

# PRESENTING

20 North St Dublin, OH 43017



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# LEASE

**20 NORTH ST**

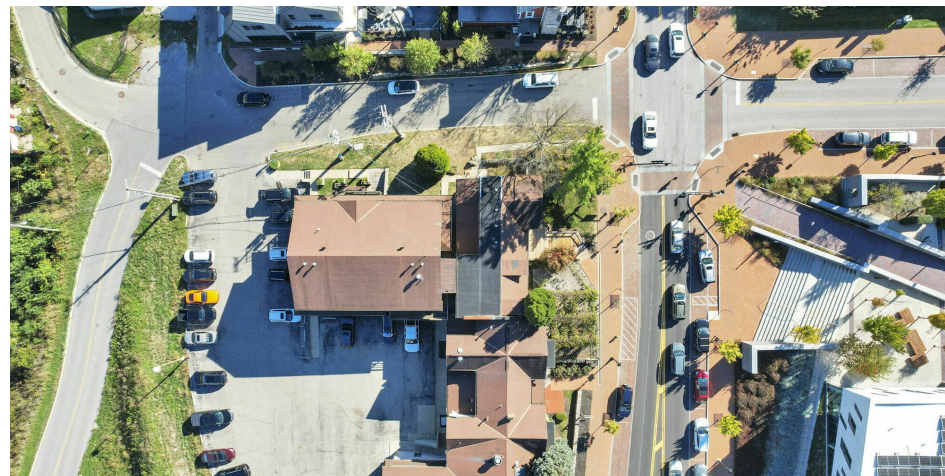
20 North St Dublin, OH 43017

## PROPERTY DESCRIPTION

There are three spaces for lease in this building in Olde Dublin. The first floor is a parking lot facing retail space with 550 SF. The second floor is a 1,930 SF office space with a porch going around two-thirds of the building. The third floor is a 1,445 SF office space. The building is in the process of being renovated and is set to be completed in October 2025

## PROPERTY HIGHLIGHTS

- It is located within Olde Dublin
- Near the Bridge Park pedestrian walkway that connects to Riverside Drive
- Close proximity to the Dublin Library, restaurants, shops, and Riverside Crossing Park
- Will be newly renovated and available in Q4 2026
- Large off-street parking lot available
- Easy access to I-270, SR-161, and Riverside Drive



## OFFERING SUMMARY

|                  |                          |
|------------------|--------------------------|
| Lease Rate:      | \$27.50 - 35 SF/yr (NNN) |
| Number of Units: | 3                        |
| Available SF:    | 550 - 1,930 SF           |
| Lot Size:        | 0.666 Acres              |
| Building Size:   | 6,487 SF                 |

## PROPERTY WEBSITE

<https://bit.ly/20NorthSt>

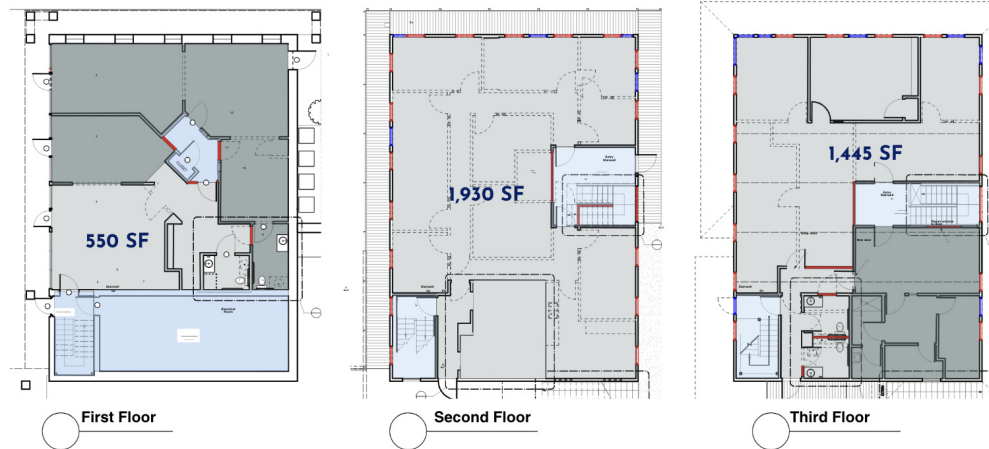


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## AVAILABLE SPACES

| SUITE        | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION               |
|--------------|-----------|-----------|------------|---------------|---------------------------|
| First Floor  | Available | 550 SF    | NNN        | \$35.00 SF/yr | Parking lot facing retail |
| Second Floor | Available | 1,930 SF  | NNN        | \$27.50 SF/yr | -                         |
| Third Floor  | Available | 1,445 SF  | NNN        | \$27.50 SF/yr | -                         |

