

**FOR LEASE**



**\$22.00/SF FSG**

## **7235 Sawmill Road, Dublin, OH 43016**

- Existing medical office condo located in Dublin, OH at the intersection of Sawmill Rd and I-270.
- The office was just renovated to include new flooring and paint
- The space offers a glass entry, waiting room, admin area, sinks in all exam rooms, kitchen and two restrooms
- Near new Mt Carmel Dublin Hospital
- Total of +/- 2,460 Sq Ft
- All medical equipment has been removed



**Click Here for Video**

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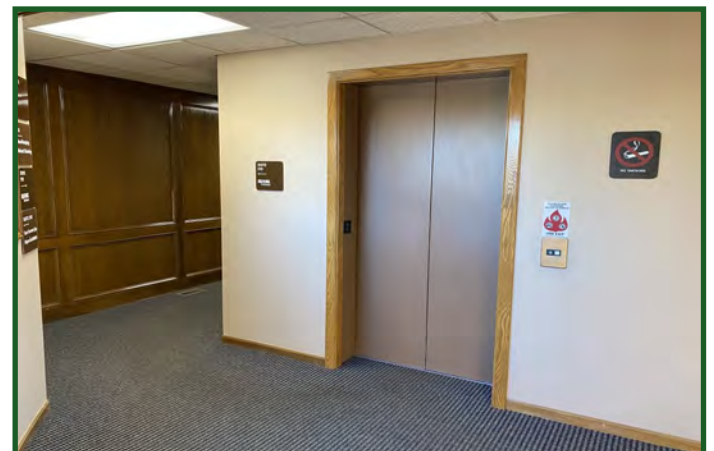
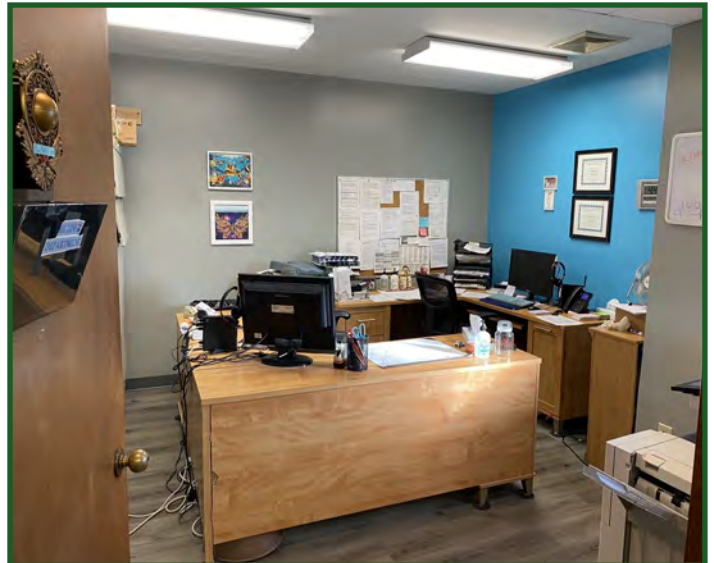
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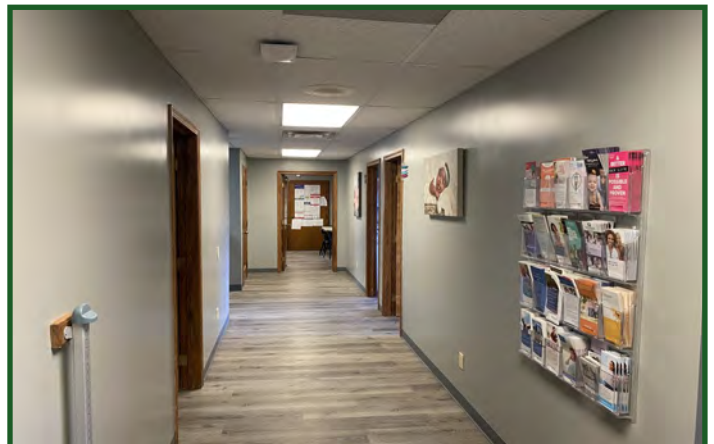
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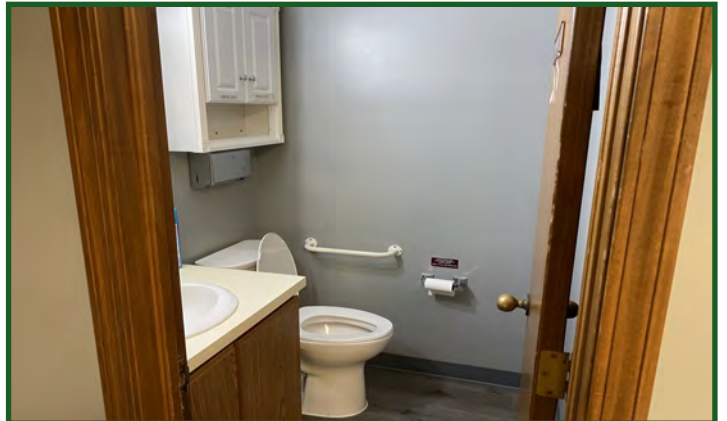
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## **Aerial View**



