

# TRADER JOE'S CENTER

DUBLIN, OH



## SIZE

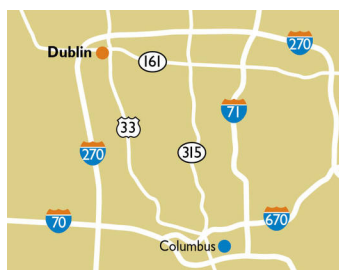
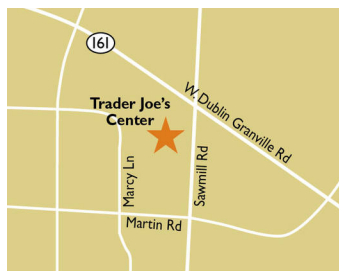
75,506 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 13,846                       | 96,912 | 234,857 |
| <b>Households</b>            |        |         |
| 6,557                        | 41,048 | 97,994  |
| <b>Median HH Income (\$)</b> |        |         |
| 77,510                       | 91,937 | 102,476 |

## MAJOR TENANT(S)

Trader Joe's



## LOCATION

6301-6393 Sawmill Road | Dublin, OH 43017

## PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, a leading grocery store in the fresh format category
- Located in Dublin, a growing suburb of Columbus, with a population exceeding 96,900 in a three-mile radius with an average household income greater than \$123,600
- The center is located at the intersection of Sawmill Road and Dublin Granville, the primary intersection of two major retail corridors that is located just off of I-270

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com








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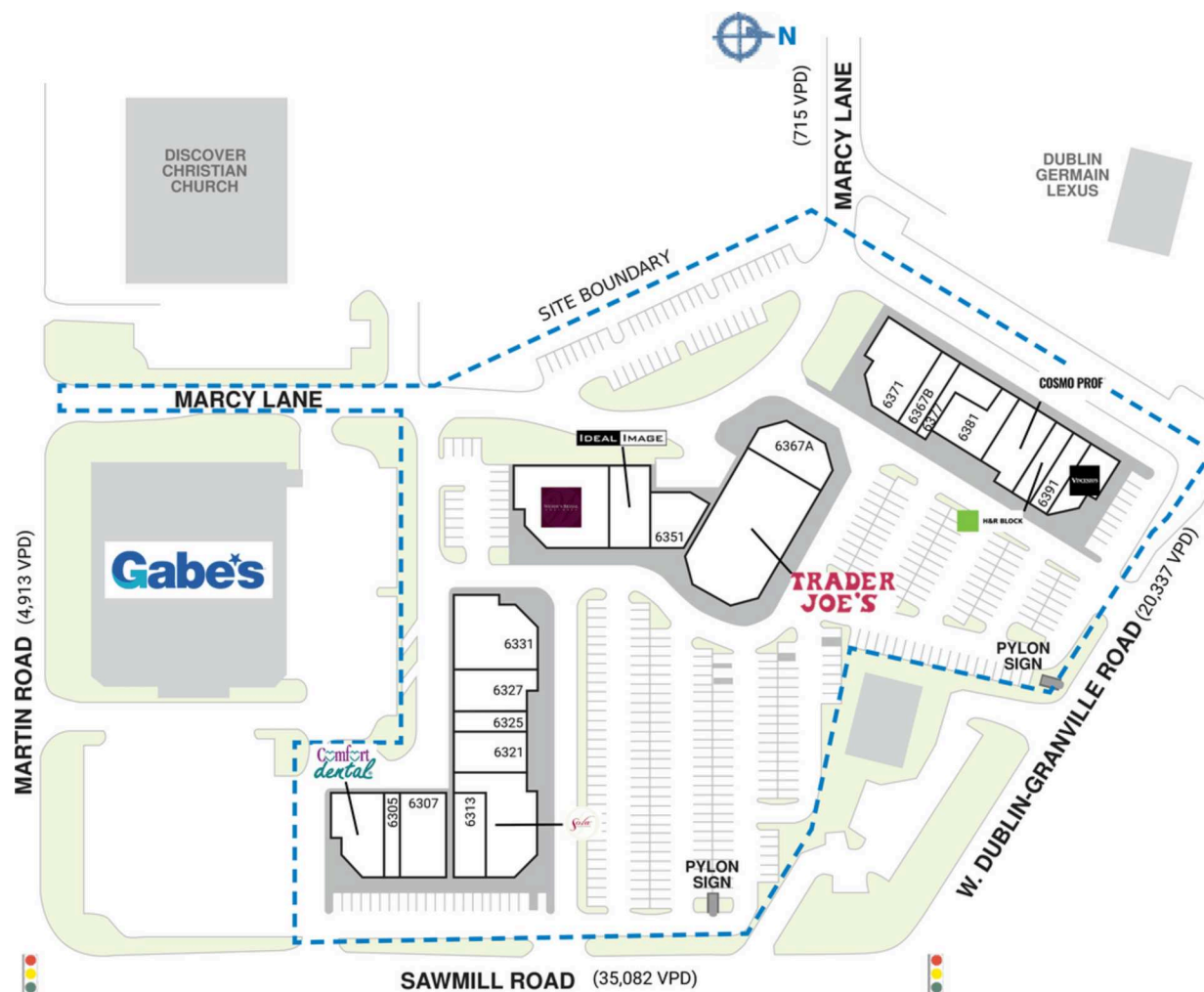
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| SPACE                | TENANT                    | SQ. FT.       |
|----------------------|---------------------------|---------------|
| 6301                 | Comfort Dental            | 3,400 SF      |
| 6305                 | Funky Scissors            | 1,440 SF      |
| 6307                 | H&B Nail Spa              | 3,360 SF      |
| 6313                 | Carbon Health             | 2,560 SF      |
| 6315                 | Sola Salon Studios        | 5,042 SF      |
| 6321                 | Rettig Music              | 2,800 SF      |
| 6325                 | Yummy Bakery              | 1,400 SF      |
| 6327                 | Little Diggers            | 3,000 SF      |
| 6331                 | Nissin Travel             | 5,380 SF      |
| 6339                 | Wendy's Bridal Shoppes    | 6,705 SF      |
| 6347                 | Ideal Image               | 3,200 SF      |
| 6351                 | Parry Custom Homes        | 2,400 SF      |
| 6355                 | Trader Joe's              | 12,788 SF     |
| 6367A                | Hippie Hut                | 2,876 SF      |
| 6367B                | Vivi Bubble Tea           | 1,600 SF      |
| 6371                 | Opening Night             | 3,710 SF      |
| 6377                 | Bikanervala               | 2,800 SF      |
| 6381                 | Pinot's Palette           | 2,845 SF      |
| 6385                 | CosmoProf                 | 3,000 SF      |
| 6389                 | H&R Block                 | 1,600 SF      |
| 6391                 | Romanoff's Classic Tuxedo | 1,600 SF      |
| 6393                 | Vincenzo's                | 2,000 SF      |
| <b>TOTAL SQ. FT.</b> |                           | <b>75,506</b> |

