



**westwood**  
**COMMERCIAL**  
REAL ESTATE CO.

**For Sale**

**\$3.95 Million**

APN: 273-000088-00  
Total SF: 7,092 SF  
Acres: .252 Acres  
\$557/SF

Contact:

**Douglas D. Smith**  
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(614) 869-7139

## **37 W. Bridge Street**

Dublin, OH 43017

### **Historic Firehouse with 7 Tenants**

#### **Property Highlights**

- **7,092 SF Multi-Tenant Office/Retail Building.** Well-maintained historic commercial building totaling 7,092 square feet, offering a flexible mix of smaller professional office and retail suites.
- **100% Occupied - 7 Tenant Roster.** The property is currently fully leased to seven tenants, providing immediate income and strong occupancy stability for an investor.
- **Owner/User Potential.** An excellent owner-user opportunity with the ability to occupy space while benefiting from rental income generated by existing tenants.
- **Investor Opportunity.** Attractive income-producing investment opportunity in one of Central Ohio's most desirable walkable commercial districts. Pro Forma with market rents and a NNN structure exceed a 6% Cap Rate.
- **Historic Character.** Originally constructed in 1944 as the Dublin Firehouse, the building offers distinctive architectural character and authentic historic charm rarely found in today's commercial properties.
- **Prime Old Dublin Location.** Located in the heart of Dublin's Old Dublin district, one of the most vibrant mixed-use environments in the region. Within walking distance of Old Dublin, Bridge Park, and the emerging Riverview Village and Monterey Sq. developments, offering an exceptional concentration of retail, entertainment, and dining options.
- **Exceptional Parking.** Over 100 public parking spaces immediately adjacent to the building to the south and east, providing convenient parking for tenants, clients, and visitors (and 500 additional spaces within a 5 minute walk)
- **Well Maintained Asset.** No deferred maintenance, reflecting consistent care and stewardship of the property with newer mechanical systems, reducing near-term capital expenditure requirements for a future owner.



# History



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## The Dublin Firehouse

Located in the heart of historic **Dublin**, **37 West Bridge Street** is known locally as the **Dublin Firehouse**, one of a handful of historically significant civic buildings in the city of Dublin.

The property was constructed in **1944** as Dublin's **first formal fire station**, with a public dedication held on **June 10, 1945**. Prior to its construction, fire protection in the village was largely volunteer-based and operated without a permanent station. The establishment of the firehouse marked an important milestone in the community's development as Dublin began transitioning from a small rural village into a more organized municipality.

Situated at the corner of **West Bridge Street and Mill Lane**, the building served for decades as the center of local emergency response operations. The station housed equipment and volunteer firefighters who protected Dublin and surrounding rural areas during a time when the community was still largely agricultural.

For a number of years, the firehouse also supported a **joint fire department shared by Washington Township and Perry Township**, reflecting the cooperative nature of early public safety services in the region.

As Dublin experienced significant growth in the late twentieth century and modern fire stations were developed, the original Bridge Street firehouse was eventually retired from emergency service. In **1982**, the joint department arrangement ended and the property transitioned away from its public safety role.

Rather than being demolished, the building was **adaptively reused for commercial purposes**, allowing the structure to remain an active part of Dublin's historic downtown district.

*Today, the former firehouse stands as a distinctive historic property within Old Dublin, offering a rare combination of authentic civic heritage and architectural character, while providing a mix of Tenants with a prime Bridge Street location.*



Firehouse Dedication 1945



The Firehouse, 1945

# Property Details



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<b>Total Acreage:</b>	.26 Acres
<b>Total SF:</b>	7,092 SF
<b>Tenants:</b>	7: Fully Leased
<b>Floors:</b>	One story at street, 2 story at rear
<b>Year Built:</b>	1945; Renovated: 1986/2021
<b>Roof Type:</b>	Slate-front/Membrane-rear
<b>HVAC:</b>	Gas and Electric: 3 Years Old
<b>Utilities:</b>	All, Fiber available
<b>Traffic Count:</b>	25,190 VPD (MORPC - 2023)
<b>Parking:</b>	3 Dedicated (Over 100 adjacent)
<b>Elevator:</b>	No
<b>Zoning:</b>	HD-HC: Historic Core District