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# Mt Carmel New Dublin In-Patient Hospital



- 35 AC site, 1<sup>st</sup> phase 240,000+ SF hospital and medical offices
- 200+ healthcare jobs
- Designed to allow future growth and additional service offerings
- \$250 million investment
- Expected to be completed in 2025



# The Beacon Senior Community



- \$100 Million senior living community development to be constructed in 4 phases on the 22- acre site.
- The Beacon will feature services ranging from independent living to 24-hour nursing services and memory care.
- Construction is slated to begin in the late summer of 2024.



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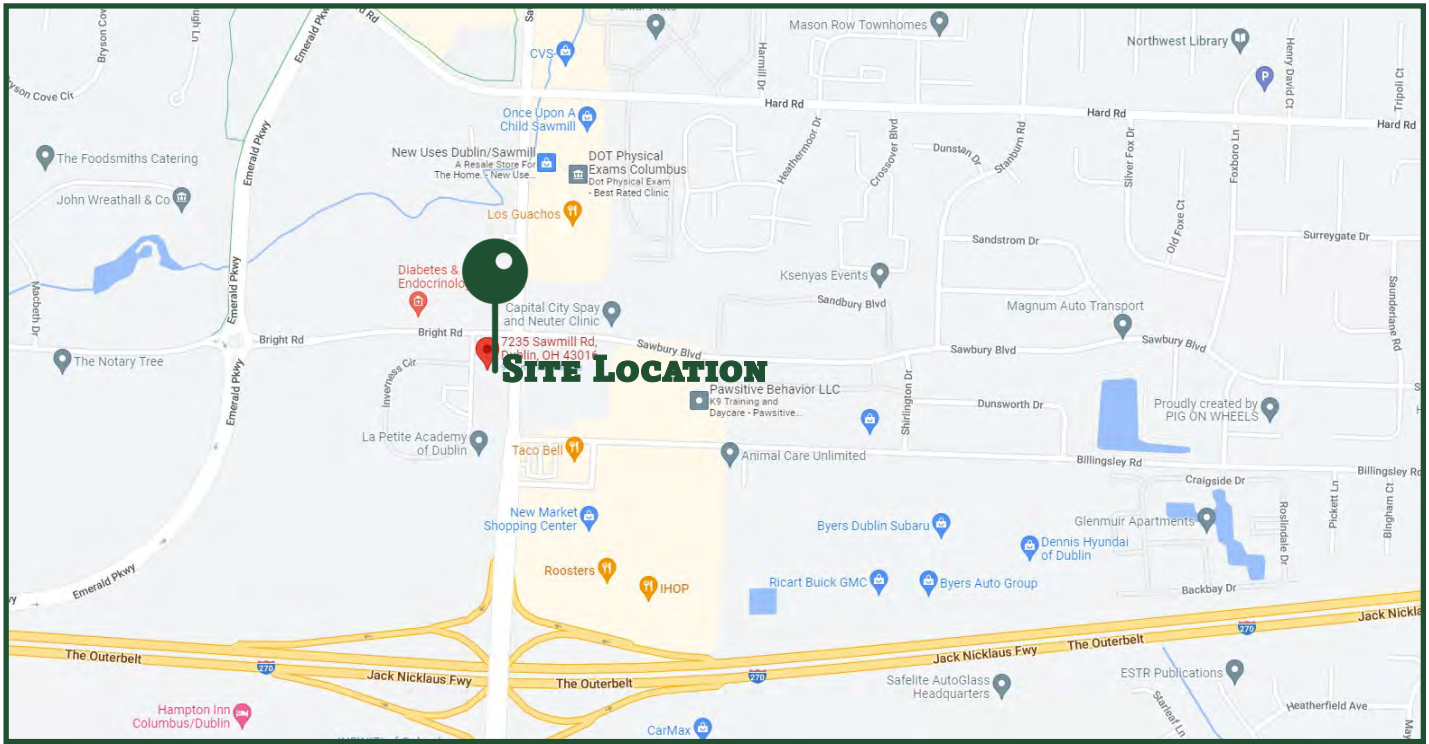


