

# PRESENTING

## VILLAGE CENTER RETAIL AT ALTON PLACE

6533-6547 Roberts Rd Hilliard, OH 43026



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### PROPERTY DESCRIPTION

A brand new Class A retail space is being built in a walkable, modern, natural setting that includes a community gathering space and lake. The new Village Center at Alton Place is an experiential community fusing modern living with retail services. There are 447 new residential units in the surrounding area with estimated home values \$400K –\$1.2 million. There are over 2,500 new home starts within the immediate area with 20,000+ vehicles per day at the intersection of Roberts Road and Alton Darby Creek Road. Alton Place will be home to some of the highest household incomes in Hilliard and is surrounded by Hilliard Bradley High School, Memorial Middle School, and three elementary schools all within one-half mile.

### PROPERTY HIGHLIGHTS

- Brand new Class A retail space in a walkable, affluent community
- 1,500-9,129 SF units available
- Surrounded by high-end new build homes and condos
- Get into an early to this new experiential community
- 30,000 vehicles per day at the intersection of Roberts Road and Alton Darby Creek Road



### OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Number of Units:	Multiple
Available SF:	1,500 - 9,129 SF
Lot Size:	1.195 Acres
Building Size:	17,464 SF

### PROPERTY WEBSITE

<https://bit.ly/6533-6547RobertsRd>





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MASTER PLAN



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AREA SITE PLAN



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LEASE SITE PLAN



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RENDERING - Building A



RENDERING - Building B



RENDERING - Building A



RENDERING - Building B

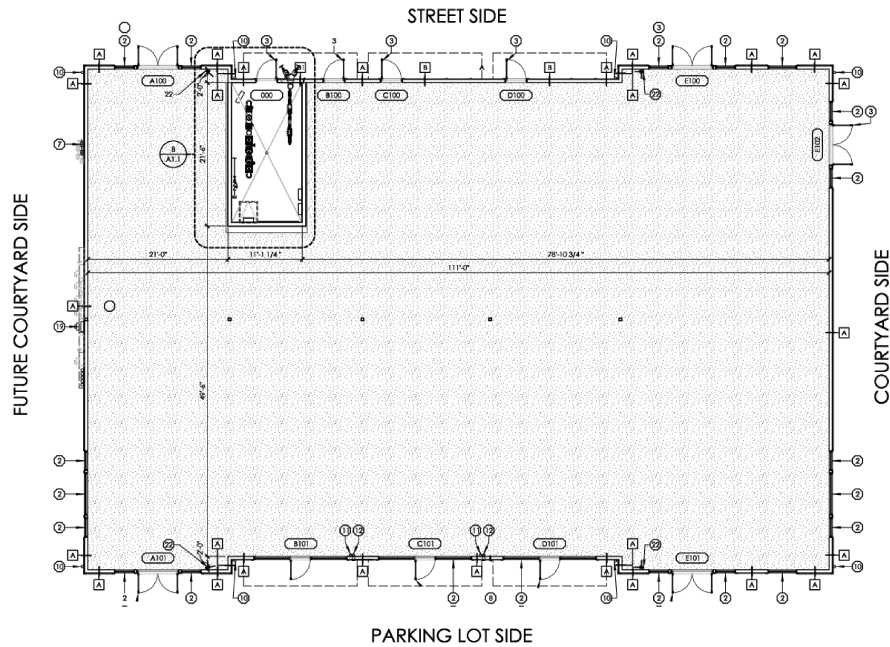


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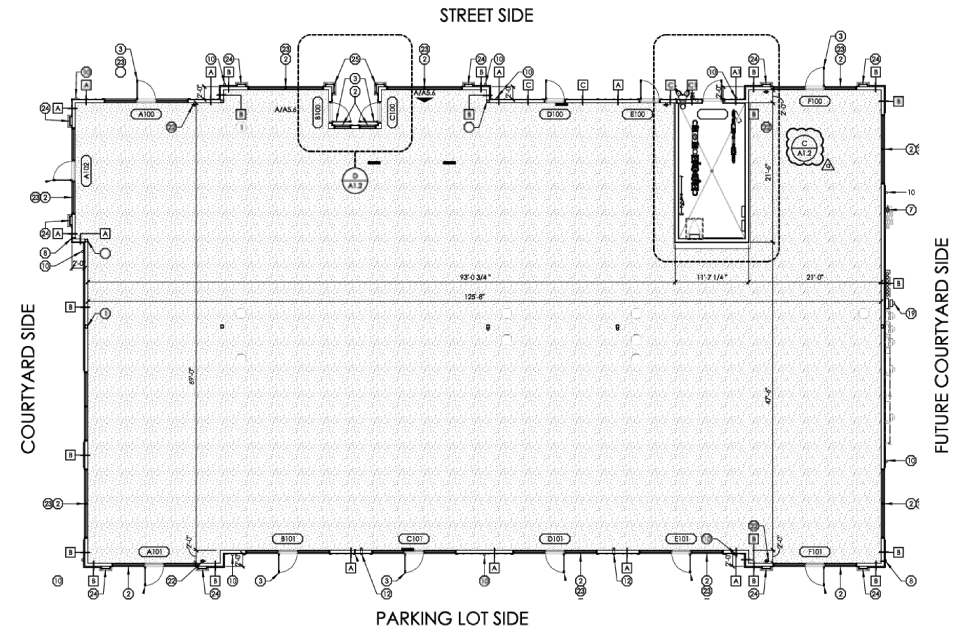
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Building A



