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513.489.3343  
edgegp.com

## STARBUCKS CENTER - (REDEVELOPED SEARS AUTO)

4975 Tuttle Crossing Boulevard, Dublin, OH 43016

10,068 SF on 1.68 Acres FOR SALE



### Property Details:

- Stabilized retail strip
- Building redeveloped and re-tenanted in 2017
- One remaining vacancy offers value-add
- Convenient access off I-270 / Tuttle Crossing Blvd. interchange
- Strong retail corridor in high-income Dublin market
- Scene 75 sports/entertainment complex opened nearby, Oct. 2019

• Nearby retail and co-tenants:



### Demographics:

2019 Estimates	3 Mile	5 Mile	10 Mile
Population	83,556	211,602	740,181
Households	35,863	87,637	303,504
Average Household Income	\$102,677	\$114,598	\$92,796
Total Number of Employees	69,664	115,756	504,575

### Traffic Counts:

ODOT 2018	ADT
I-270	113,037 ADT
Tuttle Crossing Boulevard	29,010 ADT

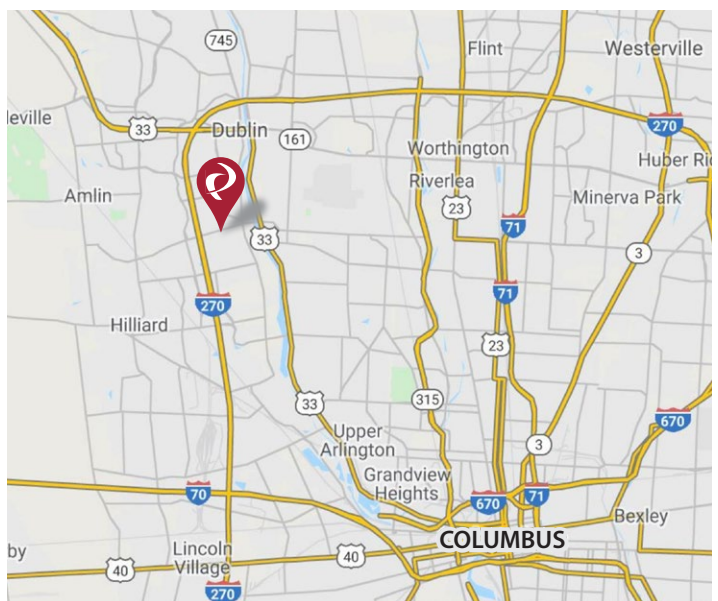
### Contact:

