME
	49,328		17,435		\$160,296



THE CITY OF COLUMBUS

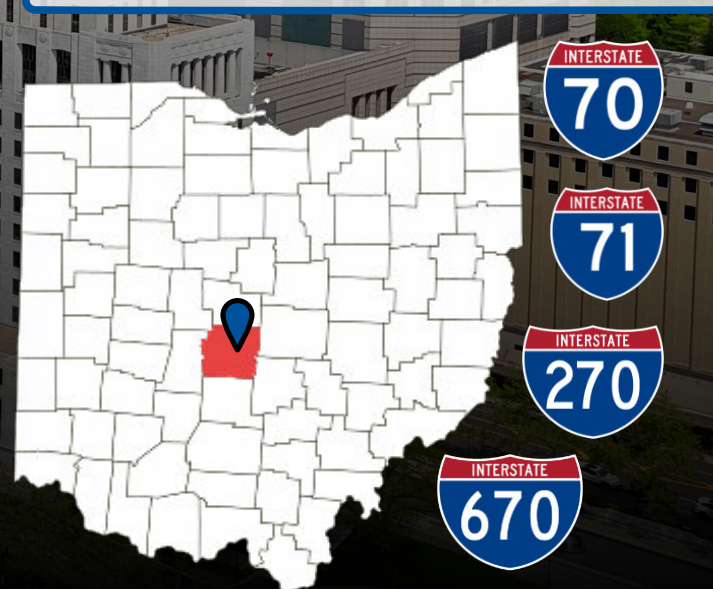
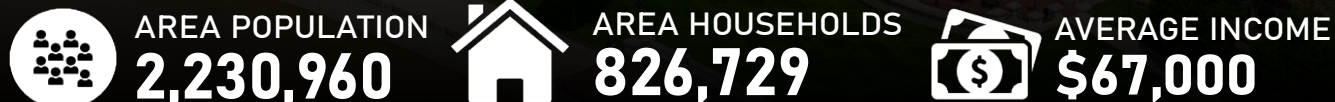
AREA OVERVIEW

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.

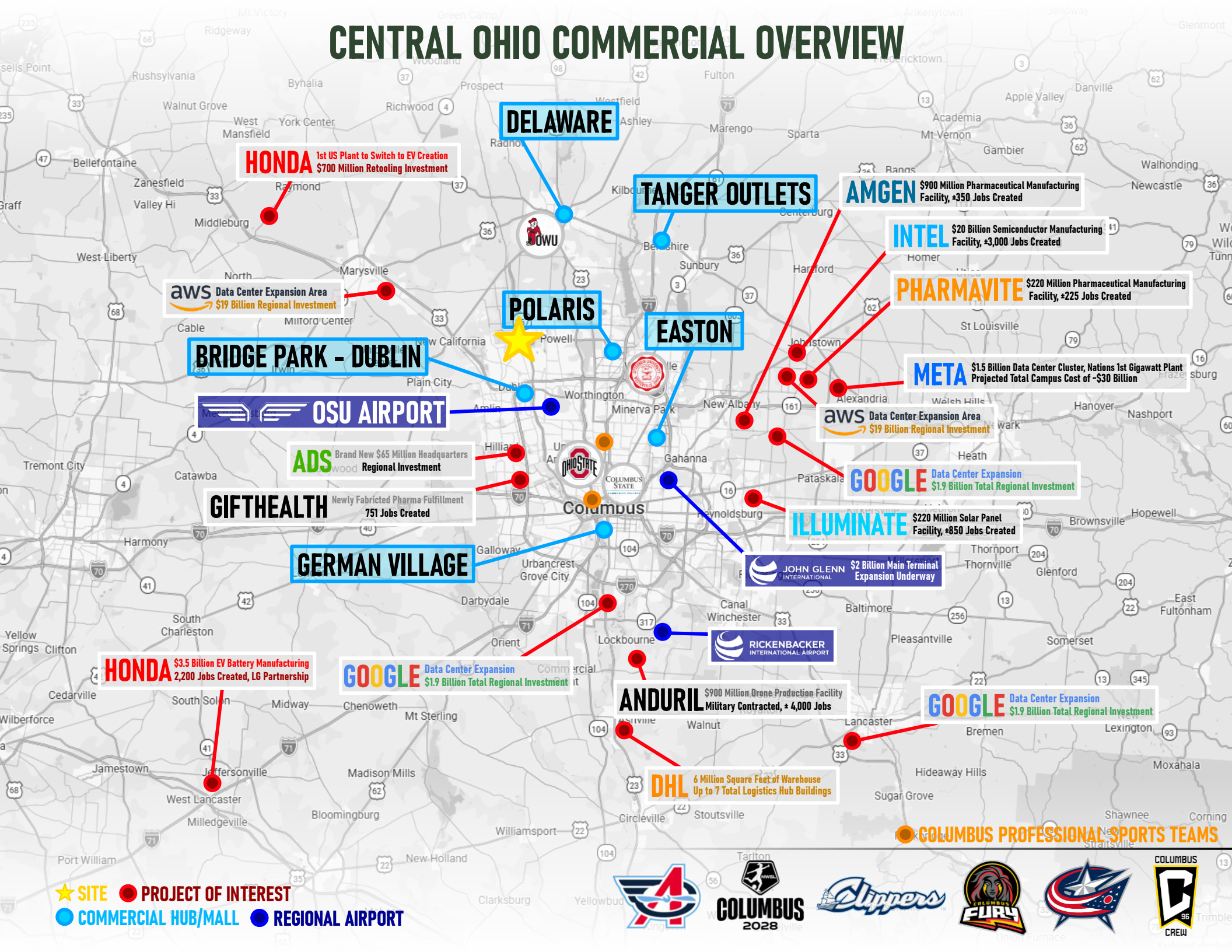
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, 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, Ohio Health 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.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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LISTING CONTACT



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