



5043 TUTTLE CROSSING BLVD, DUBLIN, OH 43016



**FOR MORE INFO: 216.970.5122**  
**Austin Loconti** | [aloconti@passovgroup.com](mailto:aloconti@passovgroup.com)



**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# THE MALL AT TUTTLE CROSSING

## PROPERTY HIGHLIGHTS

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- Situated within a major retail corridor in the Columbus, Ohio metropolitan area.
- Serves the communities of Dublin, Hilliard, Columbus, Upper Arlington, and Grove City.
- Located off Interstate 270 (I-270) and Tuttle Crossing Boulevard. (28,000 VPD off Tuttle Crossing Blvd)
- This is a large suburban area.
- **132,683 SF Available**

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	10,715	82,980	206,475
2029 Projection	10,281	81,335	204,900
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	677	4,446	8,974
2024 Estimated Total Employees	14,594	61,422	97,102
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$135,085	\$145,652	\$155,614
2024 Estimated Median Household Income	\$96,426	\$98,355	\$110,247



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PHOTOS

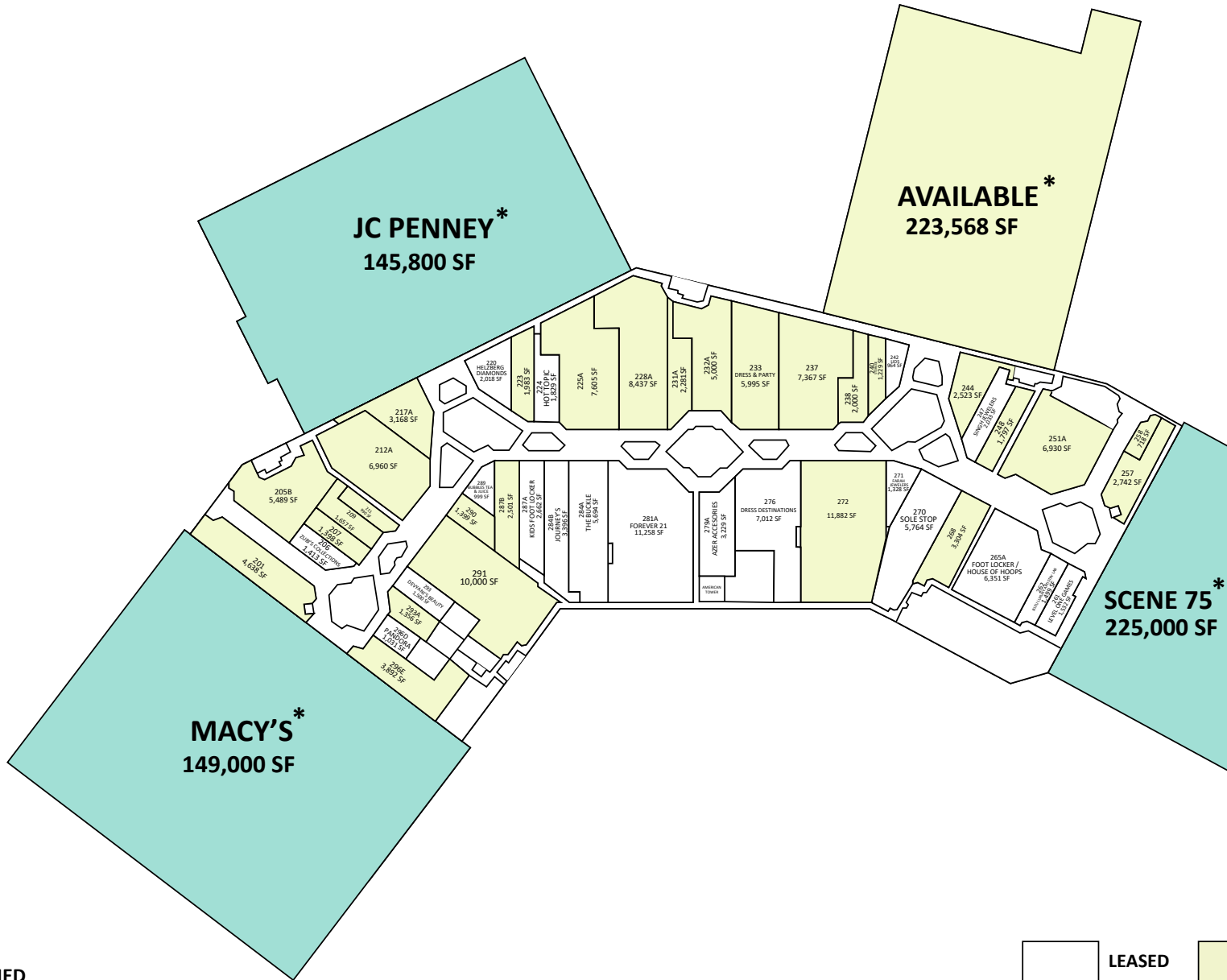




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SITE PLAN

UPPER LEVEL

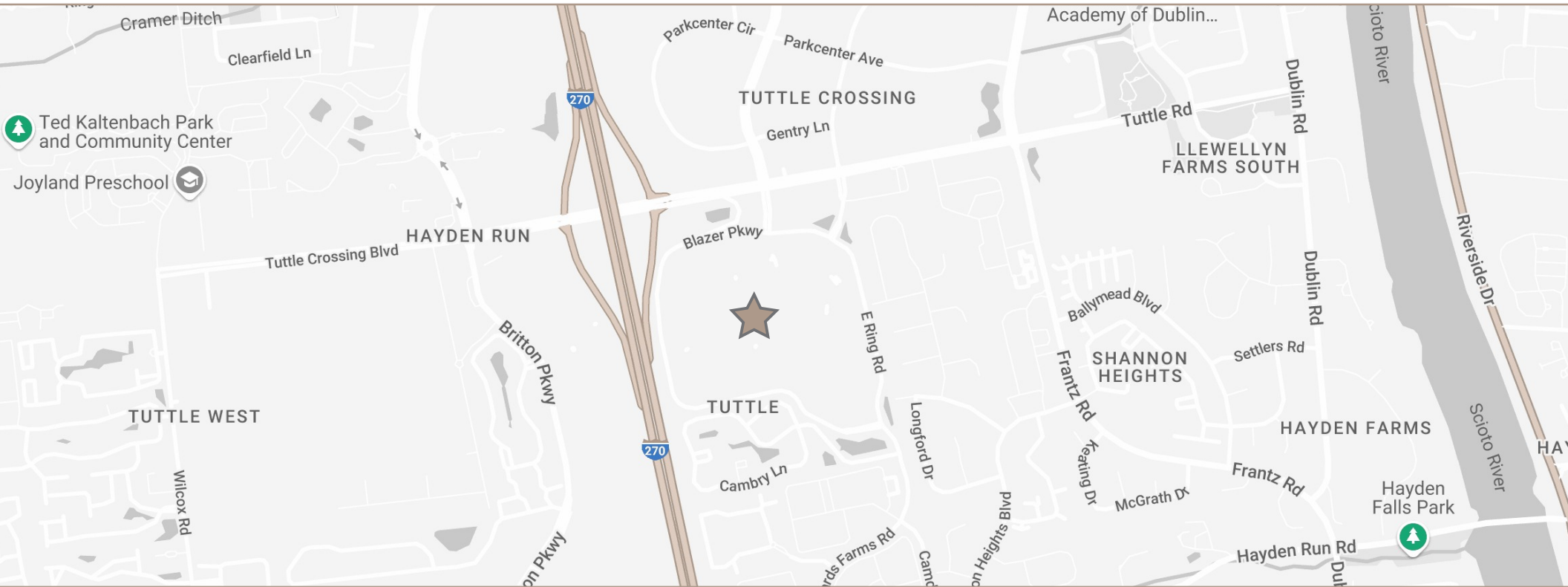


\*NOT OWNED



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## LOCATION OVERVIEW



Dublin, Ohio, is a thriving city in the northwest Columbus metro area, known for its strong economy, high quality of life, and business-friendly environment. With a mix of corporate headquarters, vibrant retail centers, and expanding commercial districts, Dublin offers excellent opportunities for commercial real estate investment.

The city benefits from direct access to major highways, including Interstate 270, U.S. Route 33, and State Route 161, making it a prime location for businesses looking to serve both local and regional markets. Dublin's highly educated workforce and strong infrastructure further enhance its appeal for corporate offices, healthcare facilities, and technology companies.

Dublin's commercial real estate market is anchored by major developments like Bridge Park, a mixed-use district featuring office spaces, retail, dining,

and residential units. The city's historic downtown also continues to attract boutique businesses, restaurants, and professional services. Additionally, Dublin's growing healthcare sector has spurred demand for medical office developments.

The city is also an emerging hub for technology and innovation, with dedicated business districts supporting startups and established companies in IT, finance, and biosciences. Industrial and flex space opportunities are available, particularly for companies in logistics and advanced manufacturing.

With a strong economy, strategic location, and commitment to smart growth, Dublin remains one of Central Ohio's top destinations for commercial real estate investment across multiple sectors.

