

FOR SALE



\$2,550,000

5900-5920 Cromdale Dr, Dublin, OH 43017

- This parcel consists of 2 adjacent buildings with recent upgrades.
- Check out the layout floor plans.
- Currently being operated as a daycare/ learning academy.
- Long term tenant.
- Great investment located off of Muirfield Drive.
- Owner pays capital improvements
- Tenant pays for repairs, taxes, insurance, and CAM.



Click Here for Video

BEST CORPORATE REAL ESTATE
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Investment Summary

LIST PRICE	\$2,550,000
PARCEL	#273-003151-00
BUILDINGS	2
COUNTY	Franklin
TOWNSHIP	Washington TWP
SCHOOL DISTRICT	Dublin CSD
TAX DISTRICT	Dublin
TAXES (2023)	\$38,276
PRICE PSF	\$263.54
TOTAL SQ FT OF BUILDINGS	± 9,676
LOT SIZE	± 1.47 AC
YEAR BUILT	1988
TENANT NAME	Dublin Learning Academy
LEASE TYPE	Net
LEASE EXPIRATION	4/30/2029
RENEWAL OPTIONS	1, 4-year Option
TENANT RESPONSIBLE	Repairs, Taxes, Insurance, Utilities, & CAM
LANDLORD RESPONSIBLE	Capital Improvements

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Shell)	8 min (3.1)
Closest Grocery Store (Kroger)	10 min (3.2)
Closest Restaurant (Iacono's)	6 min (2.5)
Closest Pharmacy (Walgreens)	6 min (2.2)
Closest Hospital (OhioHealth)	8 min (3.2)
Closest Airport (John Glenn)	30 min (24.2)
Closest POI (Bridge Park)	10 min (4.3)

