



For Lease

Size: 1,200 SF to 13,550 SF

Term: Negotiable

Rental Rate: Upon Request

Rent Type: NNN

Condition: Vanilla box

Availability: Q1 of 2027

*Lease rate does not include utilities,
property expenses or building services.*

Contact:

Jerry Lee

Avery Development, LLC

(614) 873-0048

The Shoppes at 5300 Avery Road

Dublin, OH 43016

Retail, Medical Office, or Restaurant

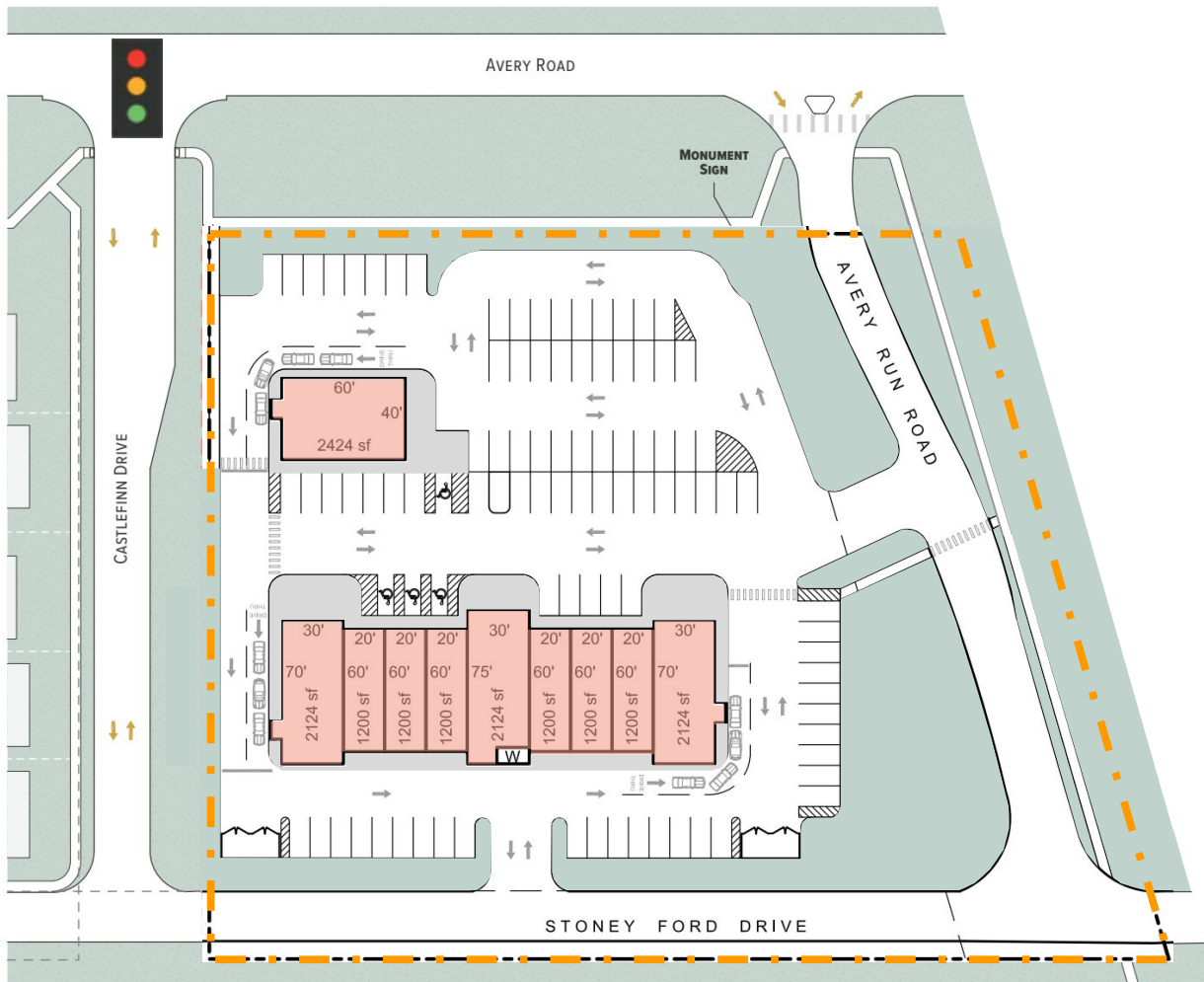
The Shoppes at 5300 Avery Road will be a new development in the rapidly developing Avery Corridor between Hilliard and Dublin. It will be just south of the planned Tuttle Crossing Extension which is spurring new mixed-use projects, apartments, and townhomes directly adjacent to this property.