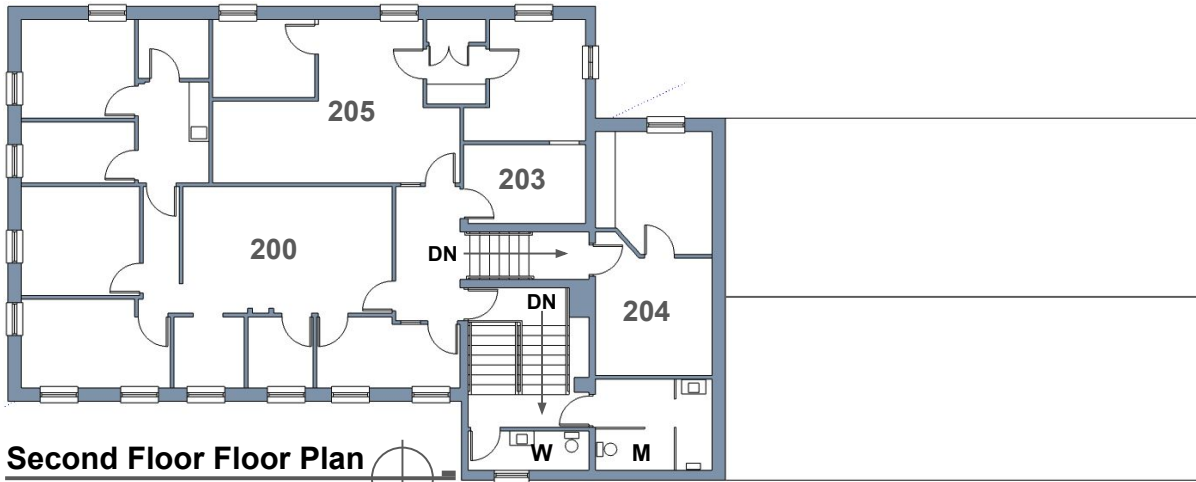
# Floor Plan



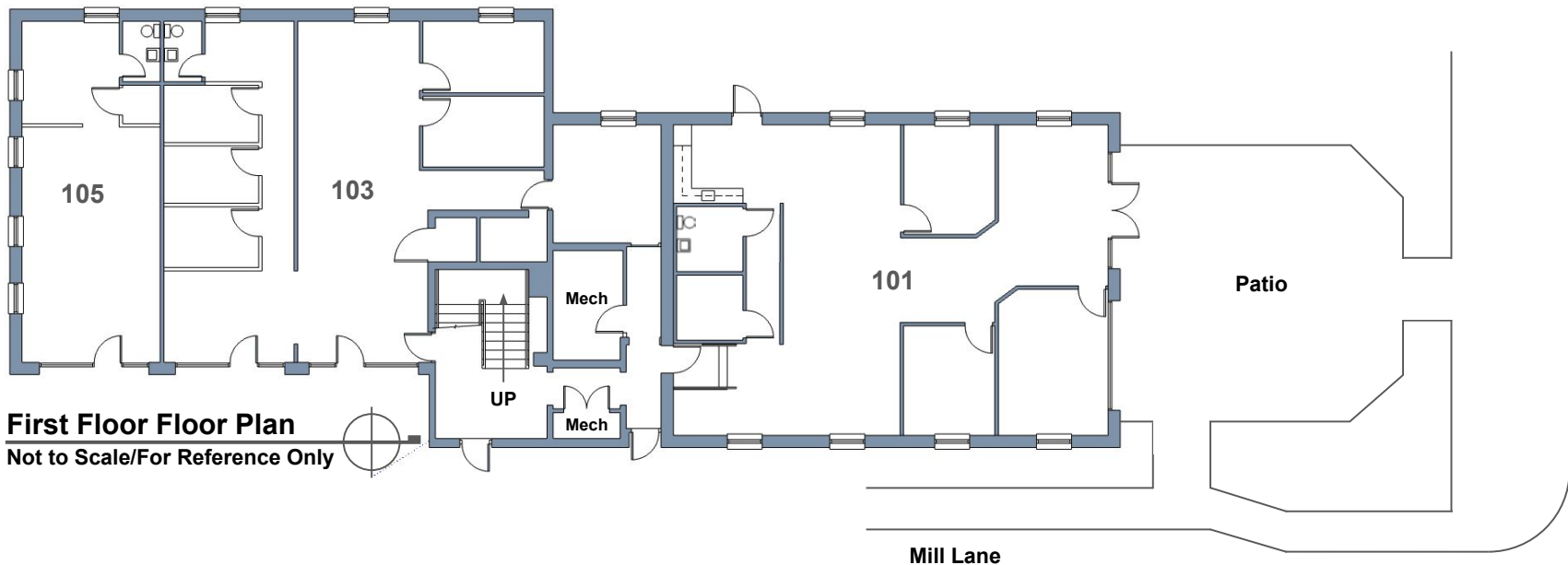
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Second Floor Floor Plan  
Not to Scale/For Reference Only



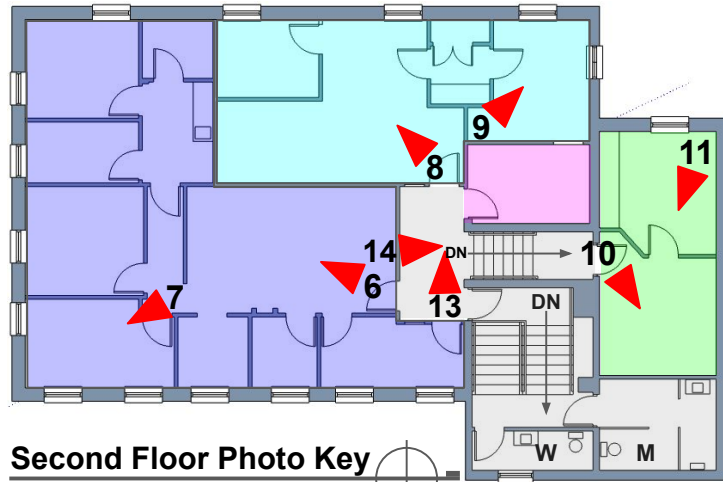
First Floor Floor Plan  
Not to Scale/For Reference Only

# Photo Key



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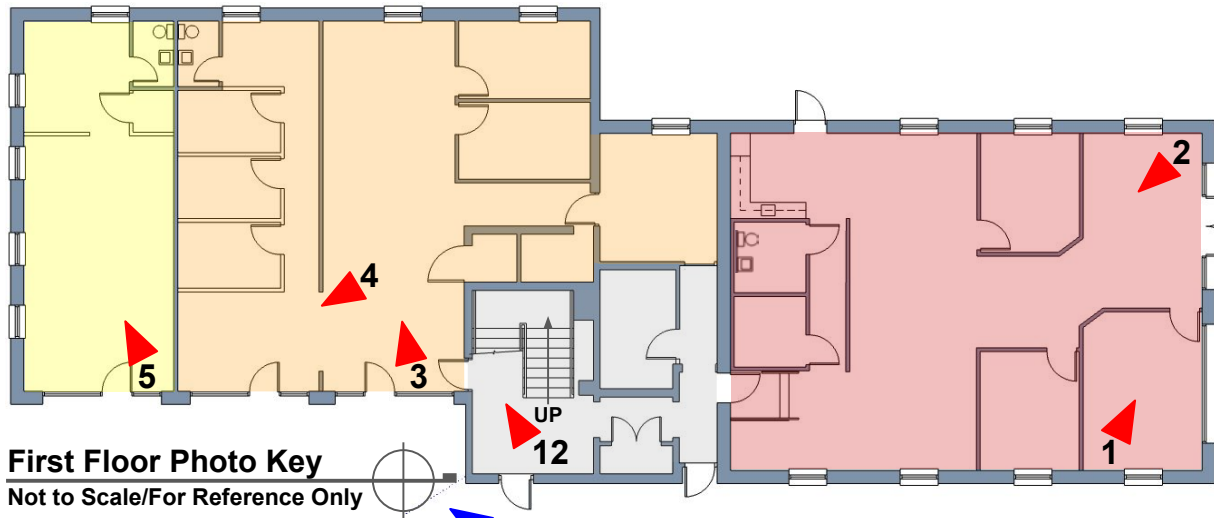
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**Second Floor Photo Key**  
Not to Scale/For Reference Only

See photos on the following pages for corresponding keyed numbers/letters.

