

LEASE

STRIP RETAIL WITH TUTTLE VISIBILITY

6087 Parkcenter Circle
Dublin, OH 43017



Property Highlights

- ±2,132 SF commercial space with visibility on Tuttle Crossing
- Great second generation space ready for your custom buildout
- Next to Chick fil-A drive thru
- In the same building with Chipotle and Starting Strength Columbus
- Easy access via Blazer Parkway and Parkcenter Circle
- Just off I-270 (123,732 AADT) at Tuttle Crossing (10,400 AADT)



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OFFERING SUMMARY

LEASE RATE: \$38.50 SF/YR (NNN)

SUITE SIZE: ±2,132 SF

BUILDING SIZE: 6,215 SF

LOCATION

Discover the energy of Dublin, Ohio, where the property benefits from visibility to Tuttle Crossing in one of the area's established retail corridors. With close proximity to I-270, the location offers convenient regional access and places tenants near a strong mix of shopping, dining, and everyday amenities. Nearby, the Bridge Park district adds another draw with its lively atmosphere, popular restaurants, and walkable appeal, reinforcing Dublin's reputation as a dynamic destination for retail activity.



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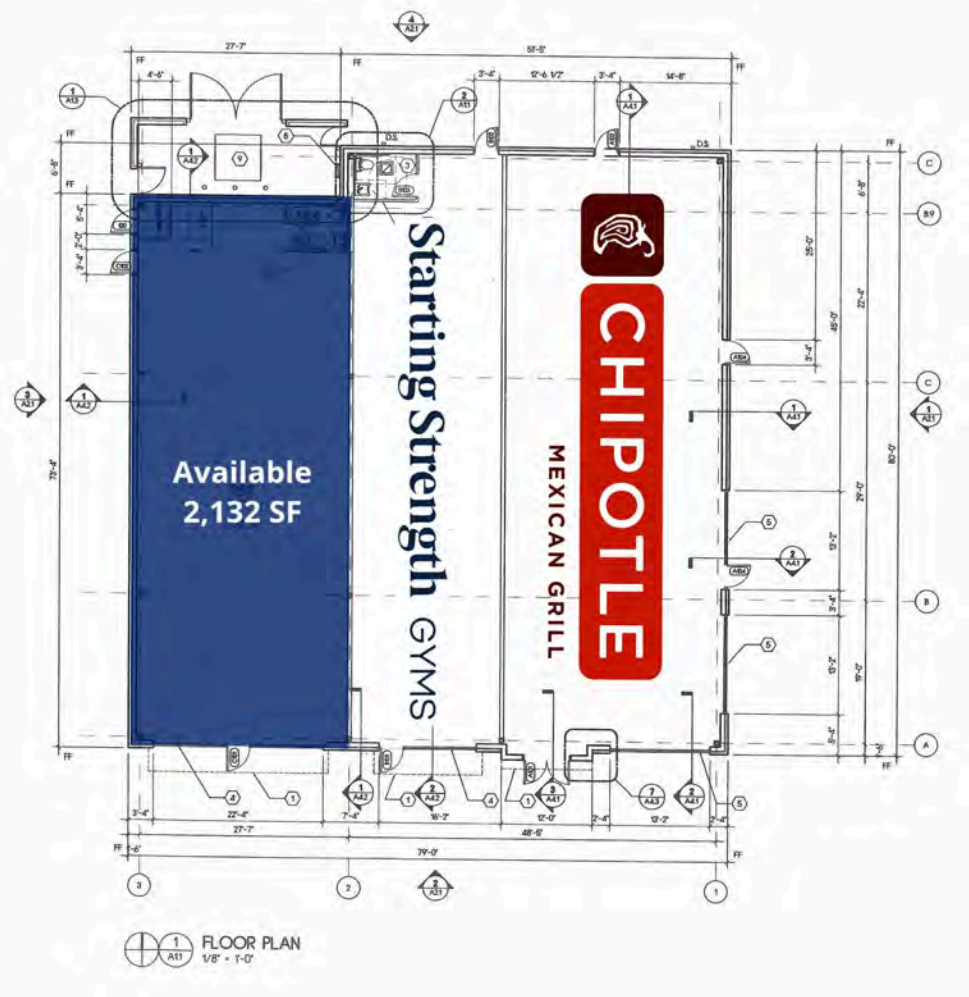
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AVAILABLE SPACE