Property Highlights include

- The site faces Avery Road with a signalized intersection at Castlefinn Drive and is on the “AM Commute” side of the road.
- Avery Road will be widened to 5 lanes starting in January of 2028. Traffic will be maintained during construction.
- Site is 1.8 miles south of the US 33/161 exit with access to I-270
- The site will be approximately 400' south of the Tuttle Crossing Extension and via the extension, a short 1.2 miles to the I-270/Tuttle Crossing interchange
- Recent traffic improvements include the roundabout at Rings Road and Tuttle and the intersection of Riggins and Tuttle.

Site Plan

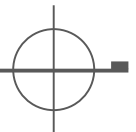
5300 Avery Road
Dublin, OH 43016



Site Details

Front Building	2,424 SF
Main Building	13,698 SF
Usable Area	2.27 Acres
Parking Spaces	91
Accessible Spaces	2
Van Accessible Spaces	2
Total Parking	95

Proposed Site Plan
Not to Scale



Elevation/Rendering

5300 Avery Road
Dublin, OH 43016

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A FRONT ELEVATION
SCALE: 1/16" = 1'-0"

Road Improvements

5300 Avery Road Dublin, OH 43016

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Road Improvements:

The City of Dublin regarding anticipated road improvements:

“The City of Dublin is aware that Columbus is planning improvements along Avery Road, with construction currently anticipated to begin in 2026. Dublin’s Tuttle Crossing Boulevard Extension project—which includes widening Avery Road from the future Tuttle Crossing intersection south to connect with the Columbus widening project—remains a priority for the City.

At this time, construction has not been scheduled, as the City and our regional partners continue working to close remaining funding gaps. While Dublin has made a financial commitment to the project, we are pursuing additional funding sources to advance it toward construction.”

The contact for follow up questions is Jeannie Willis: jwillis@dublin.oh.us

The City of Columbus Regarding Avery Road Widening:

- **Avery Road Widening:** A widening project is scheduled for the section of Avery Road between the CSX railroad tracks and Avery Run Road. Avery Road will be widened to five lanes.
 - **Scope:** The project will reconstruct and widen the roadway to include multiple lanes, a two-way left-turn lane, and new curb and gutter.
 - **Timeline:** Tentatively scheduled to begin in 2028. Traffic will be maintained during construction.
 - **Intersections:** New improvements include a roundabout at Avondale Woods Boulevard and a traffic signal at the intersection of Lexi Lane and Castlefinn Drive. The signal at Lexi and Castlefinn was activated in late 2023.

Aerials



Aerials



Aerials



Aerials



Proposed Development

5300 Avery Road
Dublin, OH 43016

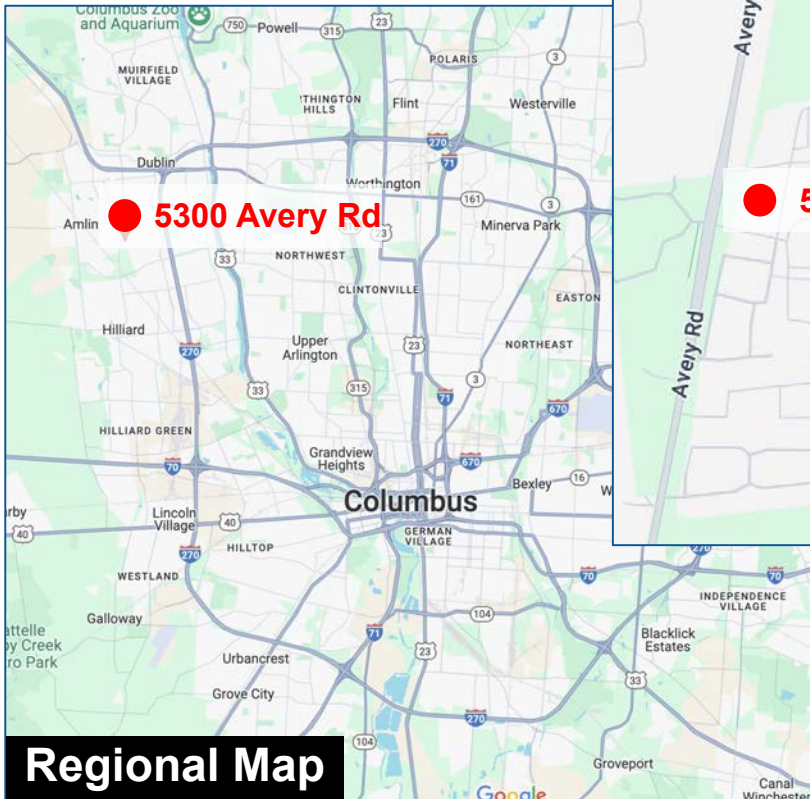


December 2025

Avery Crossing - Conceptual Plan

Location

5300 Avery Road
Dublin, OH 43016



Local Map

Regional Map



A FRONT ELEVATION
SCALE: 1/16" = 1'-0"

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OFFERED BY:

Jerry Lee
Avery Development, LLC
(614) 873-0048

Thank you!