## SITE LEGEND

-  Available
  Occupied  
 Leased (not occupied)
  Owned by Others  
 Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.095794

Longitude: -83.092236

| Trader Joe's Center<br>Dublin, OH |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                        | Q4 2023 Estimated Population          | 13,846           | 96,912           | 234,857          |
|                                   | 2028 Projected Population             | 14,322           | 99,076           | 238,772          |
|                                   | 2010 Census Population                | 10,009           | 83,459           | 198,214          |
|                                   | 2000 Census Population                | 9,140            | 79,832           | 178,291          |
|                                   | 1990 Census Population                | 7,964            | 69,176           | 147,759          |
|                                   | Historical Annual Growth 1990 to 2000 | 1.39%            | 1.44%            | 1.90%            |
|                                   | Historical Annual Growth 2000 to 2010 | 0.91%            | 0.45%            | 1.06%            |
|                                   | Estimated Annual Growth 2010 to 2023  | 2.39%            | 1.09%            | 1.24%            |
|                                   | Projected Annual Growth 2023 to 2028  | 0.68%            | 0.44%            | 0.33%            |
|                                   | Median Age                            | 35.0             | 37.8             | 38.8             |
| Households                        | Q4 2023 Estimated Households          | 6,557            | 41,048           | 97,994           |
|                                   | 2028 Projected Households             | 6,801            | 41,970           | 99,641           |
|                                   | 2010 Census Households                | 4,635            | 35,487           | 83,213           |
|                                   | 2000 Census Households                | 4,263            | 33,526           | 73,824           |
|                                   | 1990 Census Households                | 3,606            | 27,717           | 59,762           |
|                                   | Historical Annual Growth 1990 to 2000 | 1.69%            | 1.92%            | 2.14%            |
|                                   | Historical Annual Growth 2000 to 2010 | 0.84%            | 0.57%            | 1.20%            |
|                                   | Estimated Annual Growth 2010 to 2023  | 2.56%            | 1.06%            | 1.20%            |
|                                   | Projected Annual Growth 2023 to 2028  | 0.73%            | 0.45%            | 0.33%            |
|                                   | Population per Household              | 2.07             | 2.34             | 2.37             |
| Population by Race                | White                                 | 65.6%            | 71.1%            | 74.6%            |
|                                   | Black or African American             | 7.3%             | 5.9%             | 4.8%             |
|                                   | Asian & Pacific Islander              | 16.1%            | 11.9%            | 11.6%            |
|                                   | Other Races                           | 3.8%             | 5.0%             | 4.5%             |
|                                   | Hispanic Population                   | 7.2%             | 6.0%             | 4.5%             |
| Income                            | Average Household Income              | \$101,501        | \$123,608        | \$137,106        |
|                                   | Median Household Income               | \$77,510         | \$91,937         | \$102,476        |
|                                   | Per Capita Income                     | \$49,138         | \$52,724         | \$57,679         |
| Education (Age 25+)               | Elementary                            | 1.2%             | 1.8%             | 1.3%             |
|                                   | Some High School                      | 1.6%             | 2.2%             | 1.8%             |
|                                   | High School Graduate                  | 11.4%            | 13.1%            | 11.6%            |
|                                   | Some College                          | 18.5%            | 16.3%            | 14.8%            |
|                                   | Associates Degree Only                | 5.0%             | 6.0%             | 5.3%             |
|                                   | Bachelors Degree Only                 | 36.0%            | 35.9%            | 37.1%            |
|                                   | Graduate Degree                       | 26.3%            | 24.8%            | 28.1%            |
| Business                          | Number of Businesses                  | 575              | 3,730            | 8,486            |
|                                   | Total Number of Employees             | 7,410            | 44,969           | 99,900           |
|                                   | Employees per Business                | 12.89            | 12.05            | 11.77            |
|                                   | Residential Population per Business   | 24.08            | 25.98            | 27.68            |

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