SUITE	TENANT	SIZE	TYPE	RATE
6079 Blazer Pkwy	Available	2,132 SF	NNN	\$38.50 SF/yr

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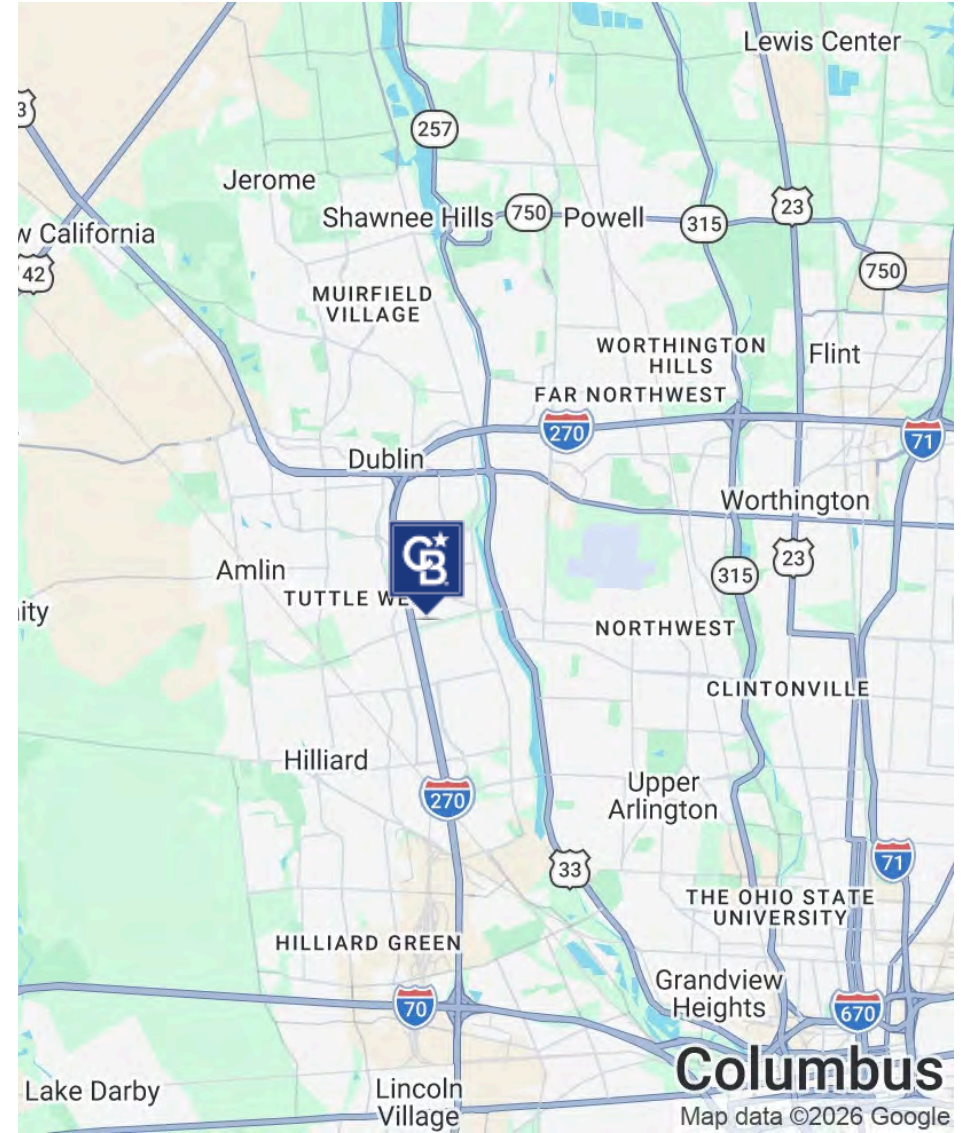
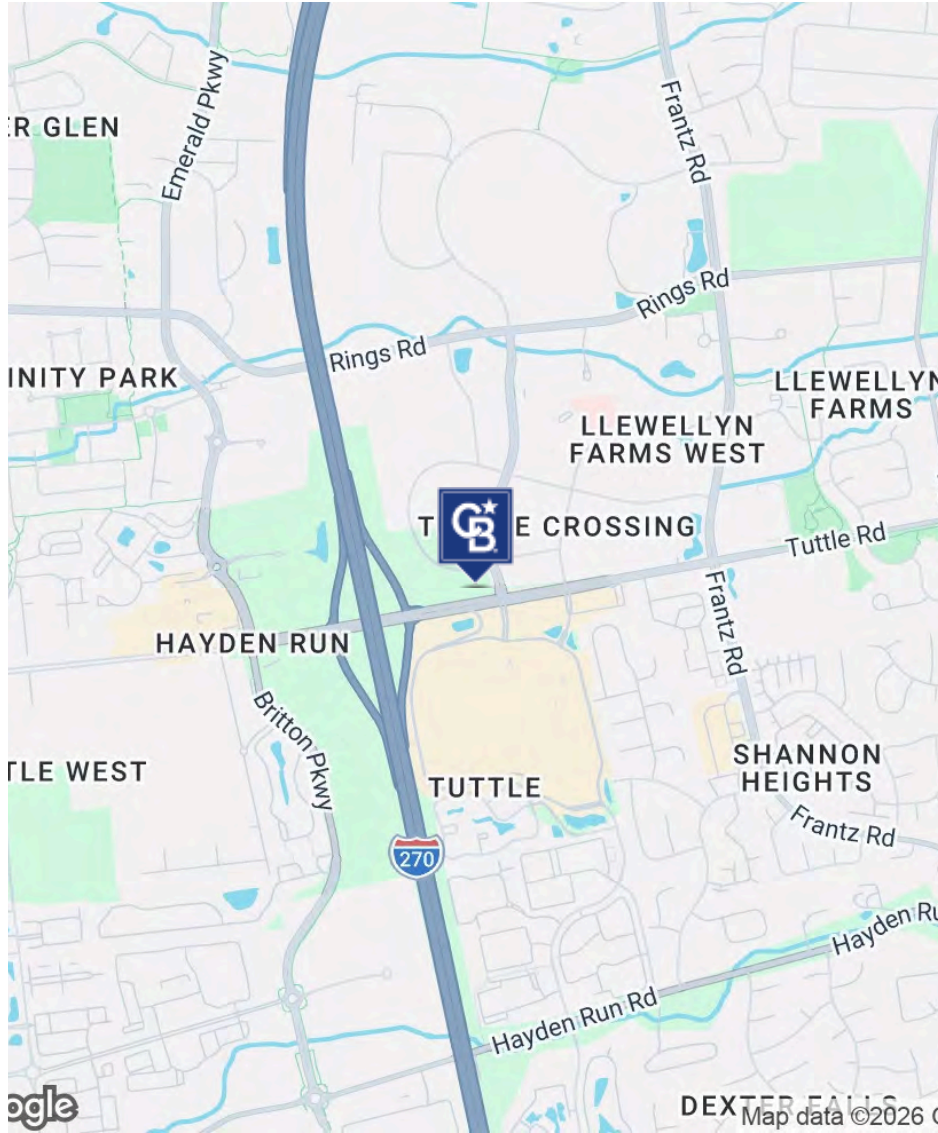
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REGIONAL MAPS