Suite Key	
Suite 101:	1530 USF
Suite 103:	1544 USF
Suite 105:	575 USF
Suite 200:	1250 USF
Suite 203:	220 USF
Suite 204:	350 USF
Suite 205:	450 USF
Common:	1173 SF
<b>Total:</b>	<b>7092 SF</b>



**First Floor Photo Key**  
Not to Scale/For Reference Only

D

C

Mill Lane

Patio

A

West Bridge Street

B

# Exterior Photos



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A

# Exterior Photos



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B

# Exterior Photos



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# Exterior Photos



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D

# Interior Photos



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**Suite 101: 1530 USF**

**Business Use: Insurance**



# Interior Photos



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**Suite 103: 1544 USF**

**Business Use: Spa**



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**Suite 105: 575 USF**

**Business Use: Property Management**



# Interior Photos



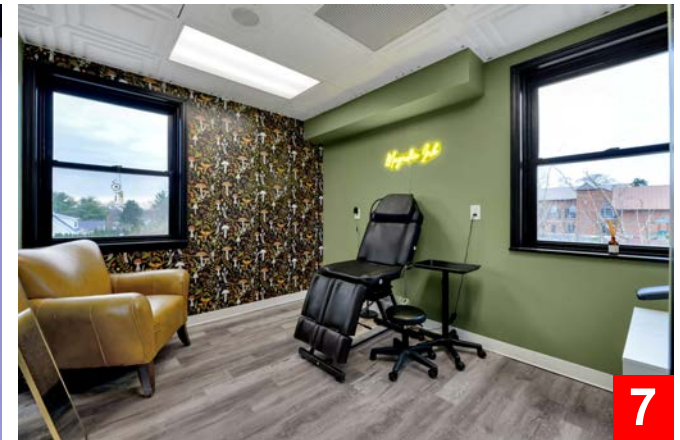
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**Suite 200: 1250 USF**

