



J BLOCK
PREMIER RESTAURANT OPPORTUNITY





BRIDGE PARK

PROJECT DETAILS

- » OFFICE SPACE // 556,300 SF
- » RETAIL + RESTAURANT // 230,100 SF
- » APARTMENTS // 520 UNITS
- » CONDOMINIUMS // 354 UNITS
- » PARKING // 4,280 SPACES + 6 GARAGES
- » HOTEL // 295 KEYS



WELCOME TO BRIDGE PARK

LIFE IN DUBLIN

Bridge Park is a vibrant, walkable destination where visitors and residents can live, work, dine and play. With restaurants, boutiques, fitness studios, hotels, an event center and direct access to Historic Dublin via the Dublin Link pedestrian bridge, Bridge Park attracts tens of thousands of visitors from across Central Ohio each year. Thoughtfully curated events and programming keep visitors coming to Bridge park year-round.



THE DUBLIN MARKET AT BRIDGE PARK

Weekends kick off with a local farmer's market held Saturdays (9am-12pm) from May to September throughout Bridge Park.

5,000+ VISITORS PER MARKET

120+ VENDORS AT EACH MARKET

FORE!FEST

An annual two-day street and music festival hosted each year in partnership with the Memorial Tournament presented by Workday.

20,000+ VISITORS EACH DAY

20+ VENDORS + FOOD TRUCKS



DOWNTOWN DUBLIN DORA

The Designated Outdoor Refreshment Area (DORA) allows visitors to sip and stroll throughout Bridge Park and Historic Dublin with open beverages within specific boundaries.

SITE MAP + TENANT MIX



DINING + NIGHTLIFE

- 01 16-BIT BAR + ARCADE
- 02 BRISTOL REPUBLIC
- 03 CAP CITY FINE DINER AND BAR
- 04 CONDADO TACOS
- 05 FADÓ PUB & KITCHEN
- 06 FRANK & CARL'S
- 07 FUKURYU RAMEN
- 08 HANG OVER EASY
- 09 INTOWN GOLF CLUB
- 10 KILWINS
- 11 KITCHEN SOCIAL
- 12 LOCAL CANTINA
- 13 MIKEY'S LATE NIGHT SLICE
- 14 MILKY WAY MATCHA BAR
- 15 NO SOLICITING
- 16 NORTH MARKET BRIDGE PARK
- 17 PALM VALLEY COCKTAILS
- 18 PINS MECHANICAL COMPANY
- 19 REBOL
- 20 SANDBOX VR
- 21 SONG LAN
- 22 SWEETWATERS COFFEE & TEA
- 23 THE AVENUE STEAK TAVERN
- 24 THE GETAWAY BREWING CO.
- 25 THE PEARL
- 26 THE ROOSEVELT ROOM
- 27 URBAN MEYER'S PINT HOUSE
- 28 VALENTINA'S RISTORANTE
- 29 VASO
- 30 Z CUCINA

HEALTH + WELLNESS

- 31 ANTHONY VINCE NAIL SPA
- 32 BATES & BROWN
- 33 THE COLOR BAR
- 34 COLUMBUS AESTHETIC + PLASTIC SURGERY (CAPS)
- 35 DOME SCALP + HEAD SPA
- 36 LAGREE HOUSE
- 37 MESH FITNESS
- 38 ONE MEDICAL
- 39 RESTORE HYPER WELLNESS
- 40 RISE CHIROPRACTIC
- 41 SES PERFORMANCE
- 42 SPAVIA DAY SPA
- 43 W NAIL BAR
- 44 YOGASIX

FOR-SALE RESIDENTIAL

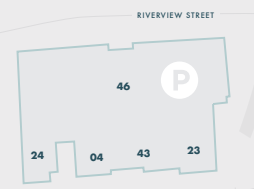
- 45 BRIDGE PARK TOWNHOMES
- 46 BRIDGE PARK WEST CONDOS
- 47 THE BAILEY AT BRIDGE PARK
- 48 THE ELLIS CONDOS
- 49 THEODORE CONDOS
- 50 THE WARREN CONDOS

HOTEL + EVENT VENUES

- 51 AC HOTEL BY MARRIOTT DUBLIN
- 52 SPRINGHILL SUITES BY MARRIOTT
- 53 THE EXCHANGE EVENT CENTER

RETAIL + SERVICES

- 54 ADDRESS SALES AGENCY
- 55 BRICK HOUSE BLUE
- 56 BRIDGE PARK LEASING OFFICE
- 57 C. FIELD & ROE
- 58 CHARLES SCHWAB
- 59 J. HILBURN
- 60 KINS COLLECTIVE
- 61 NEXTIER BANK
- 62 ROCKET FIZZ
- 63 TERRA ART GALLERY
- 64 WESBANCO