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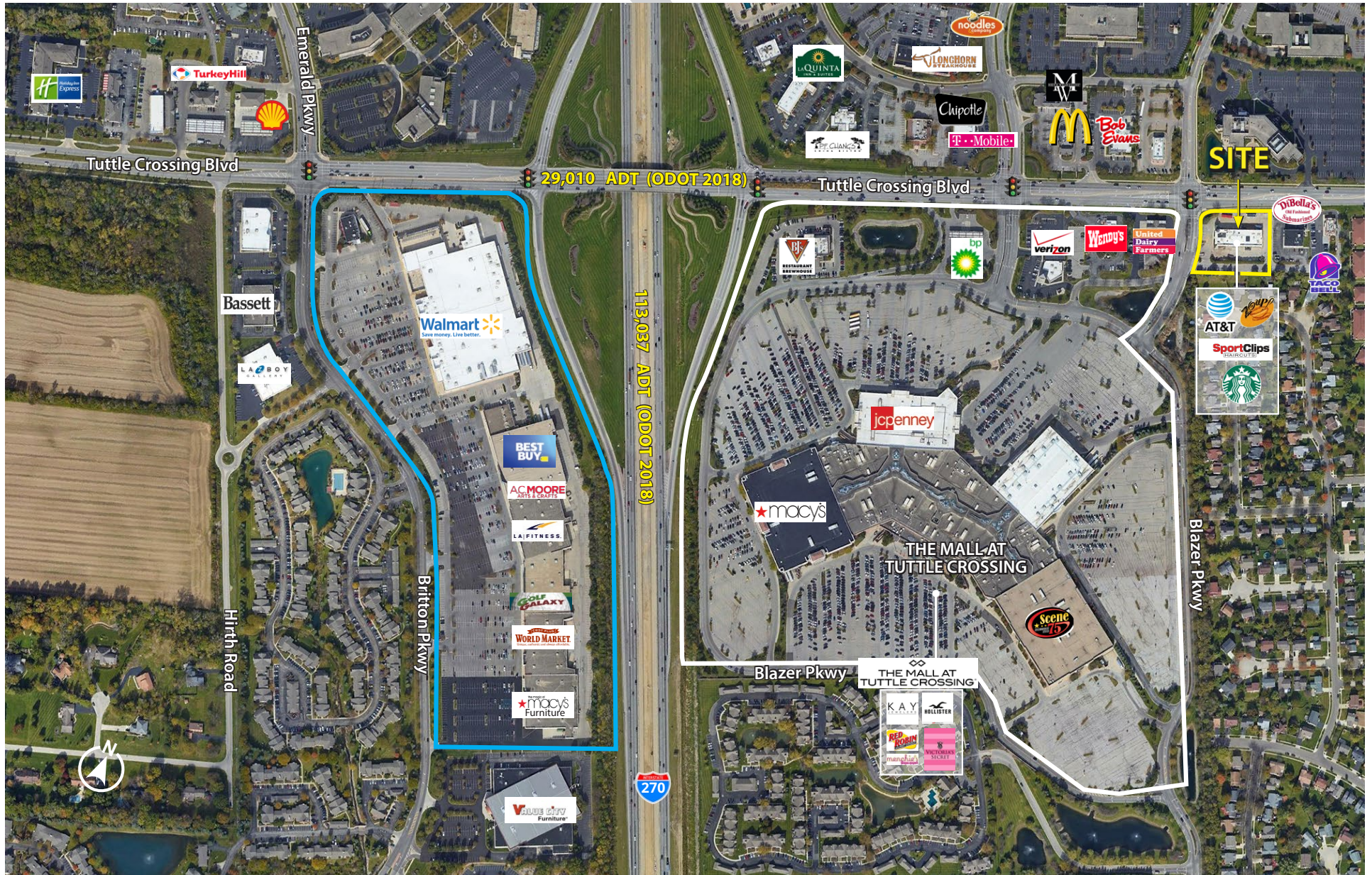
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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# STARBUCKS CENTER - (REDEVELOPED SEARS AUTO)