**Business Use: Beauty/Salon**



# Interior Photos



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**Suite 205: 450 USF**

**Business Use: Advertising**



# Interior Photos



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**Suite 204: 350 USF**

**Business Use: Counseling**



# Interior Photos

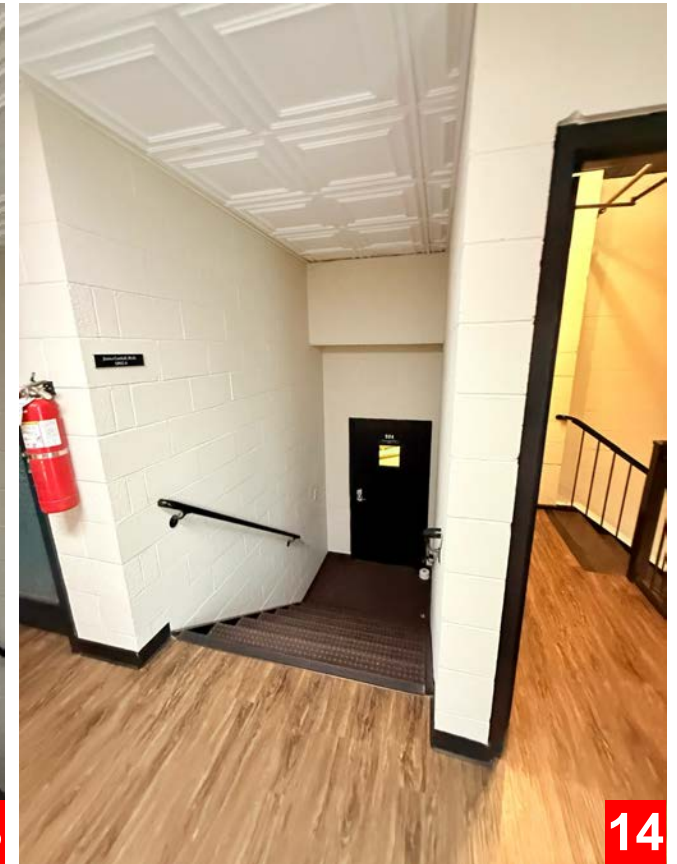


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## Common Areas



# Proximity Map



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# Aerial Photos



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# Aerial Photos



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# Aerial Photos



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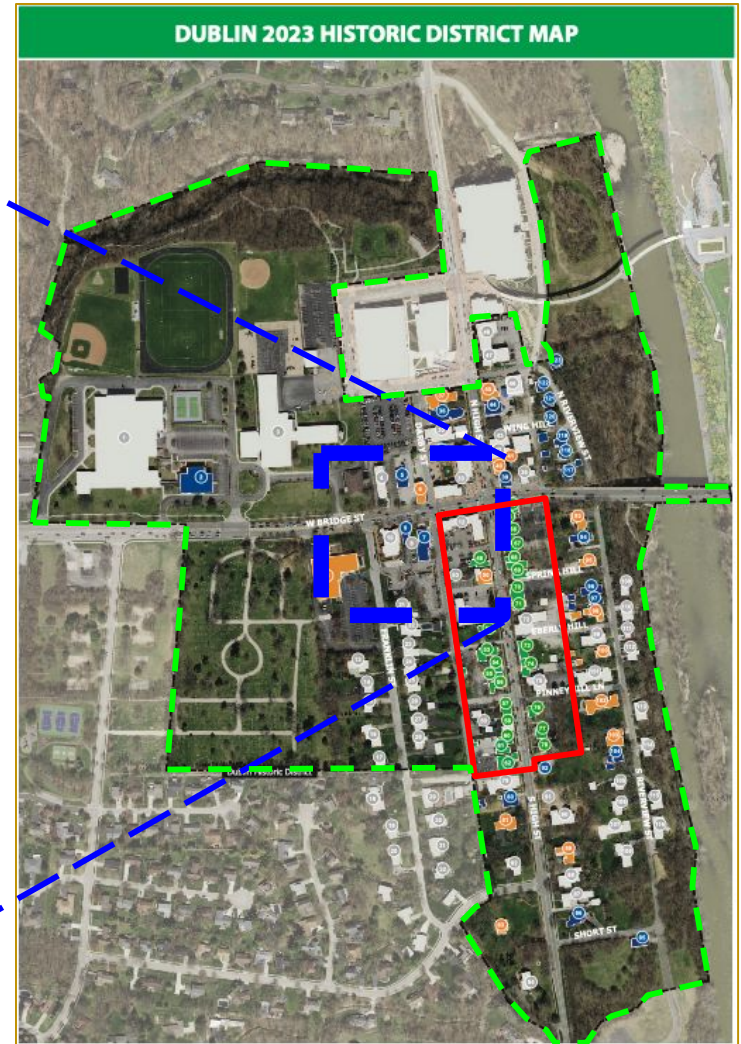
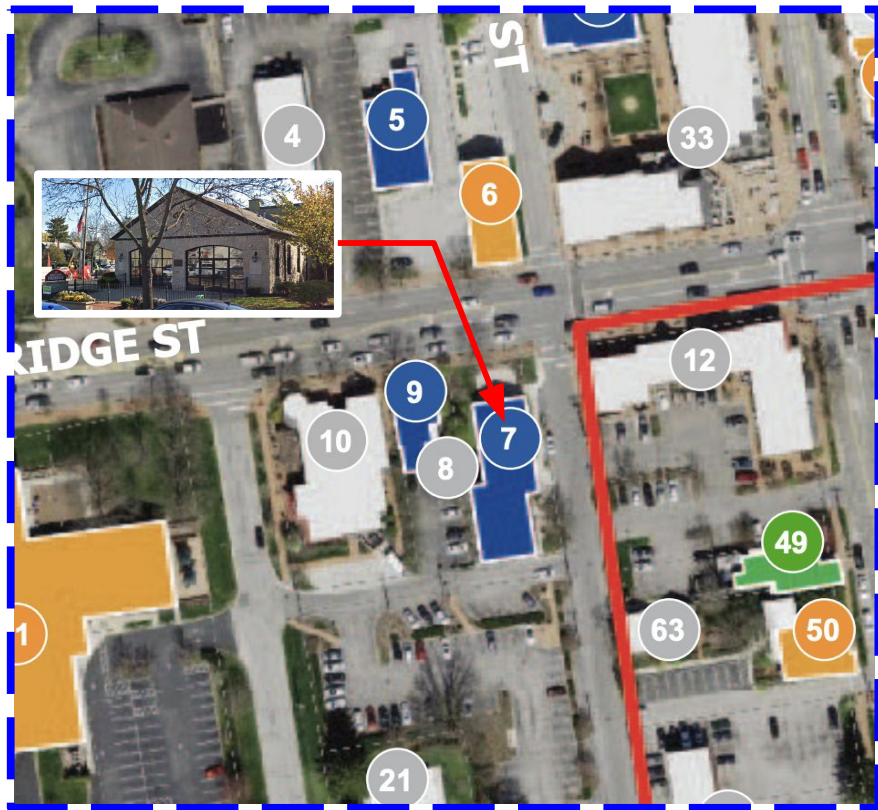
# Dublin Historic District



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Dublin High Street Historic District  
 Dublin Historic District

NRHP - District Properties  
 NRHP - Individually Listed

Additional Properties Recommended  
 Not Recommended

# Historic District Zoning



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**TABLE 153.172A: HISTORIC ZONING DISTRICT - USE TABLE**

<b>P = Permitted C = Conditional S = Size Limited T = Time Limited</b>	<b>Historic Core (HC)</b>	<b>Historic South (HS)</b>	<b>Historic Residential (HR)</b>	<b>Historic Public (HP)</b>	<b>Use Specific Standards</b>
<b>Commercial Permitted Uses</b>					
Animal Care, General Services, Veterinary Offices, and Veterinary Urgent Care and Animal Hospitals	P	P			YES
Artisan Production	P	P			
Bank	P	P			
Bed and Breakfast	P	P			YES
Conference Center	P/S				YES
Eating and Drinking	P	P		P	YES
Entertainment / Recreation, Indoor	C	C		C	YES
Office, General	P	P			
Office, Medical	P	P			
Parking, Structure	C			C	
Parking, Surface Lot	C				YES
Personal Repair, & Rental Services	P/S/C	P/S/C			YES
Research & Development	P	P			
Retail, General	P/S/C	P/S/C			YES

**TABLE 153.172A: HISTORIC ZONING DISTRICT - USE TABLE**

<b>P = Permitted C = Conditional S = Size Limited T = Time Limited</b>	<b>Historic Core (HC)</b>	<b>Historic South (HS)</b>	<b>Historic Residential (HR)</b>	<b>Historic Public (HP)</b>	<b>Use Specific Standards</b>
<b>Accessory and Temporary Permitted Uses</b>					
ATM, Walk-Up	P	P			
Bicycle Facilities	P	P	P	P	
Community Activity and Special Event	T	T	T	T	YES
Construction Trailer/Office	T	T		T	YES
Day Care, Adult or Child	P	P	P	P	YES
Dwelling, Accessory	P	P	P		YES
Dwelling Administration, Rental, or Sales Office	P	P			YES
Eating & Drinking	P	P/S/C			
Essential Utility Services	P	P	P	P	
Exercise and Fitness	P	P		P	
Farmers Market	P	P		P	
Food Trucks	T	T	T	T	YES
Home Occupation	P	P	P		YES
Outdoor Dining and Seating	P	P		P	YES
Outdoor Display or Seasonal Sales	T	T		T	YES
Parking, Structure	C			C	
Parking, Surface Lot	P	P		P	
Renewable Energy Equipment	P	P	P	P	YES
Residential Model Home	T	T			YES
Retail or Personal Services	P	P			
Swimming Pool		P	P	P	YES
Transportation, Transit Stop	P	P		P	
Vehicle Charging Station	P	P		P	YES