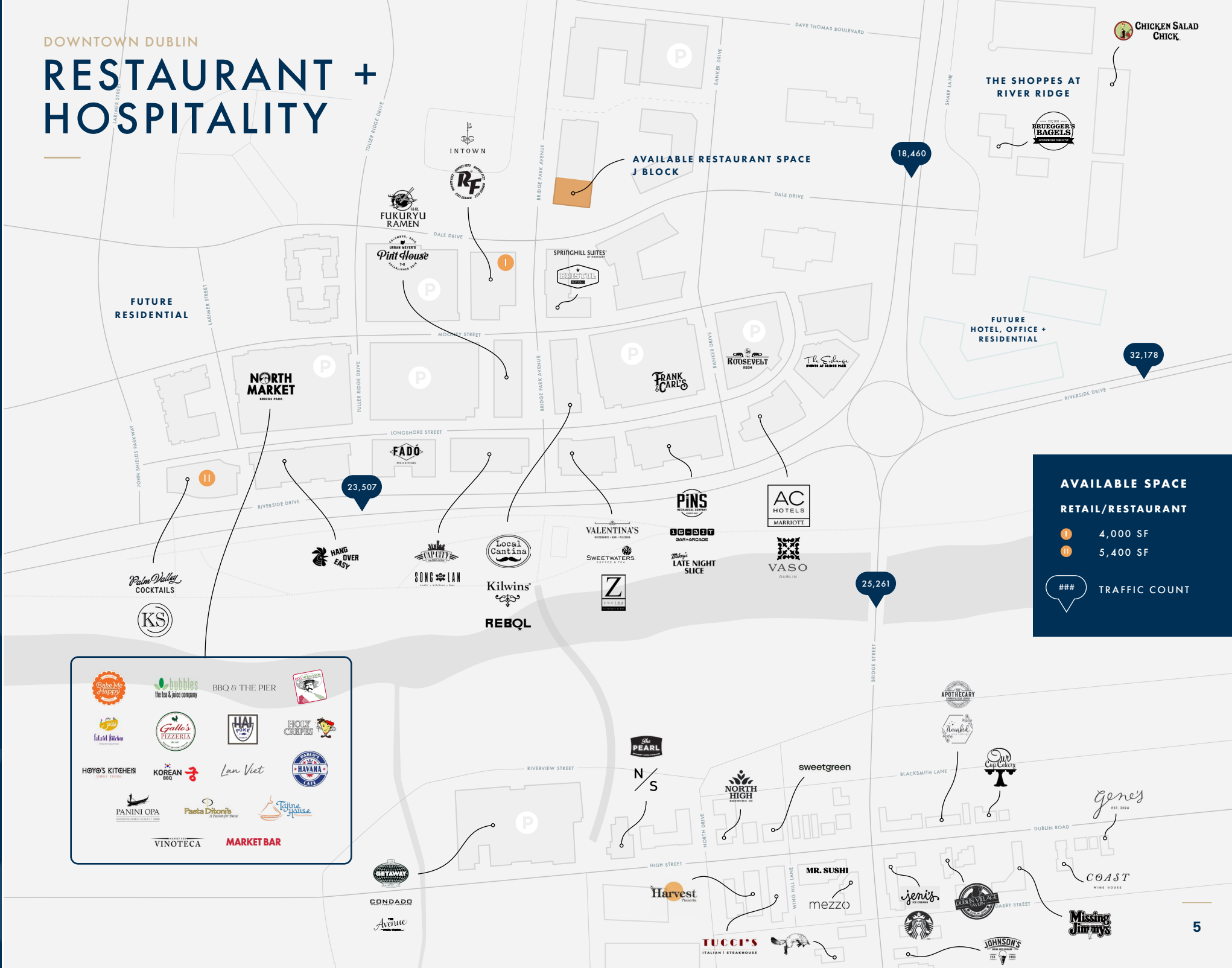


- OFFICE 456,300 SF
- RETAIL/RESTAURANT 208,100 SF
- FOR RENT 528 UNITS
- FOR SALE 192 UNITS
- HOTEL 295 KEYS
- THE EXCHANGE EVENTS CENTER 19,000 SF
- SENIOR LIVING 87 UNITS
- PARKING 3,380 SPACES
- PRIVATE INVESTMENT \$475 MM
- NORTH MARKET AT BRIDGE PARK 35,000 SF

