

325 Cramer Creek Ct.  
Dublin, OH 43017

For Sale/For Lease



## SINGLE OR MULTI-TENANT OFFICE PROPERTY

Sale Price:  
\$3,995,000

Year Built: 1985  
30,000 SF +/-

Lease Rate:  
\$10.95 Net

Space Available:  
8,000 SF to 30,000 SF

- 30,000 SF 2 story office building for sale in Dublin with multiple building signage opportunities in Cramer Creek office park with visibility on Frantz Road.
- Building features a mixture of large meeting rooms, offices and open office space with built-in office dividers and locker room with showers.
- The building has been well maintained by an owner occupant and will be sold vacant and ready to occupy.
- 100 Parking Spaces

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors and omissions. Buyer is responsible for verifying the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



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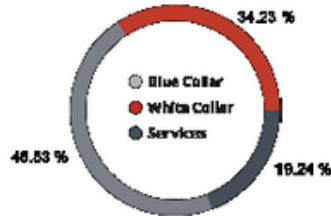
## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 325 Cramer Creek Ct, Dublin, OH 43017



CITY, STATE	Dublin, OH
POPULATION	116,152
AVG. HHSIZE	2.45
MEDIAN HH INCOME	\$86,431
HOME OWNERSHIP	
Renters:	18,632
Owners:	28,719

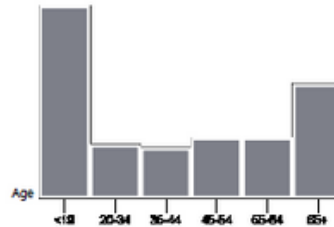
### EMPLOYMENT



55.19 % Employed  
1.10 % Unemployed

### GENDER & AGE

49.49 % 50.51 %



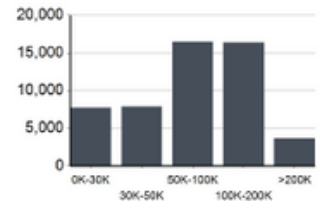
### RACE & ETHNICITY

White: 81.30 %  
Asian: 11.12 %  
Native American: 0.01 %  
Pacific Islanders: 0.00 %  
African-American: 1.30 %  
Hispanic: 3.27 %  
Two or More Races: 3.01 %

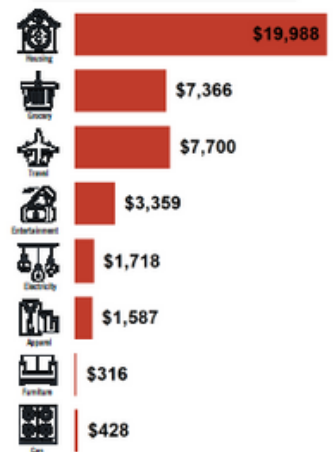
### EDUCATION

High School Grad: 15.37 %  
Some College: 18.62 %  
Associates: 5.90 %  
Bachelors: 63.00 %