# Parcel Map



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# Parking



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## Prime Location

*Strategically located in the heart of Historic Dublin, one of Central Ohio's most dynamic mixed-use districts, this property offers unmatched connectivity and visibility. Within walking distance to Old Dublin, Bridge Park, and the emerging Riverview Village and W. Bridge and Monterey Drive developments, the location delivers immediate access to a dense concentration of retail, dining, entertainment, parks, and pedestrian activity.*

*Despite its urban, walkable setting, the property benefits from exceptional parking convenience. In addition to three on-site spaces, there are over 100 free public spaces immediately adjacent to the property, plus more than 500 free spaces available in the Bridge Park West Garage, and surface lot, an uncommon advantage for a core Historic Dublin location.*



# Pro Forma



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## Property Pro Forma

*37 West Bridge Street presents a rare owner/user opportunity in the heart of vibrant Historic Dublin. Ideally positioned along one of the area's most active corridors, the property offers exceptional flexibility for a range of uses including restaurant, office, retail, or boutique commercial concepts.*

*Beyond its appeal to an owner/occupant, the property also offers compelling investment upside. By repositioning to market rents and implementing a NNN lease structure, the asset supports a projected pro forma cap rate exceeding 6% - representing an approximate 360 basis point increase over the current in-place income. The property is currently 100% occupied.*

CURRENT RENT STRUCTURE				
Suite	Size (USF)	Base Rent/SF	Annual Total	Current Lease Expiration
101	1530	\$32.31	\$49,440	8/31/2006
103	1544	\$31.55	\$48,720	9/1/2028
105	575	\$31.30	\$18,000	MTM
200	1250	\$27.84	\$34,800	7/15/2027
203	220	\$28.09	\$6,180	7/31/2026
204	350	\$24.00	\$8,400	9/30/2026
205	450	\$30.40	\$13,680	7/31/2026
Common	1173	\$0.00	\$0	
	<b>7092</b>		<b>\$179,220</b>	<b>Cost/SF</b>
Operating Expenses:			-\$31,737	-\$4.48
Utilities:			-\$12,700	-\$1.79
<b>Net Operating Revenue:</b>			<b>\$134,783</b>	
<b>Cap Rate:</b>			<b>3.41%</b>	

PRO FORMA RENT STRUCTURE					
Suite	Size (RSF)	Base Rent/SF	NNN Expenses	Pro-Rata Share Utilities	Annual Total
101	1833	\$40.00	\$4.48	\$3,283	\$84,824
103	1850	\$33.00	\$4.48	\$3,313	\$72,650
105	689	\$33.00	\$4.48	\$1,234	\$27,056
200	1498	\$28.00	\$4.48	\$2,682	\$51,328
203	264	\$28.00	\$4.48	\$472	\$9,034
204	419	\$28.00	\$4.48	\$751	\$14,372
205	539	\$28.00	\$4.48	\$966	\$18,478
	<b>7092</b>			<b>\$12,700</b>	<b>\$277,741</b>
Operating Expenses:					-\$31,772
Utilities:					\$0.00
<b>Net Operating Revenue:</b>					<b>\$245,969</b>
<b>Cap Rate:</b>					<b>6.23%</b>