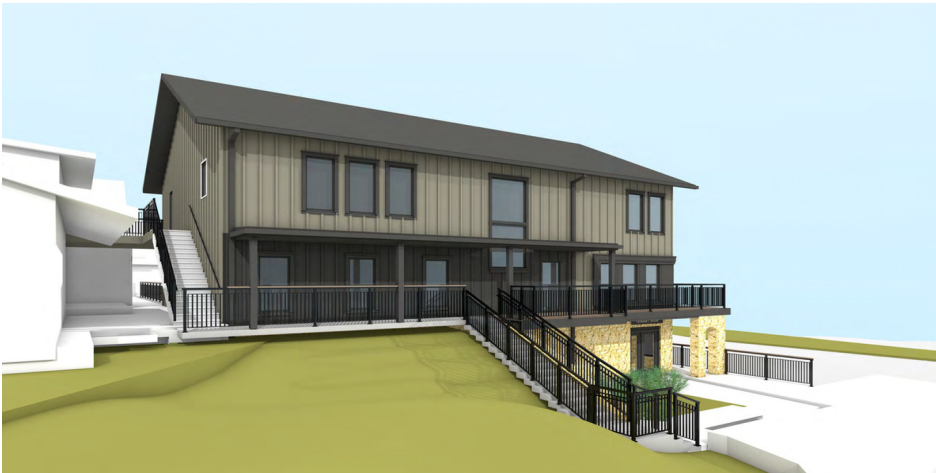


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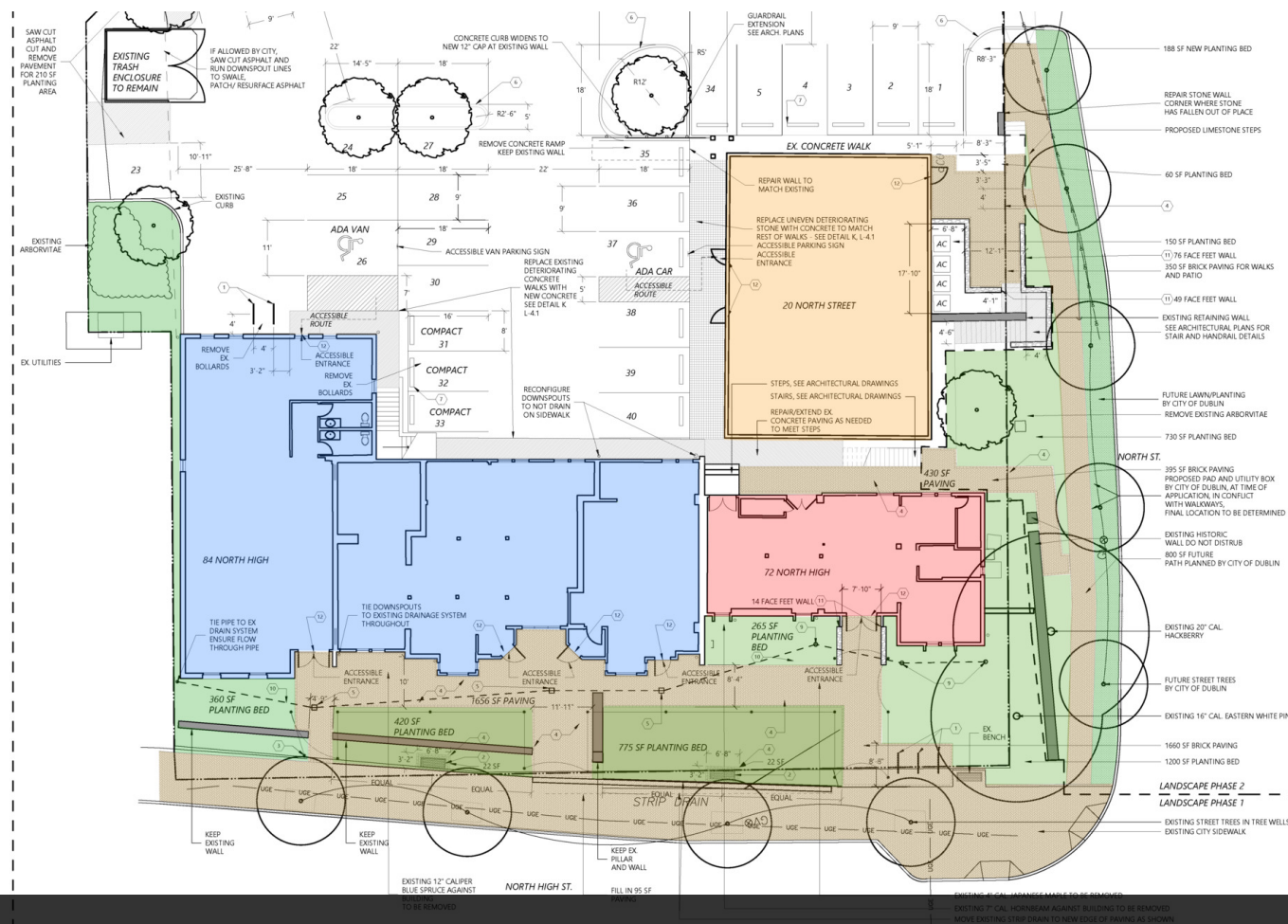