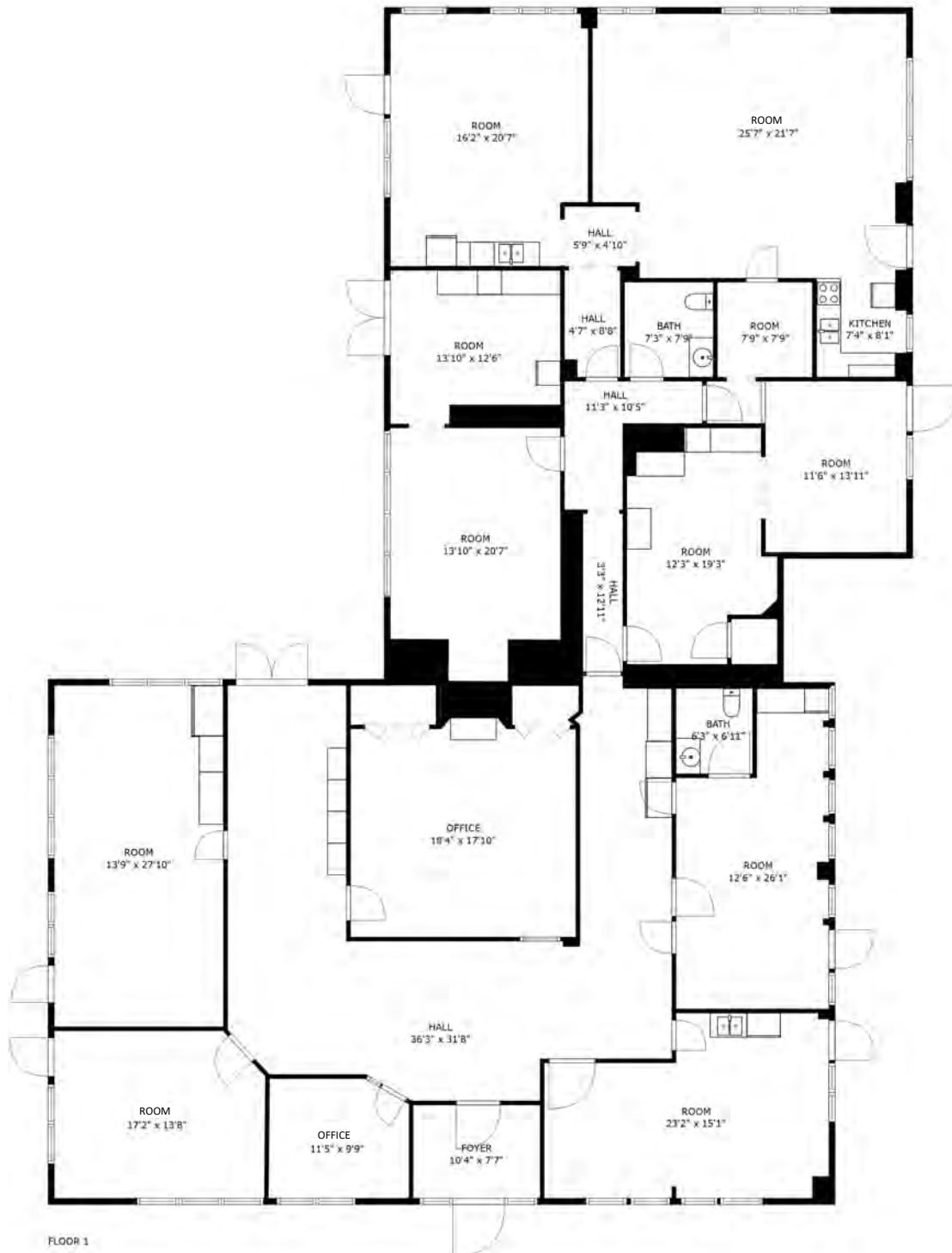
Regional Locations

The Ohio State University	28 min (20.6)
Downtown Columbus	27 min (21.2)
Easton Town Center	26 min (20.5)
Polaris Mall	22 min (15.7)
Lower.com Field (Columbus Crew)	26 min (19.4)
Nationwide Arena (Blue Jackets)	27 min (19.9)