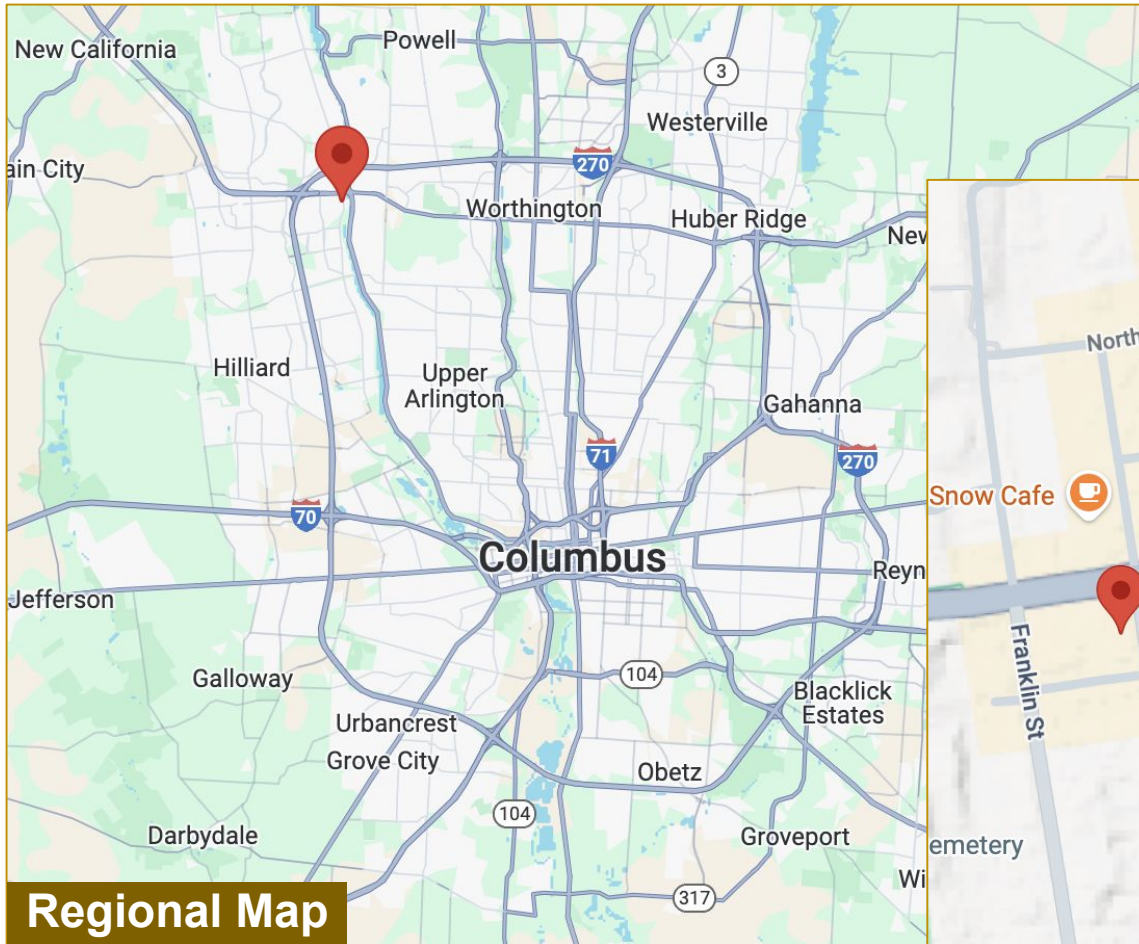
# Location



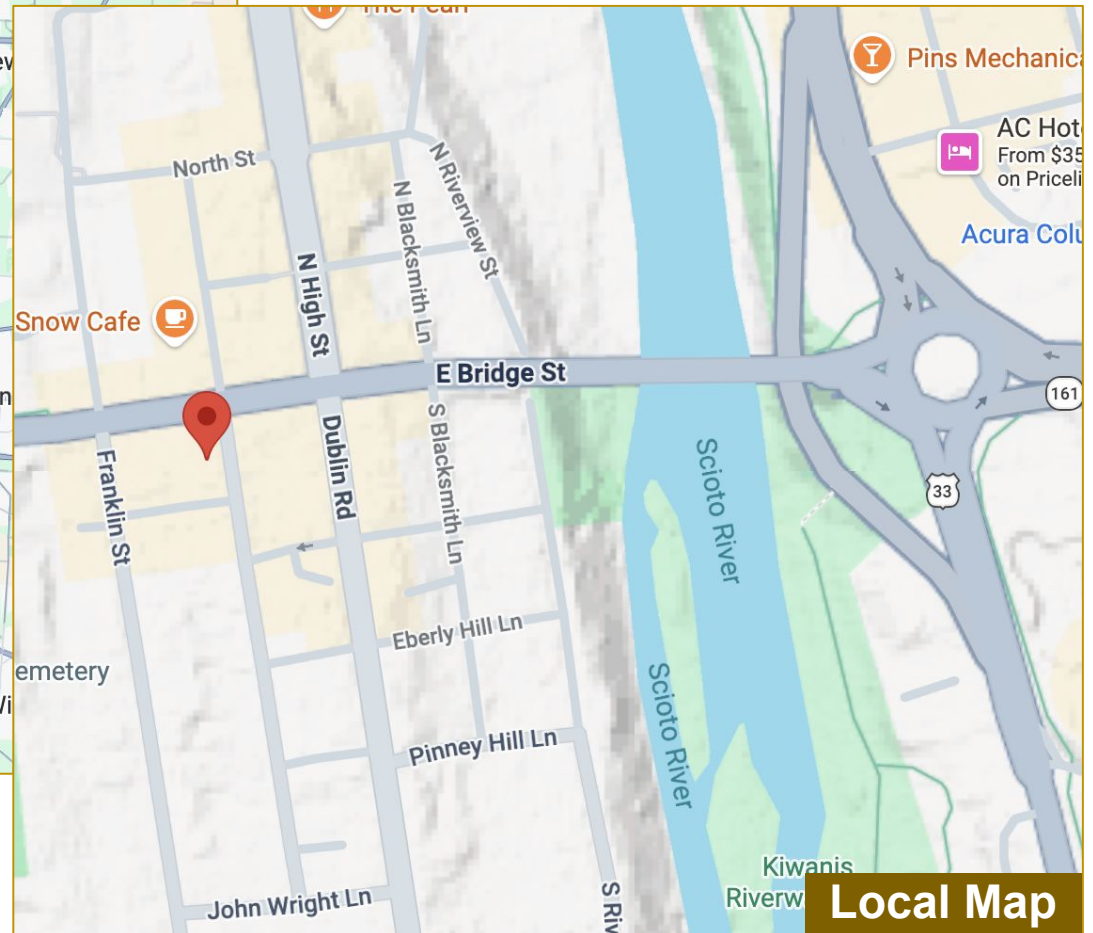
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**Regional Map**