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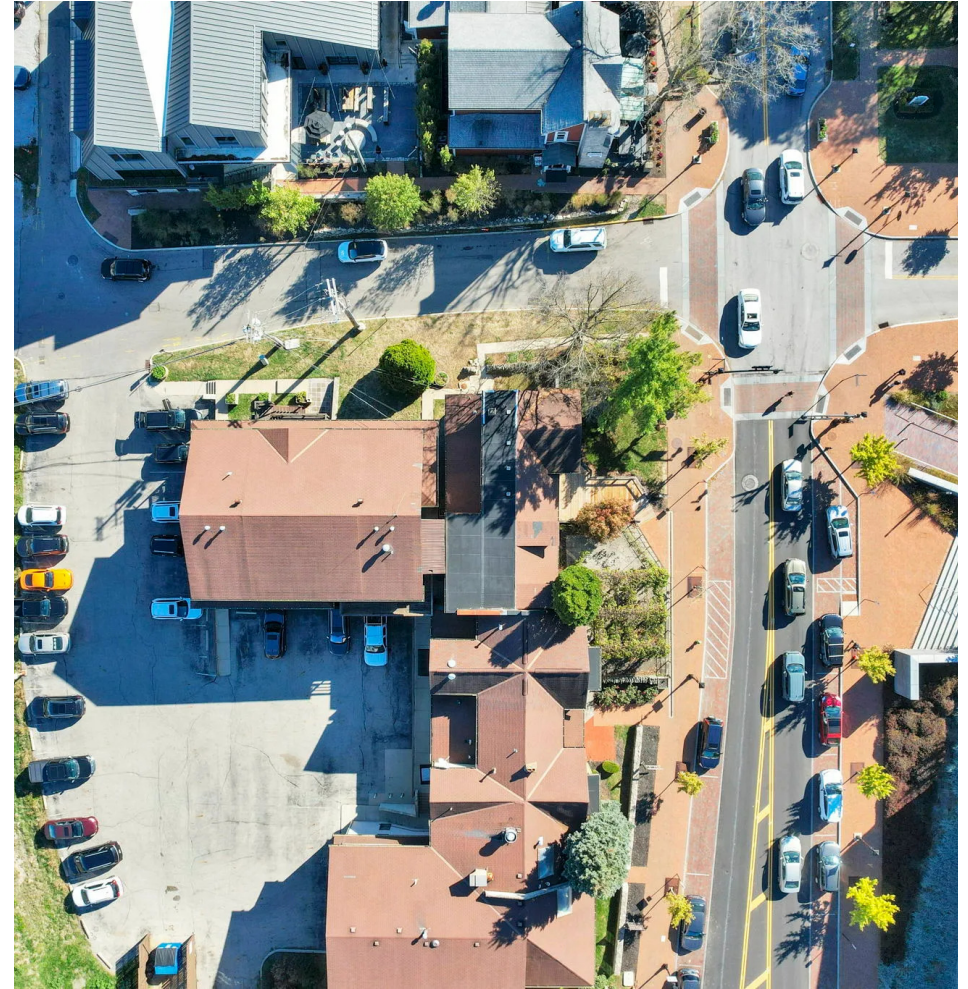
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# LEASE