North High Street (Location)	23 min (14.6)
Columbus Zoo and Aquarium	8 min (3.1)
Zoombezi Bay Waterpark	9 min (3.1)
Franklin Park Conservatory	33 min (23.7)
COSI	27 min (20.0)

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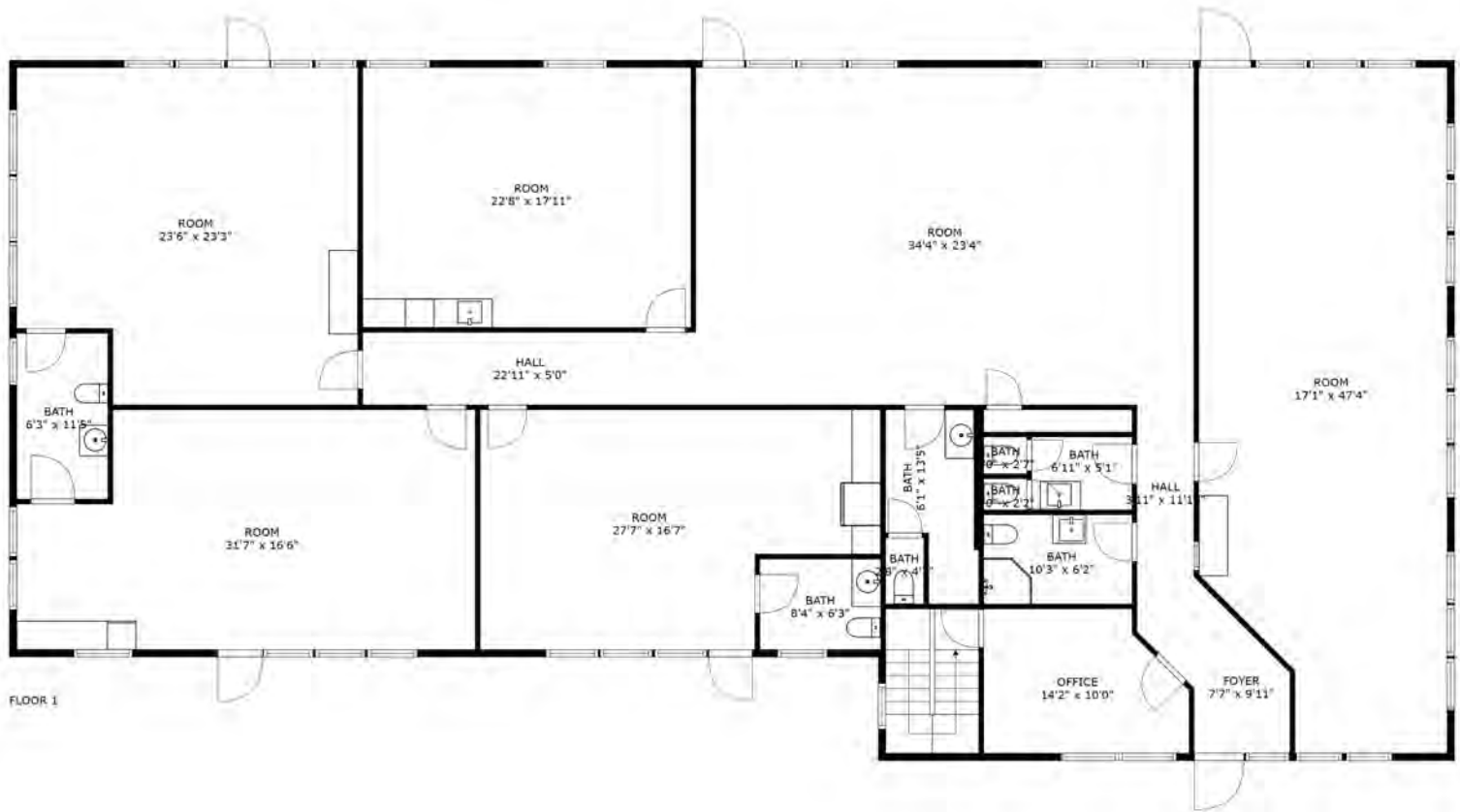
Floor Plan - 5900



