



PRICE REDUCED

**FOR LEASE
RETAIL SPACE AVAILABLE**

6591 Sawmill Road – Dublin, OH 43017



PROPERTY DESCRIPTION

- 8,585 SF PRIME RETAIL SPACE AVAILABLE
- LOCATED NEXT TO BIG LOTS AND TOYS R US
- EASY ACCESS TO I-270
- ABUNDANT PARKING
- SIGNALIZED ACCESS
- EXCELLENT DEMOGRAPHICS
- HIGHLY COMMERCIALIZED AREA
- MOST MAJOR BIG BOX RETAILERS LOCATED WITHIN ONE MILE OF SITE
- LEXUS, INFINITY, CADILLAC, HONDA, CHEVROLET & CARMAX NEW AND USED CAR DEALERSHIPS ALL LOCATED WITHIN ONE MILE OF SITE
- LISTING RATE: \$9.00 PSF

contact information

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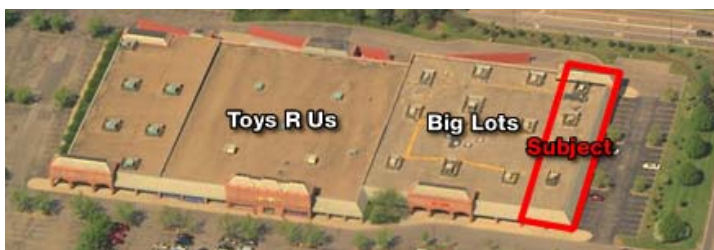
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY OVERVIEW

Address:	6591 Sawmill Road Dublin, OH 43017		
Location:	Southwest corner of Sawmill Road and Federated Blvd.		
Previous Tenant:	Provincial House Fireplace & Patio		
Available Square Feet:	8,585 SF – next to Big Lots & Toys R Us		
Dimensions:	Approximately 40' x 215'		
Traffic Counts:	Sawmill Road – 39,502 vehicles per day Federated Blvd. – 13,204 vehicles per day		
Demographics:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	8,686	80,067	183,822
Total Households:	4,170	33,098	75,539
Average Household Income:	\$69,484	\$89,374	\$97,810
Comments:	Signalized access Abundant parking Most major big box retailers located within one mile of site Lexus, Infinity, Cadillac, Honda, Chevrolet & CarMax new and used car dealerships all located within one mile of site		
Base Rental Rate:	\$9.00 per square foot		
NNN Charges:	\$2.80 per square foot		
Minimum Lease Term:	Five (5) Years		
Available:	Immediately		

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