J UNDER CONSTRUCTION	H Y FUTURE DEVELOPMENT	TOTAL DEVELOPMENT
100,000 SF	90,000 SF	556,300 SF
-	22,000 SF	230,100 SF
-	-	528 UNITS
162 UNITS	65 units	419 UNITS
-	130 KEYS	425 KEYS
-	-	19,000 SF
-	-	-
450 SPACES	450 SPACES	4,280 SPACES
-	\$200 MM	\$675 MM
-	-	35,000 SF

DOWNTOWN DUBLIN

RESTAURANT + HOSPITALITY



AVAILABLE SPACE

RETAIL/RESTAURANT

- I 4,000 SF
- II 5,400 SF

TRAFFIC COUNT

Logos for various businesses:

- Bake Me a Pie
- Bubbles the tea & juice company
- BBQ & THE PIER
- Holy Crisps
- Hoy's Kitchen
- Korean BBQ
- Lan Viet
- Panini Opa
- Pasta D'noni's
- Taina Jaisie
- VINOTECA
- MARKET BAR



REAL FOOT TRAFFIC

3.6M

VISITS ANNUALLY
1.6M MON-THURS
2M SAT-SUN

3HR, 5 MIN

AVERAGE DURATION OF VISIT

26%

OF VISITS FROM
DUBLIN ZIP CODES

16.3%

OF VISITS FROM
10-30 MILES AWAY

11%

OF VISITS FROM
100+ MILES AWAY

RESTAURANT SALES

BRIDGE PARK IS THE
HIGHEST PERFORMING
LOCATION FOR SEVERAL
F&B OPERATORS

\$85M

F&B SALES IN 2025
+1.3% YOY & +3.4% YTD

>\$1,000/SF

4 RESTAURANTS ANNUAL SALES
AVERAGE \$689/SF

>\$5M

6 RESTAURANTS
ANNUAL SALES

	TOTAL POPULATION			MEDIAN HOUSEHOLD INCOME			AVERAGE AGE			BACHELOR'S DEGREE OR HIGHER		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
BRIDGE PARK	9,222	89,201	224,241	\$90,266	\$108,324	\$117,492	39	39	40	68%	62%	66%
POLARIS FASHION PLACE	11,639	83,021	223,161	\$104,044	\$112,193	\$110,527	36	37	39	51%	59%	55%
EASTON TOWN CENTER	6,962	112,691	291,838	\$91,091	\$76,139	\$75,351	39	37	38	48%	35%	36%
SHOPS ON LANE AVENUE	15,958	145,257	348,731	\$126,942	\$88,255	\$80,858	38	34	36	80%	70%	53%
SHORT NORTH ARTS DISTRICT	30,205	179,430	372,465	\$110,144	\$75,753	\$72,335	34	33	36	78%	55%	45%