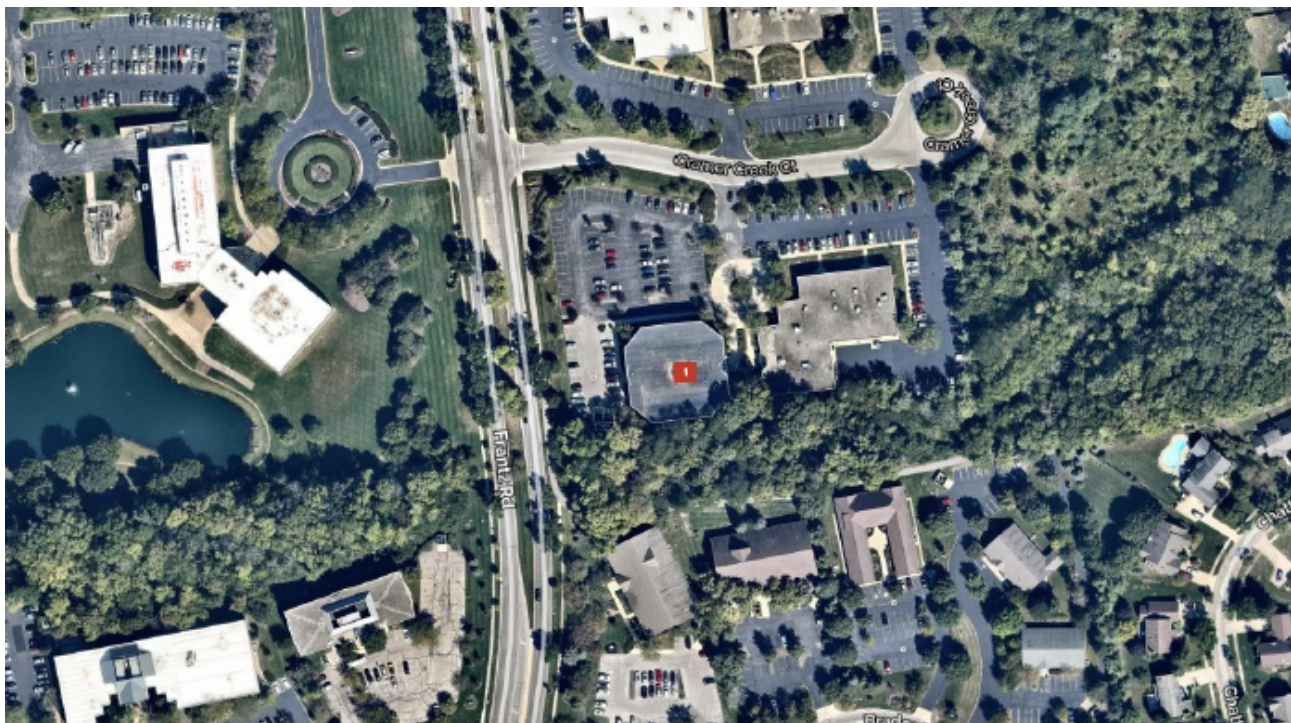
### INCOME BY HOUSEHOLD



### HH SPENDING



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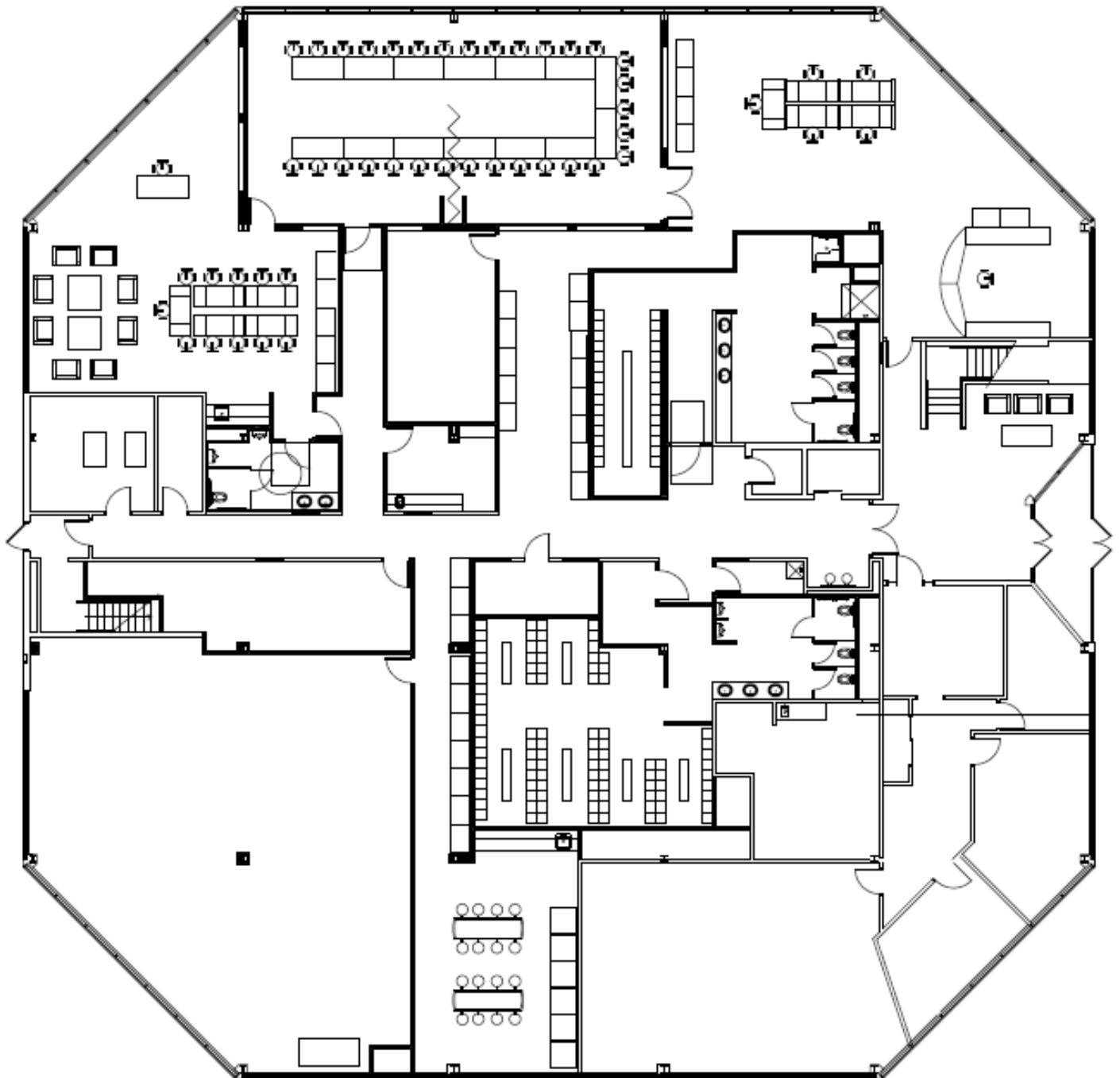
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## FIRST FLOOR