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NEARBY RETAILERS



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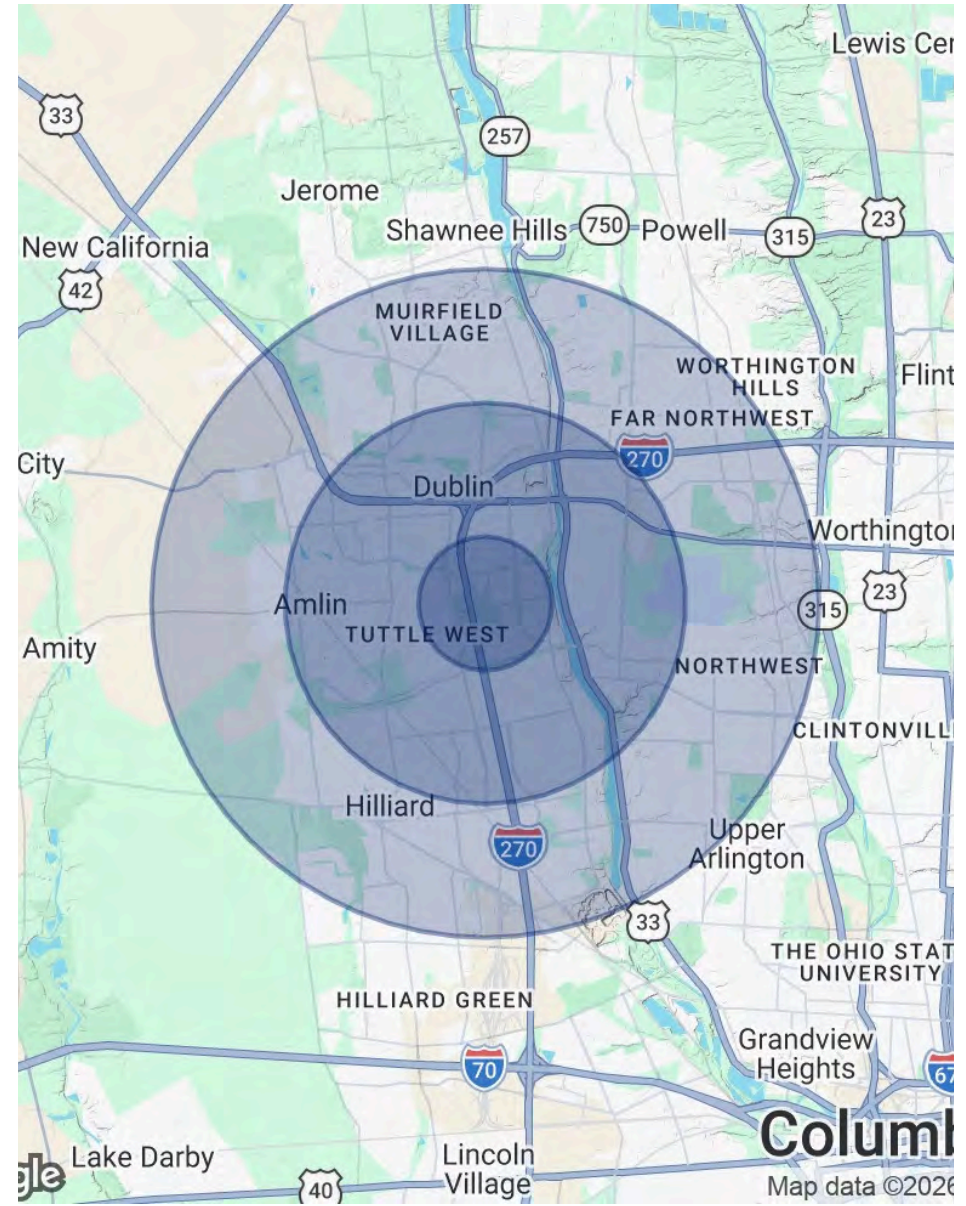
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,366	81,376	207,282
Average Age	35.3	37.4	38.5
Average Age (Male)	37.8	37.3	37.9
Average Age (Female)	34.3	37.4	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,479	36,028	87,075
# of Persons per	2.1	2.3	2.4
HH Average HH	\$129,384	\$126,899	\$134,494
Income Average	\$380,387	\$387,245	\$403,042
House Value			

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR	DIR.
Tuttle Crossing Blvd between I-270 and Frantz Rd	10,400 AADT	2025	2-way
Blazer Pkwy between Tuttle Crossing Blvd and Rings Rd	6,093 AADT	2025	2-way
I-270 north of Tuttle Crossing Blvd	123,732 AADT	2025	2-way



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