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Floor Plan - 5920



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Aerial View



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Parcel View

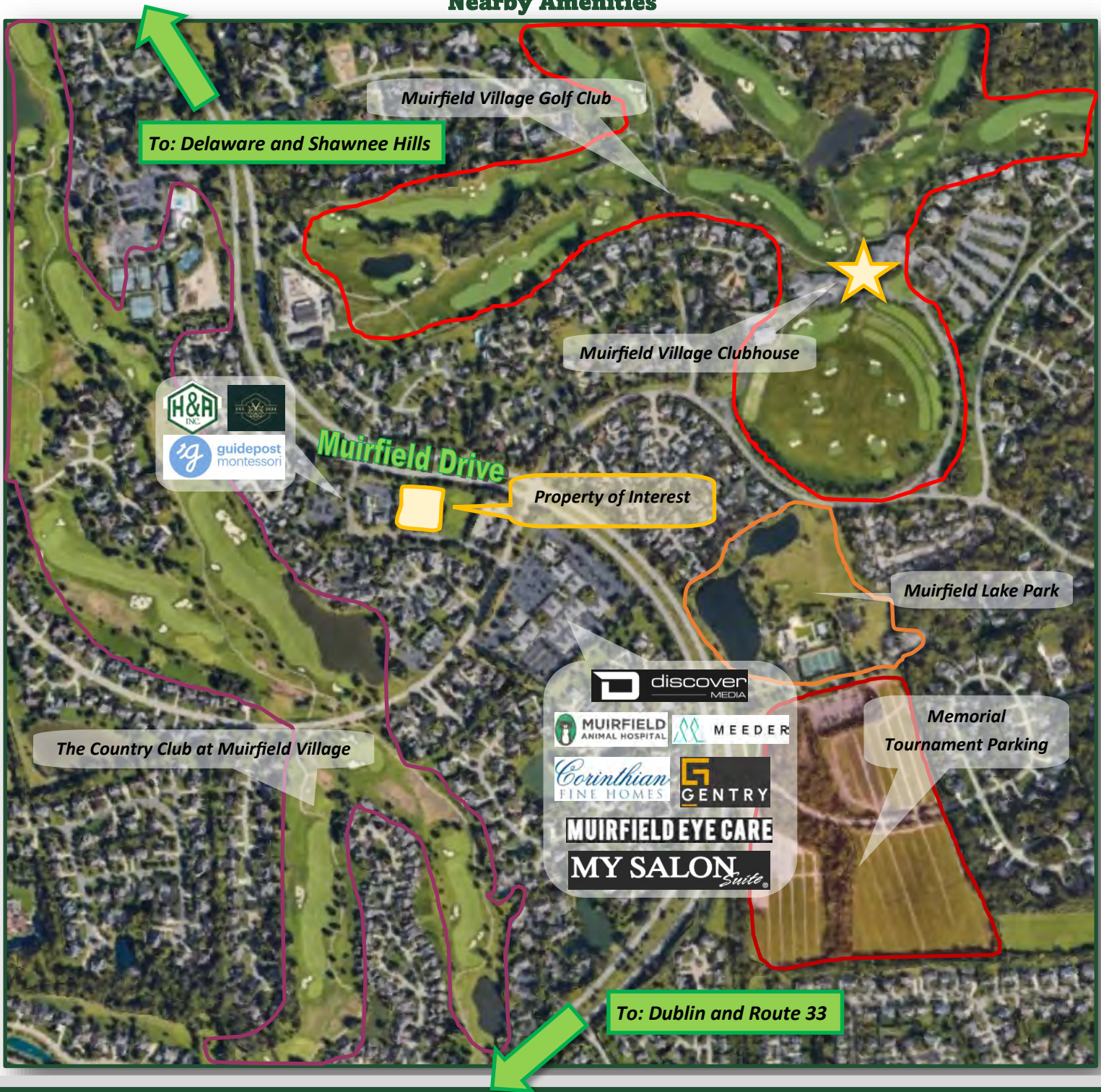


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Nearby Amenities

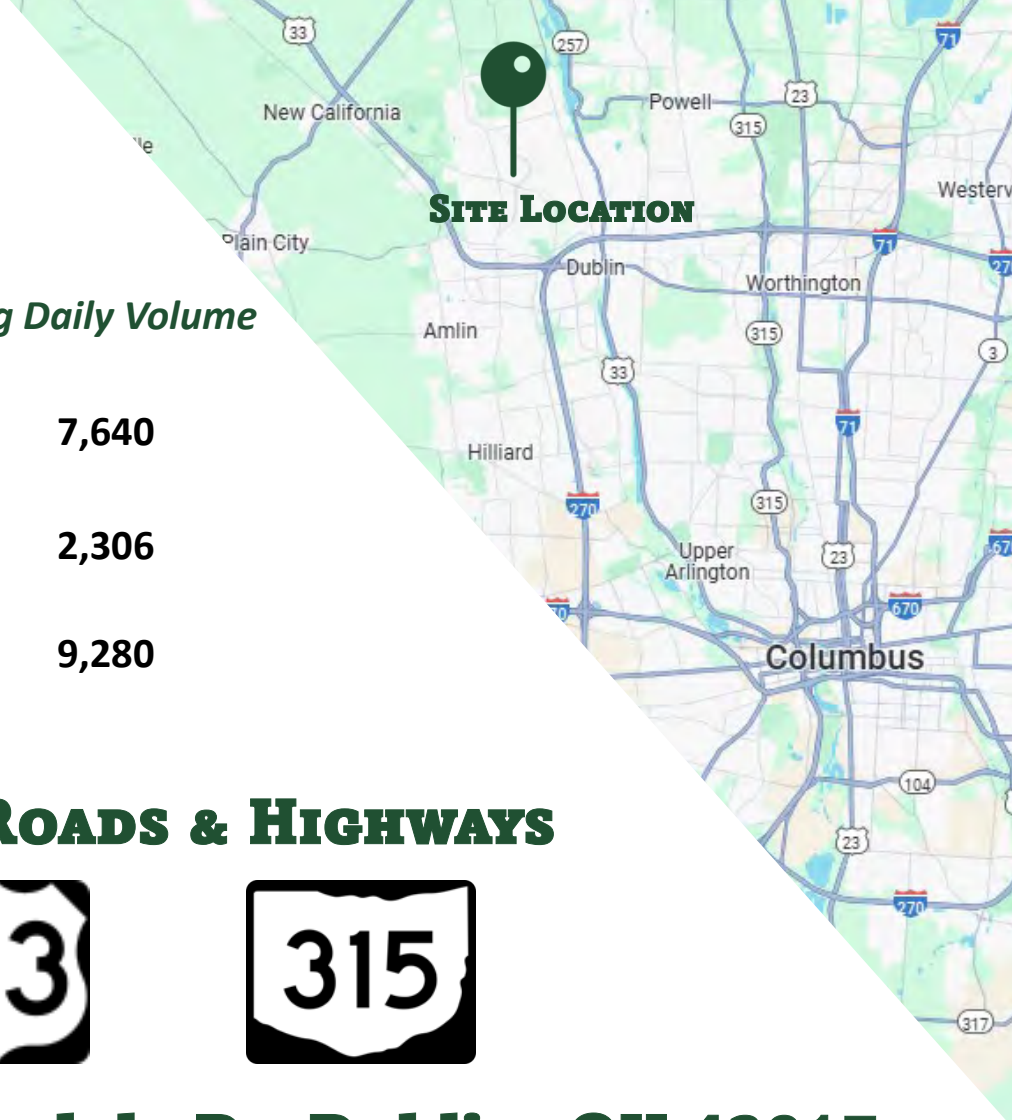


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TRAFFIC COUNT

Street	Avg Daily Volume
Muirfield Dr - Glenfinnan Dr	7,640
Memorial Dr - Muirfield Dr	2,306
Muirfield Dr - Gullane Ct	9,280



NEARBY MAJOR ROADS & HIGHWAYS



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DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		4,043	35,671	74,033
Households (2020)		4,542	16,694	39,061
Avg Household Income (2020)		\$151,384	\$139,866	\$109,640

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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



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, www.wikipedia.com, and census.gov

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