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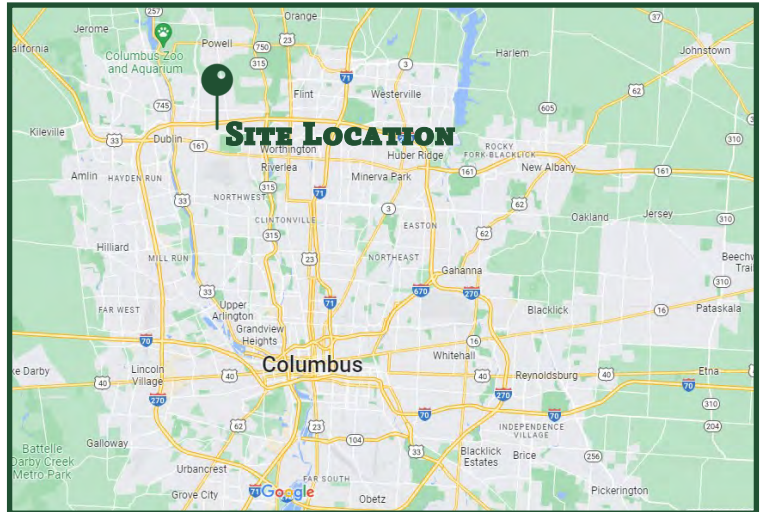
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## TRAFFIC COUNT

Street	Avg Daily Volume
SAWMILL RD— BILLINGSLEY RD	56,192
SAWMILL— DUBLIN CENTER DR	48,122
SAWMILL— CAINE RD	22,226



## DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	8,825	58,081	134,205
Households (2020) 	6,321	32,517	70,815
Avg Household Income (2020) 	\$69,387	\$96,454	\$100,162

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# Dublin

OHIO

## Regional Overview

The City of Dublin is nestled just northwest of Columbus, Ohio. It boasts a vibrant community of around 50,000 residents and serves as a hub for innovation, corporate headquarters, and outstanding education. With its responsive services, attractive housing options, top-tier public schools, and direct highway access, Dublin offers a comfortable and dynamic lifestyle. Renowned for its strategic planning, technological advancements, and commitment to sustainability, the city consistently ranks as one of the safest in the nation and holds the top spot among Ohio's small cities. Boasting a diverse economic landscape, including major corporations like Cardinal Health and Wendy's Corporation, Dublin attracts businesses ranging from startups to global giants. Its renowned educational institutions, including three top-ranking high schools and proximity to numerous colleges and universities, ensure a steady stream of talent and intellectual capital, further fueling its economic growth and stability. With its urban, walkable Bridge Street District and a reputation for municipal innovation, Dublin stands as a premier destination for both residents and businesses alike.



49,328

Population(2020)



17,697

Households (2020)



\$158,363

Median Household Income  
(2020)

### Popular Local Amenities

- Downtown Dublin (Shopping and Restaurants)
- Dublin Parks and Pathways
- Bridge Park Walkway and Farmers Markets
- Tuttle Crossing Mall
- Muirfield Village Country Club—Home of the Memorial Tournament
- Ohio Health Dublin Methodist Hospital
- Tartan Fields Country Club

## Top Employers



OhioHealth



CardinalHealth

INEOS



EASE



THE INFORMATION/IMAGES WERE GATHERED FROM [www.reynoldsburg.gov](http://www.reynoldsburg.gov), [www.wikipedia.com](http://www.wikipedia.com), and [census.gov](http://census.gov)

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