**Local Map**

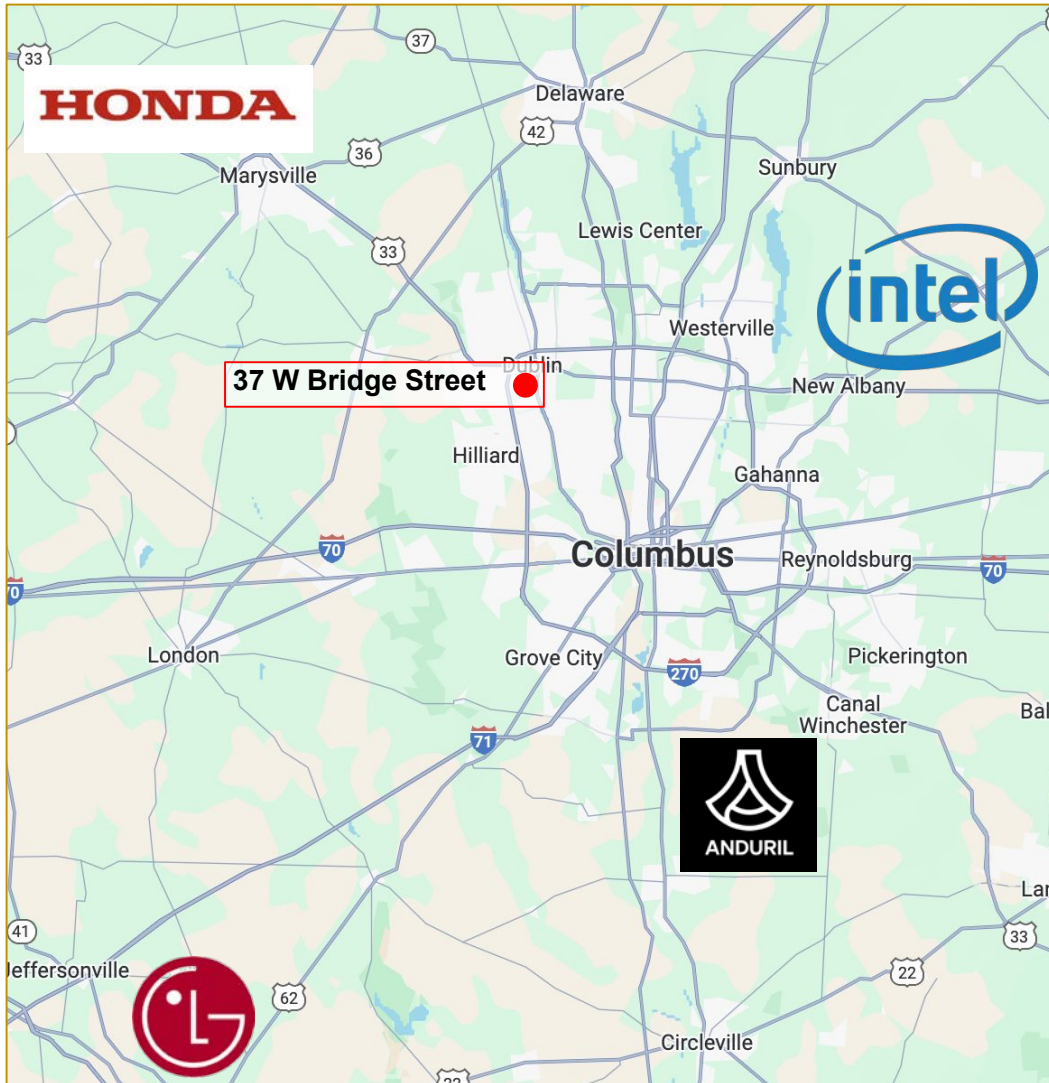
# Drive Times



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**37 W. Bridge Street in Dublin, enjoys a strategic location near four of the largest manufacturing investments in Ohio's history: Anduril Industries Defense Production Facility near Rickenbacker International Airport, Honda's North American Automobile Operations in Marysville, Intel's cutting-edge Semiconductor Manufacturing Facility - Ohio One, in New Albany, and LG Energy Solutions' advanced Battery Plant in Jeffersonville. This prime position places the property at the heart of a rapidly evolving economic corridor, offering unparalleled access to growth, innovation, and opportunity.**

### Drive Times to the following landmarks:

Miles	To	Miles	To
1	I-270	17	Easton Town Center
3	Don Scott Airport	21	John Glenn Airport
9	I-71	27	<b>Intel - Ohio One</b>
10	I-70	27	<b>Honda America</b>
12	Polaris Fashion Place	28	<b>Anduril Industries</b>
15	Downtown Columbus	55	<b>LGES Battery Plant</b>

# Demographics



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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 37 W. Bridge Street, Dublin, OH 43017

CITY, STATE

**Dublin, OH**

POPULATION

**172,875**

AVG. HH SIZE

**2.46**

MEDIAN HH INCOME

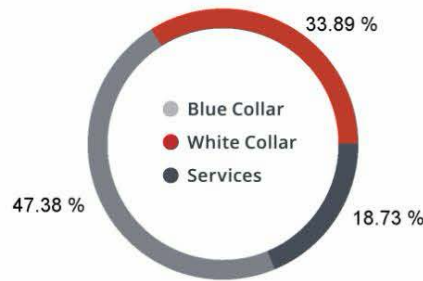
**\$85,445**

HOME OWNERSHIP

Renters: **25,729**

Owners: **45,516**

EMPLOYMENT



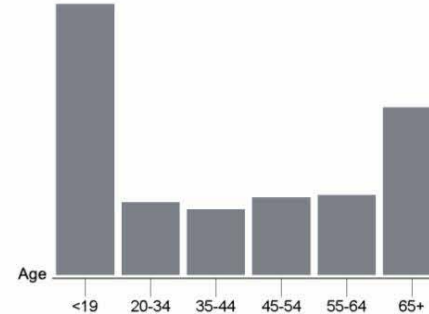
**54.84 %** Employed  
**1.08 %** Unemployed

EDUCATION

High School Grad: **14.66 %**  
Some College: **18.87 %**  
Associates: **5.80 %**  
Bachelors: **63.31 %**

GENDER & AGE

**49.22 %** **50.78 %**

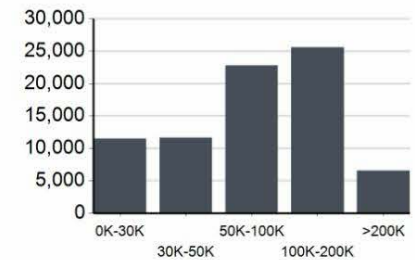


RACE & ETHNICITY

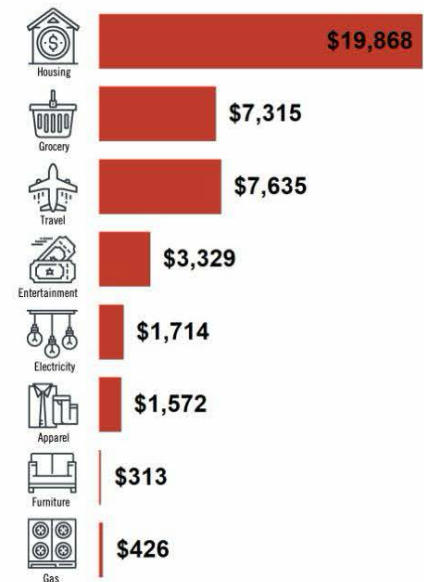
White: **73.59 %**  
Asian: **12.18 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.03 %**  
African-American: **2.92 %**  
Hispanic: **6.28 %**  
Two or More Races: **4.99 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