AROUND COLUMBUS

01 BRIDGE PARK

MAJOR EMPLOYERS

- 02 CARDINAL HEALTH WORLD HQ
4 MIN*
- 03 WENDY'S CORPORATION WORLD HQ
2 MIN
- 04 OCLC
4 MIN

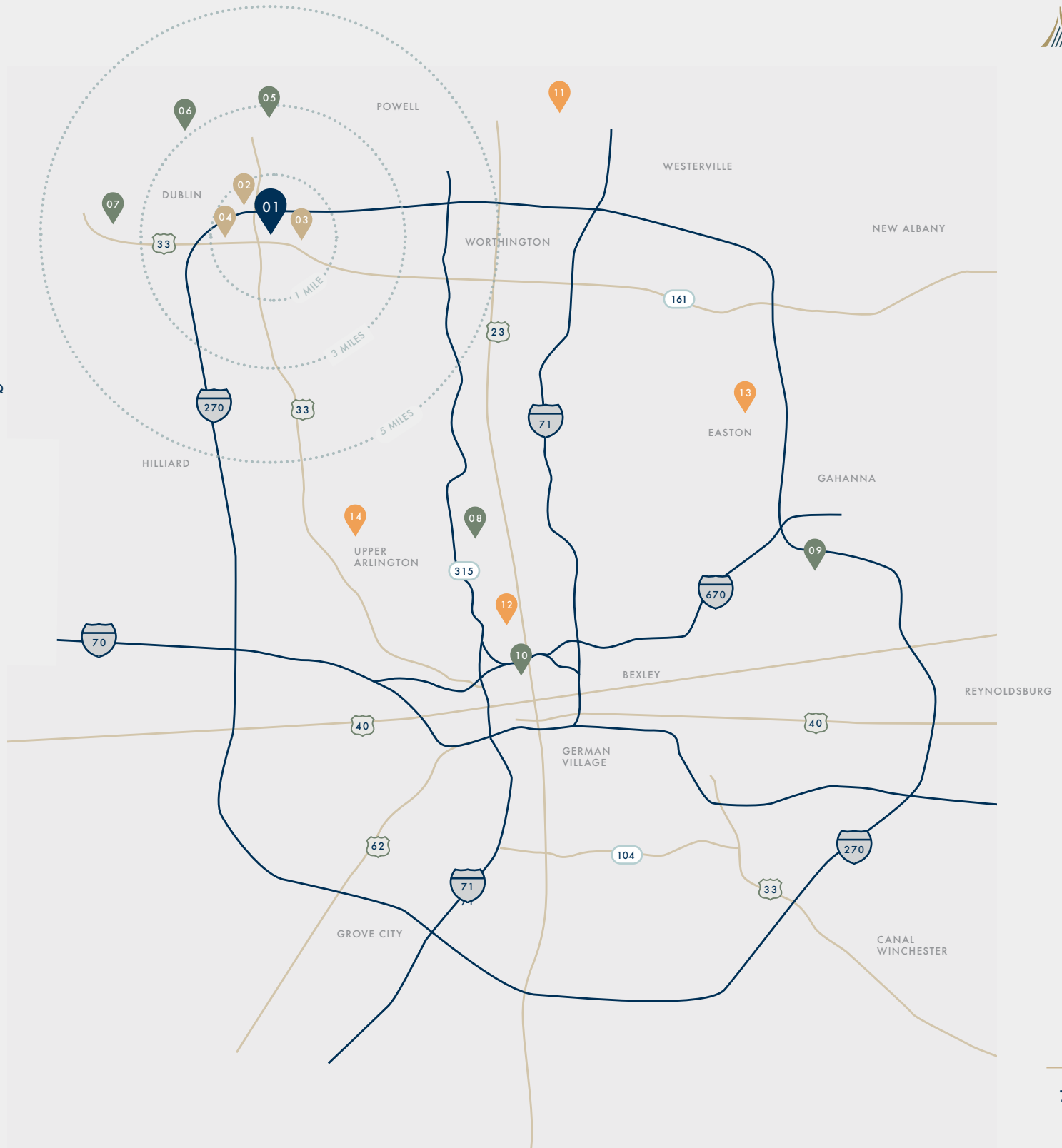
AREA ATTRACTIONS

- 05 COLUMBUS ZOO & AQUARIUM
7 MIN
- 06 MUIRFIELD VILLAGE GOLF CLUB
9 MIN
- 07 DUBLIN METHODIST HOSPITAL
6 MIN
- 08 THE OHIO STATE UNIVERSITY
15 MIN
- 09 JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT
21 MIN
- 10 DOWNTOWN COLUMBUS
21 MIN

MARKET COMPETITORS

- 11 POLARIS FASHION PLACE
7 MIN
- 12 SHORT NORTH ARTS DISTRICT
9 MIN
- 13 EASTON TOWNE CENTER
6 MIN
- 14 THE SHOPS ON LANE AVENUE
6 MIN

* DISTANCES NOTED IN DRIVE TIME TO/FROM BRIDGE PARK





BRIDGE PARK

J BLOCK RESTAURANT

Part of the \$125M+ J Block development at Bridge Park in Dublin, Ohio, the 104,400 SF mixed-use building and 504 space parking garage will bring Cenovus' American 54,000 SF HQ to Dublin. As part of the highly successful Bridge Park district, the building is steps away from thriving dining, retail, entertainment and recreation offerings. Prominently located at the corner of Bridge Park Avenue and Dale Drive, ~7,000 SF of the first floor is imagined as restaurant space with a prime outdoor patio.