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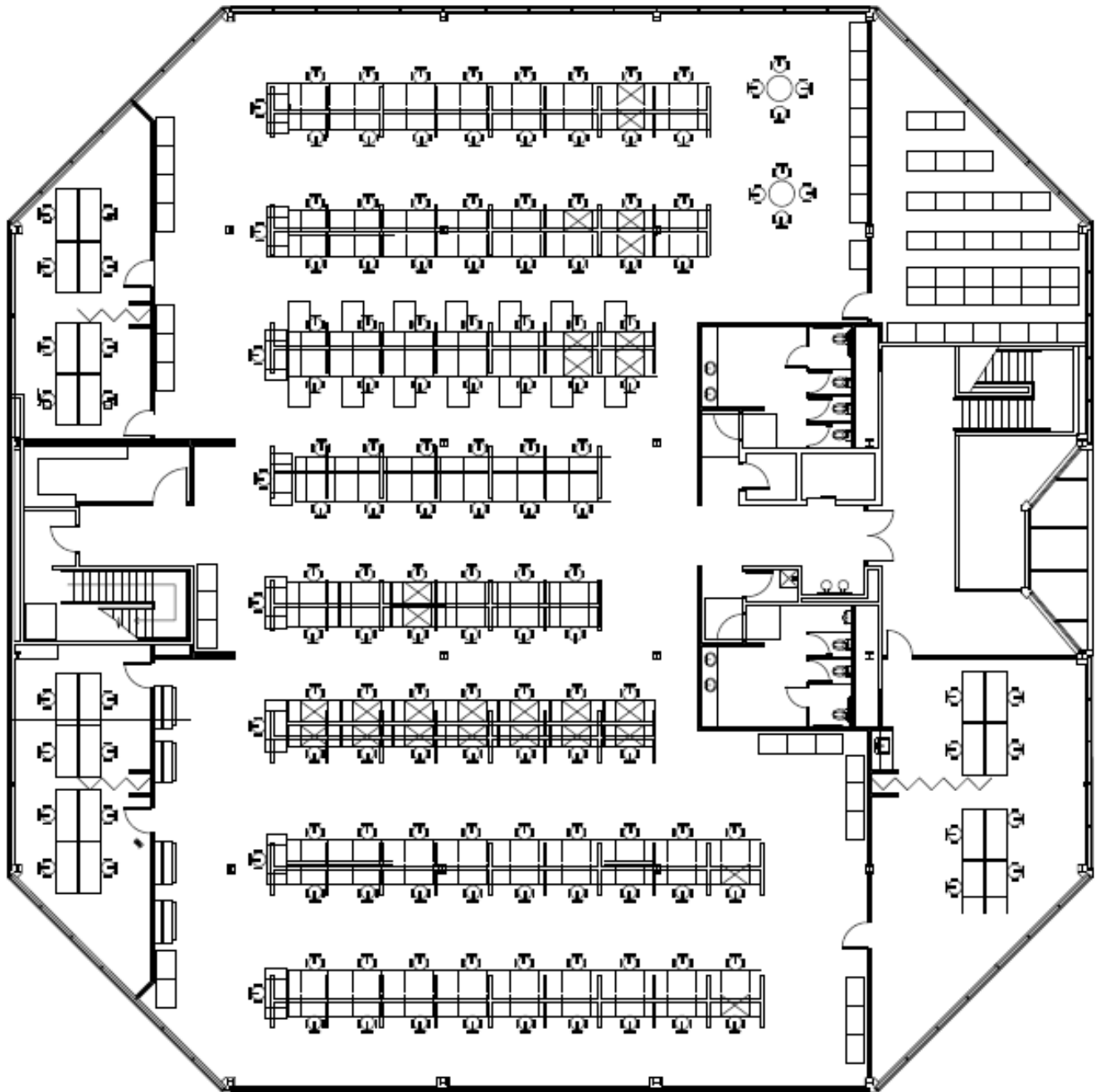
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## SECOND FLOOR



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325

**Pathways**  
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