Building B

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6547 Roberts Rd (Building A)	Available	8,335 SF	NNN	\$40.00 SF/yr	1,500 - 8,335 SF restaurant/retail space with additional available patio
6533 Roberts Rd (Building B)	Available	9,129 SF	NNN	\$40.00 SF/yr	1,500 - 9,129 SF restaurant/retail space with



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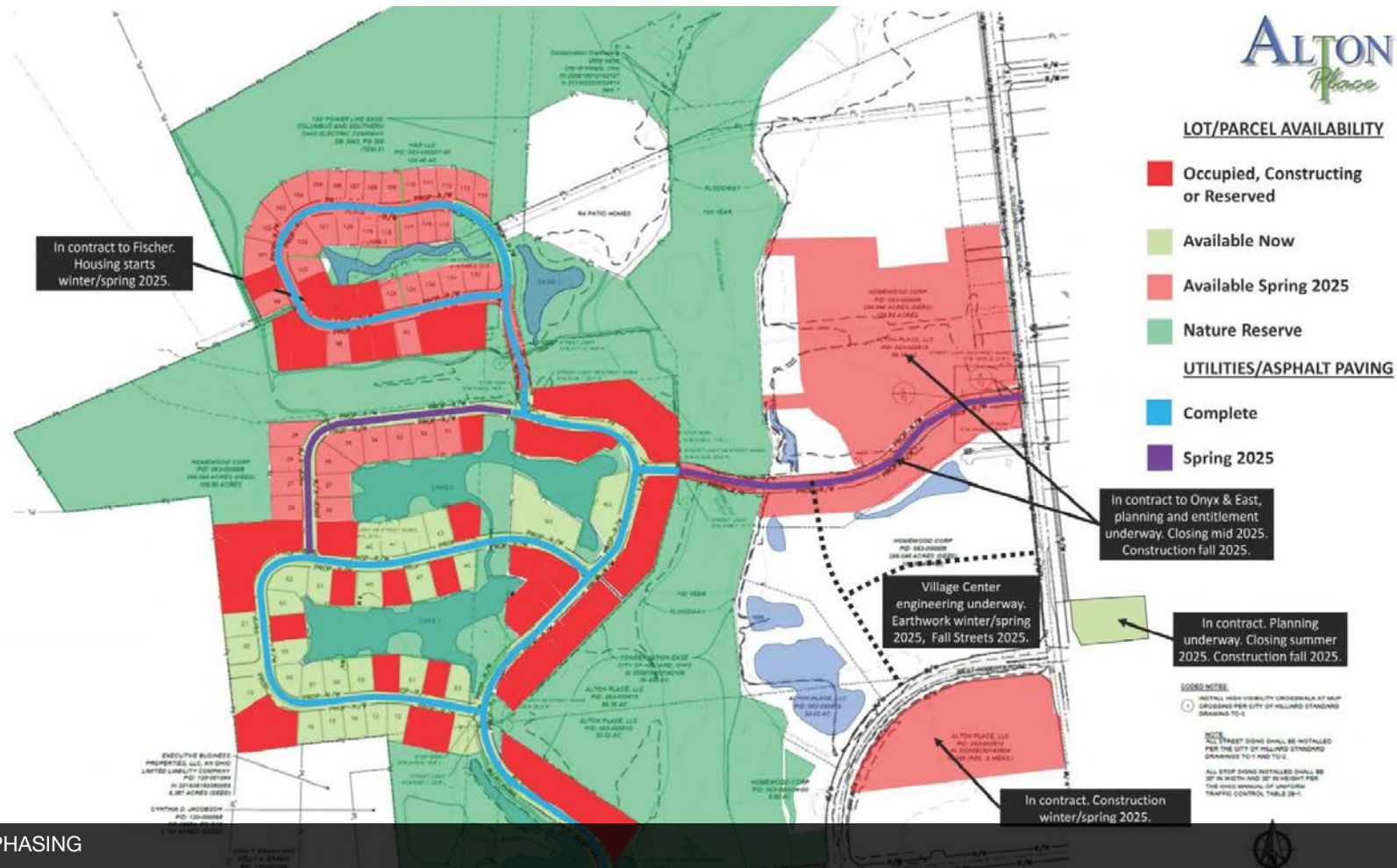