J BLOCK STATS

- » PARKING // 504
- » OFFICE // 97,312 SF
- » RESTAURANT // 7,098 SF
- » PATIO // 1,150 SF 18'X64'

TIMELINE

- » DESIGN TIMELINE // COMPLETE
- » CONSTRUCTION TIMELINE // Q3 2025 - Q3 2027
- » ANTICIPATED OCCUPANCY // Q3 2027

[VIEW CONSTRUCTION PROGRESS](#)

SITE BENEFITS

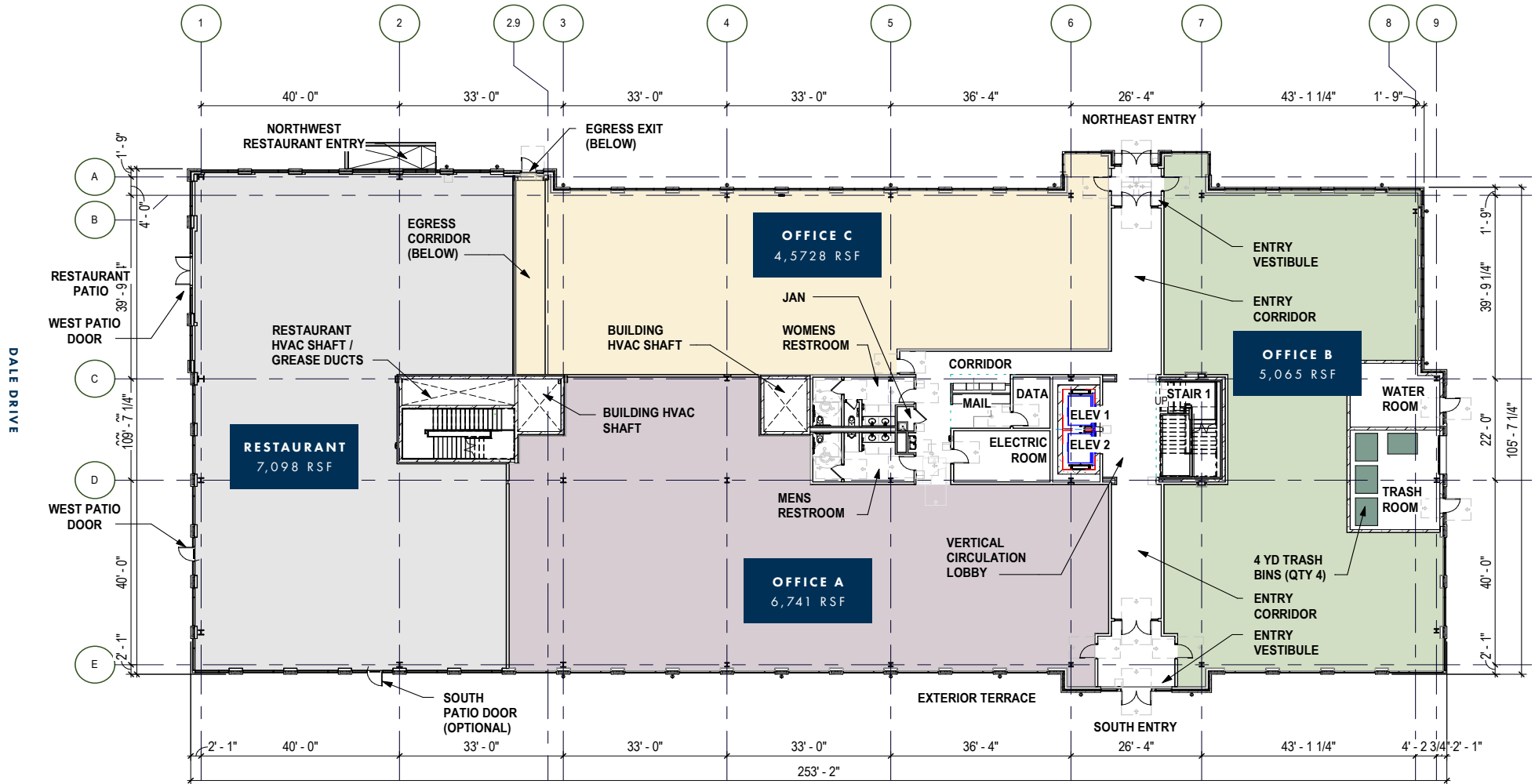
- » HIGH-PROFILE CORNER AT EAST ENTRANCE TO BRIDGE PARK
- » BUILDING MOUNTED SIGNAGE OPPORTUNITIES
- » FREE GARAGE AND STREET PARKING
- » COMMUNITY ENTERTAINMENT DISTRICT (CED) WITH DSJ LIQUOR LICENSES ALLOWED AT LOW COST
- » GREAT DAYTIME AND HAPPY HOUR TRAFFIC FROM OFFICE USERS
- » BRIDGE PARK HOTELS CONSISTENTLY AT 75%+ OCCUPANCY



J BLOCK CONCEPTUAL SITE PLAN



BRIDGE PARK AVENUE



OFFICE FLOORPLATE



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