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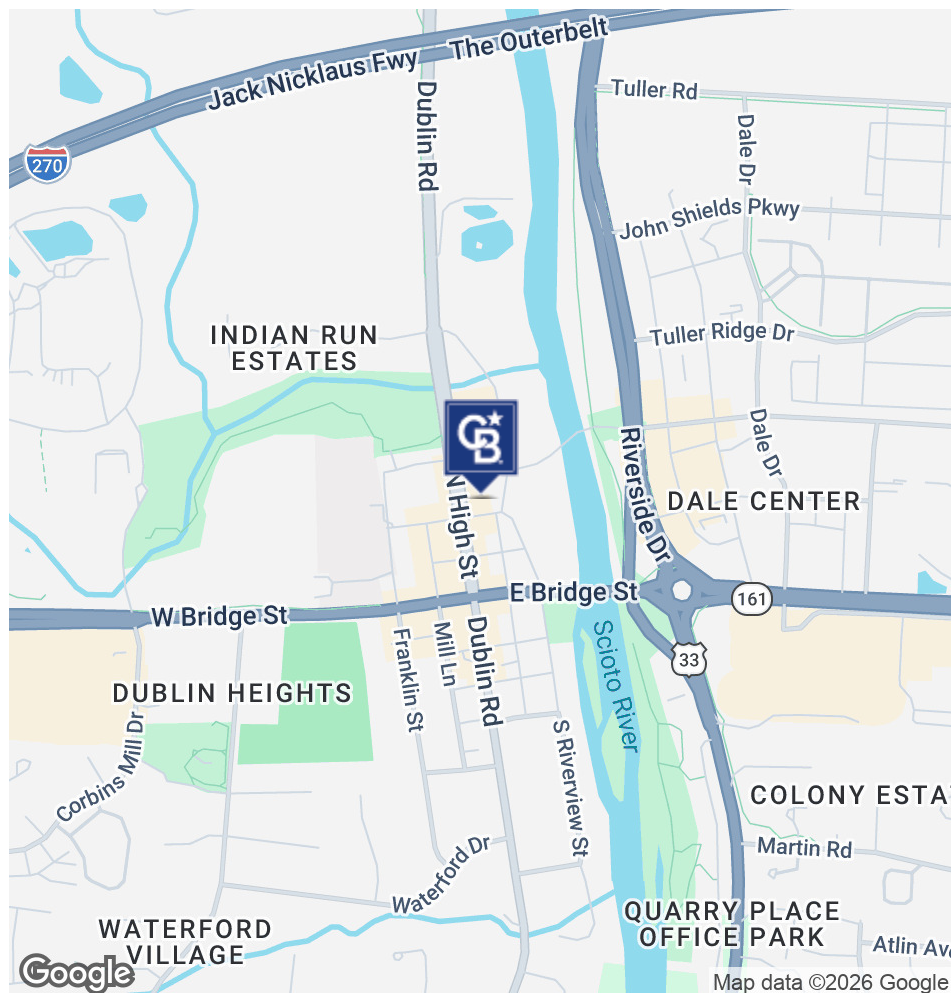


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## LOCATION OVERVIEW

These properties are located at the corner of N High Street and North Street in Olde Dublin. The buildings are caddy corner from the Columbus Metropolitan Library Dublin and across the street from North High Brewing. This is a heavy retail and restaurant area and a destination for many people in Columbus. This is a very walkable area and is just steps away from Bridge Park and the pedestrian walkway across the river.