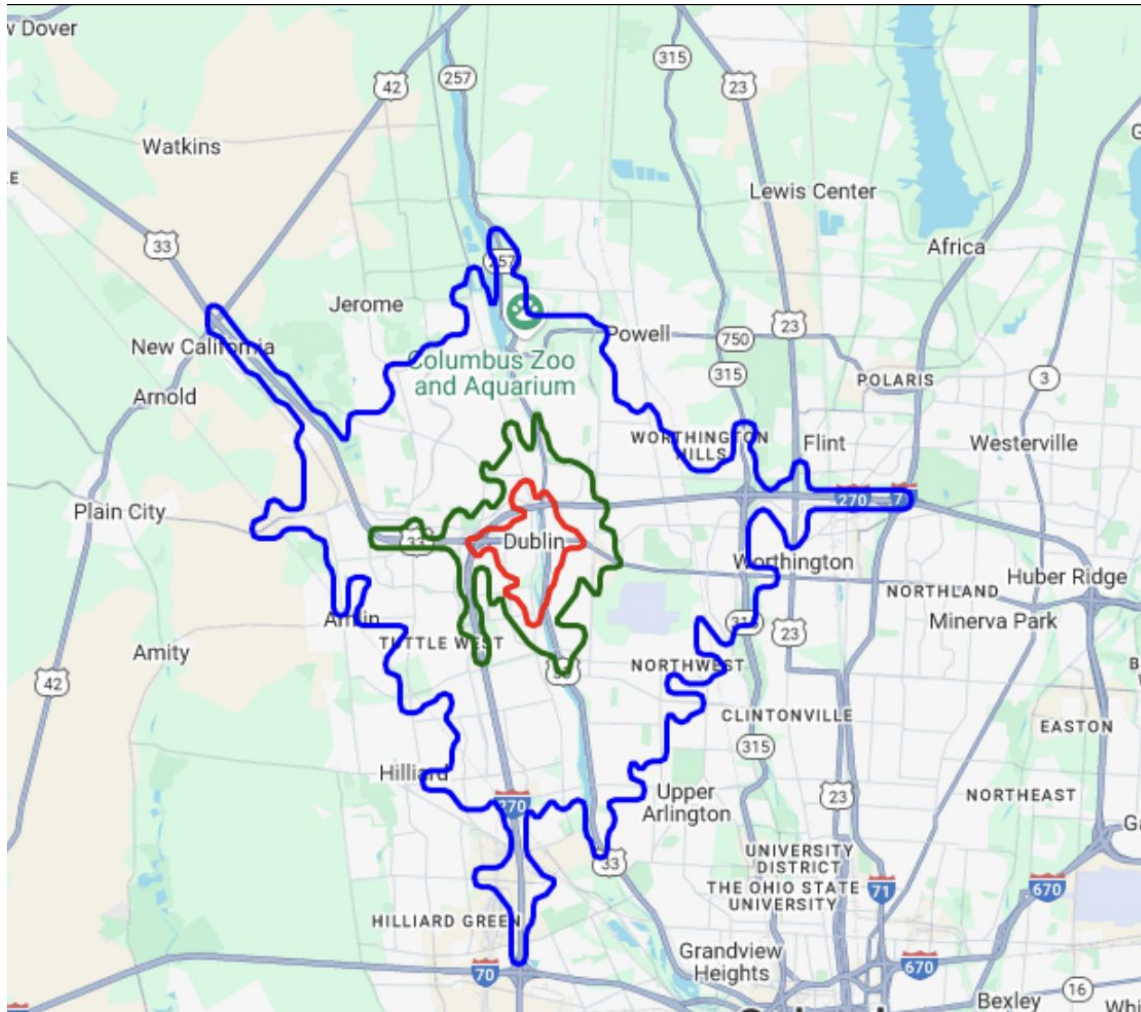
# Demographics



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## Demographics



## Population

Distance	Male	Female	Total
1- Minute	3,016	3,117	6,133
3- Minute	10,157	10,319	20,476
5- Minute	85,088	87,787	172,875



# Projects Driving Value



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## Wood Companies: Monterey Square

The Wood Companies is advancing “Monterey Square” at W. Bridge St. and Monterey Dr., a **high-end, pedestrian-oriented mixed-use development designed to extend the energy of Old Dublin westward**. The project is expected to introduce a curated mix of upscale retail, dining, and service tenants, significantly increasing foot traffic and elevating the overall profile of the corridor. **For nearby properties, this represents a clear forward catalyst for rent growth, tenant quality, and long-term value appreciation**. As W. Bridge St. continues to evolve into a premier destination, **assets in immediate proximity, such as 37 W. Bridge, are uniquely positioned to benefit from both near-term leasing momentum and sustained upward pressure on rents and pricing**.



## COHatch: Riverview Village



COHatch will break ground on “**Riverview Village**,” in April, a **transformative riverfront innovation district immediately adjacent to Historic Dublin** that will further elevate the W. Bridge corridor. Anchored by COHatch’s new headquarters and a dynamic mix of coworking, event space, boutique office, and curated food and beverage concepts, the project is designed to attract entrepreneurs, corporate users, and daily visitors alike. With a strong emphasis on community programming, public events, and year-round activation, **Riverview Village will introduce a new layer of consistent foot traffic and high-quality user demand to the area**. **This level of activation and daily engagement is expected to meaningfully enhance leasing velocity, support premium tenant profiles, and reinforce long-term pricing strength for surrounding properties**.

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**EXCLUSIVELY LISTED BY:**

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*Thank you!*