4975 Tuttle Crossing Boulevard, Dublin, OH 43016



View facing Southwest



View facing East



View facing North - AT&T side of building



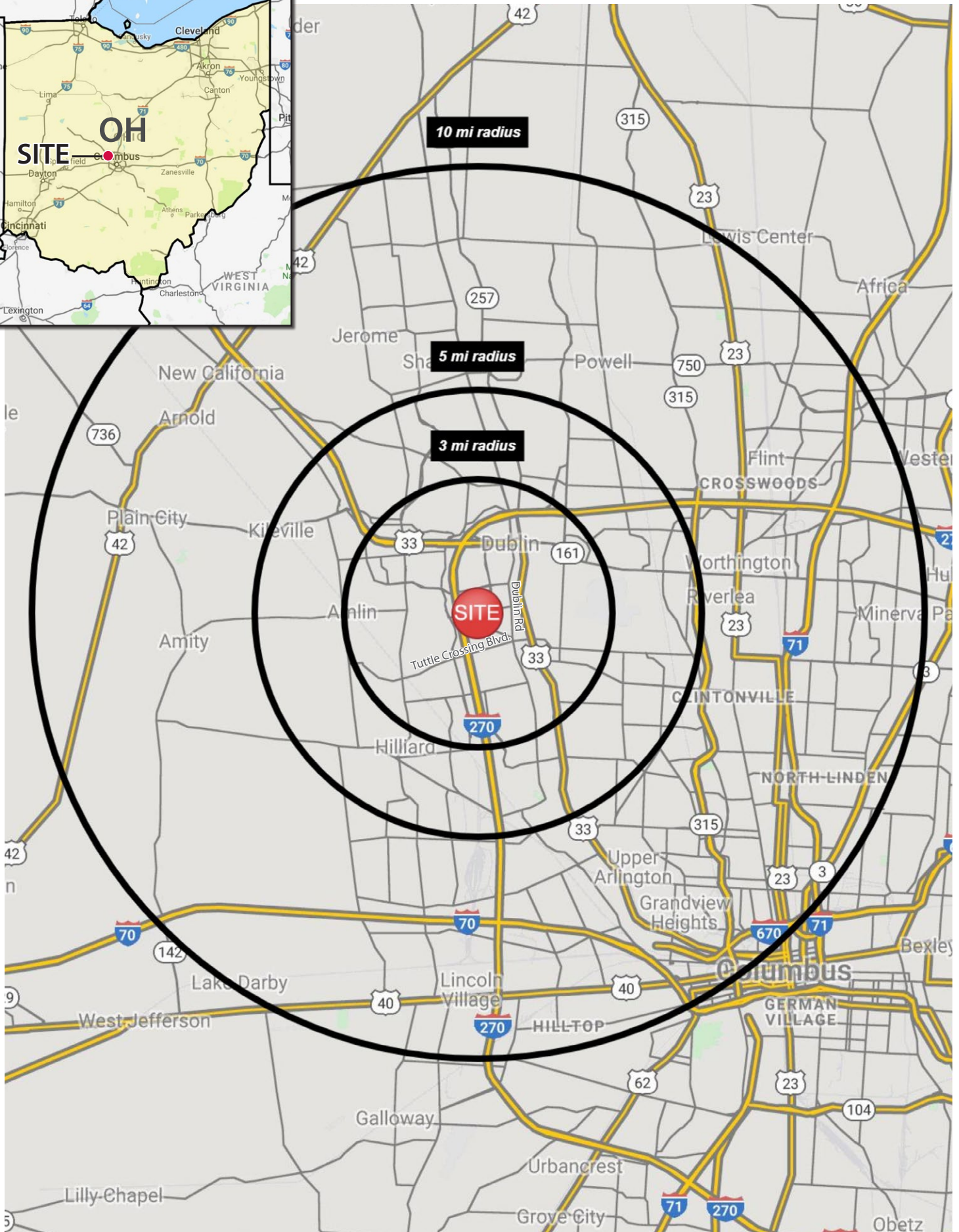
View facing North - Starbucks side of building



View facing Northwest - Starbucks side of building



View facing West



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# SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.0764/-83.1276

RS1

4975 Tuttle Crossing Blvd		3 mi radius	5 mi radius	10 mi radius
Dublin, OH 43016				
POPULATION	2019 Estimated Population	83,556	211,602	740,181
	2024 Projected Population	89,959	227,945	800,117
	2010 Census Population	66,719	182,752	653,385
	2000 Census Population	56,888	162,570	592,821
	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.6%
	Historical Annual Growth 2000 to 2019	2.5%	1.6%	1.3%
	2019 Median Age	34.6	36.4	34.6
HOUSEHOLDS	2019 Estimated Households	35,863	87,637	303,504
	2024 Projected Households	37,354	91,299	318,191
	2010 Census Households	28,724	75,384	267,300
	2000 Census Households	23,788	66,329	245,719
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	1.0%
	Historical Annual Growth 2000 to 2019	2.7%	1.7%	1.2%
RACE AND ETHNICITY	2019 Estimated White	76.1%	78.8%	71.9%
	2019 Estimated Black or African American	4.9%	4.4%	13.9%
	2019 Estimated Asian or Pacific Islander	14.3%	12.7%	8.4%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
	2019 Estimated Other Races	4.5%	4.1%	5.6%
	2019 Estimated Hispanic	4.6%	4.2%	5.8%
INCOME	2019 Estimated Average Household Income	\$102,677	\$114,598	\$92,796
	2019 Estimated Median Household Income	\$87,850	\$94,571	\$77,782
	2019 Estimated Per Capita Income	\$44,084	\$47,484	\$38,168
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.3%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.5%	5.0%
	2019 Estimated High School Graduate	14.2%	14.2%	19.6%
	2019 Estimated Some College	16.8%	16.5%	17.8%
	2019 Estimated Associates Degree Only	7.0%	6.4%	6.4%
	2019 Estimated Bachelors Degree Only	36.1%	35.4%	29.9%
	2019 Estimated Graduate Degree	21.8%	23.8%	18.8%
BUSINESS	2019 Estimated Total Businesses	4,633	8,879	31,749
	2019 Estimated Total Employees	69,664	115,756	504,575
	2019 Estimated Employee Population per Business	15.0	13.0	15.9
	2019 Estimated Residential Population per Business	18.0	23.8	23.3

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