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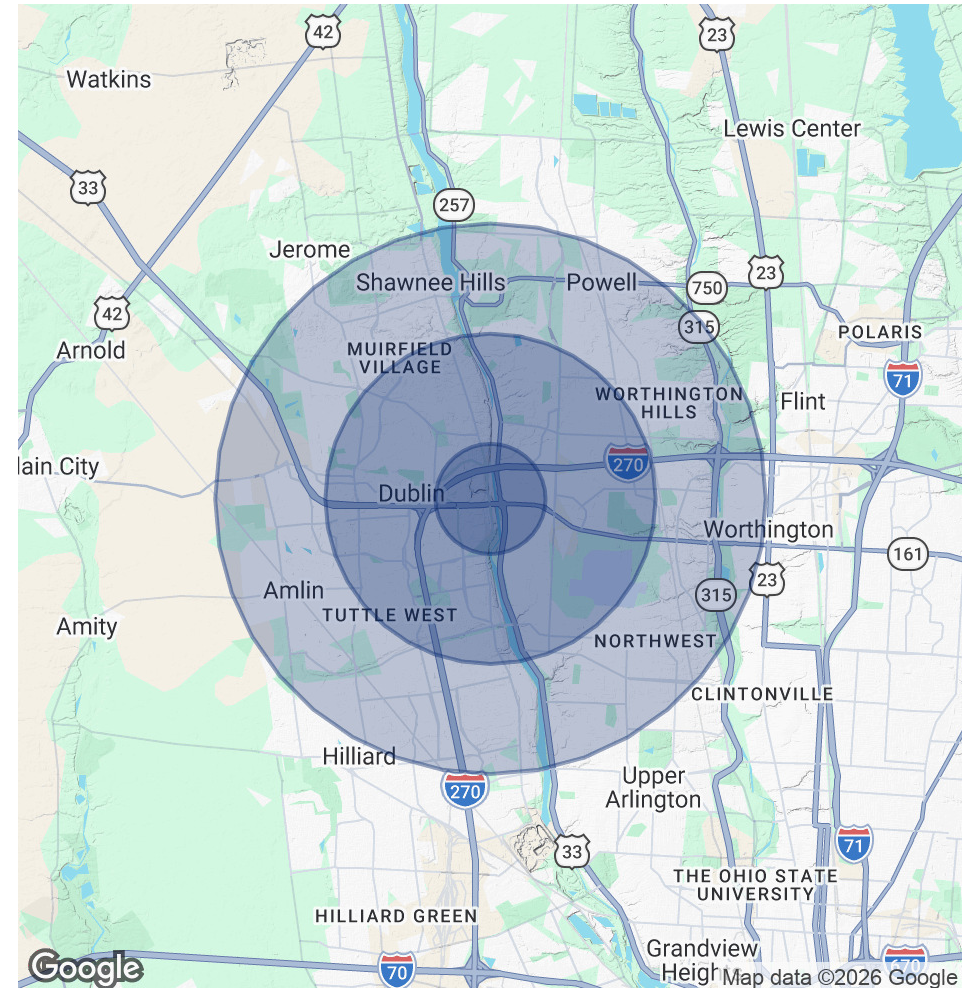
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,583  | 90,551  | 208,187 |
| Average Age          | 40     | 38      | 39      |
| Average Age (Male)   | 38     | 37      | 38      |
| Average Age (Female) | 42     | 39      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,442     | 37,220    | 84,564    |
| # of Persons per HH | 2.2       | 2.4       | 2.5       |
| Average HH Income   | \$132,757 | \$134,998 | \$150,520 |
| Average House Value | \$444,883 | \$423,303 | \$462,986 |

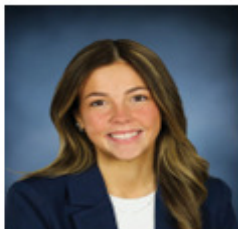
2020 American Community Survey (ACS)

| TRAFFIC COUNTS                                        | DIRECTION | YEAR | COUNT  |
|-------------------------------------------------------|-----------|------|--------|
| E Bridge St (Us-33) east of N High Street/Dublin Road | 2-way     | 2025 | 26,266 |
| Riverside Dr north of US-33/ E Bridge St              | 2-way     | 2024 | 23,507 |



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## MEET THE TEAM



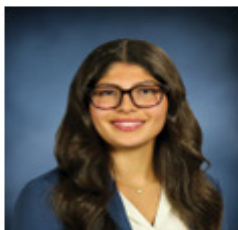
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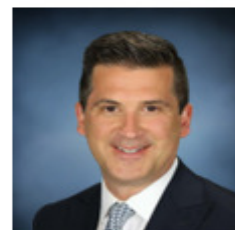
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