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## CURRENT PHASING



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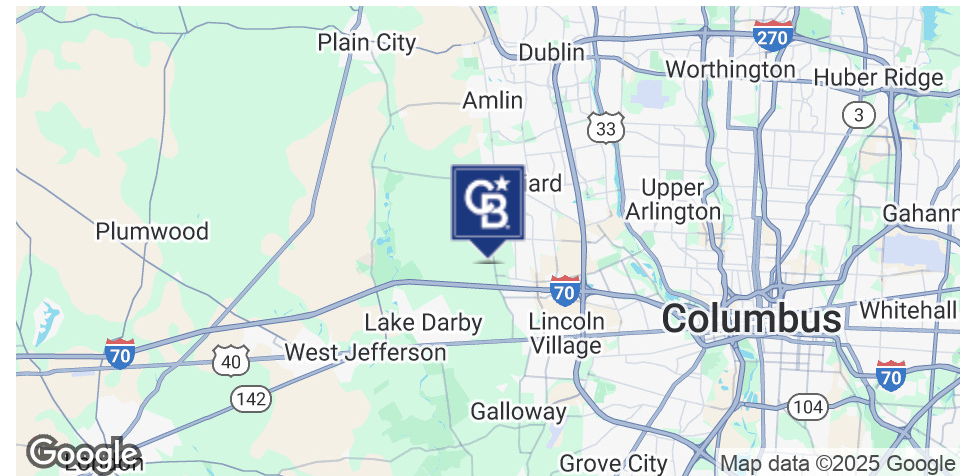
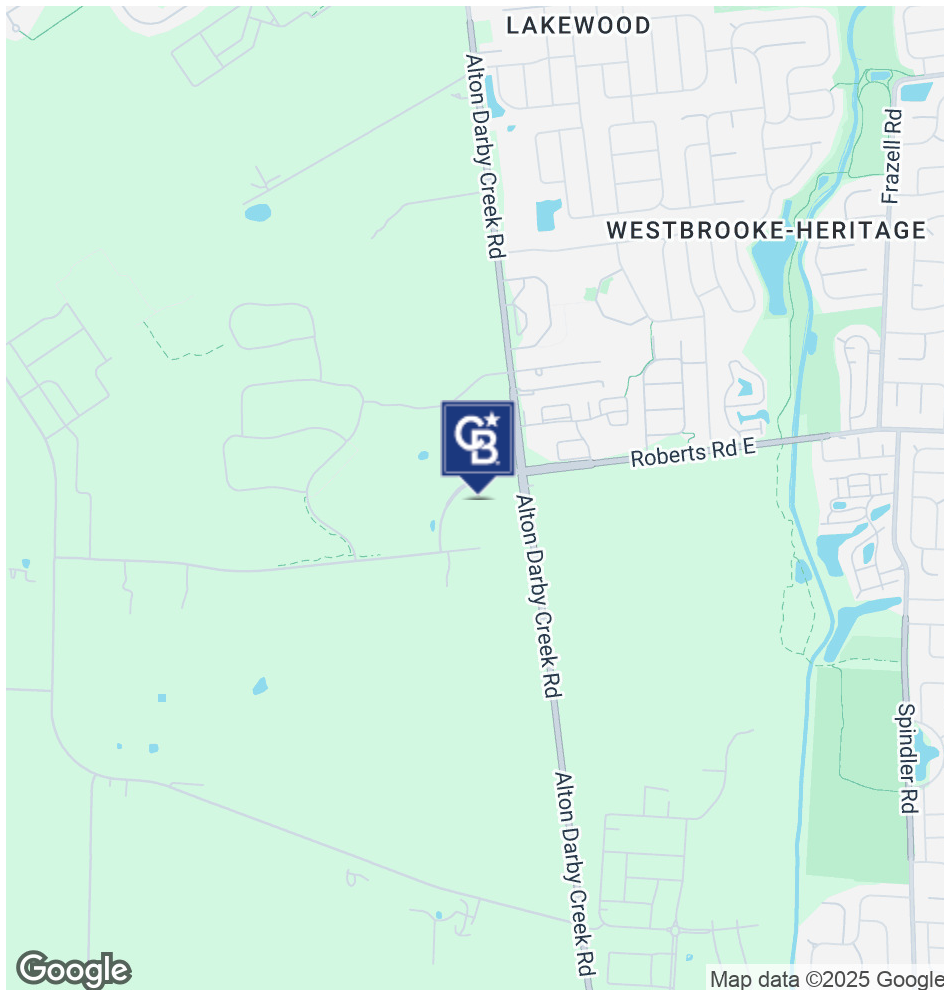




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### LOCATION OVERVIEW

Located at the southwest corner of Roberts Road and Alton Darby Road. In the area are over 2,500 new home starts within the. Trade area servicing a population of over 130,000 residents. There are 20,000+ vehicles per day at the intersection of Roberts Road and Alton Darby Creek Road. Alton Place will be home to some of the highest household incomes in Hilliard and is surrounded by Hilliard Bradley High School, Memorial Middle School, and three elementary schools all within one-half mile.

Village Center at Alton Place is approximately a 15 minute drive from I-270 and 10 minutes drive from I-70. The nearby Tanglewood Plaza has may large retailers and restaurants such as: Meijer, Kohl's, Sam's Club Target, and Walmart.



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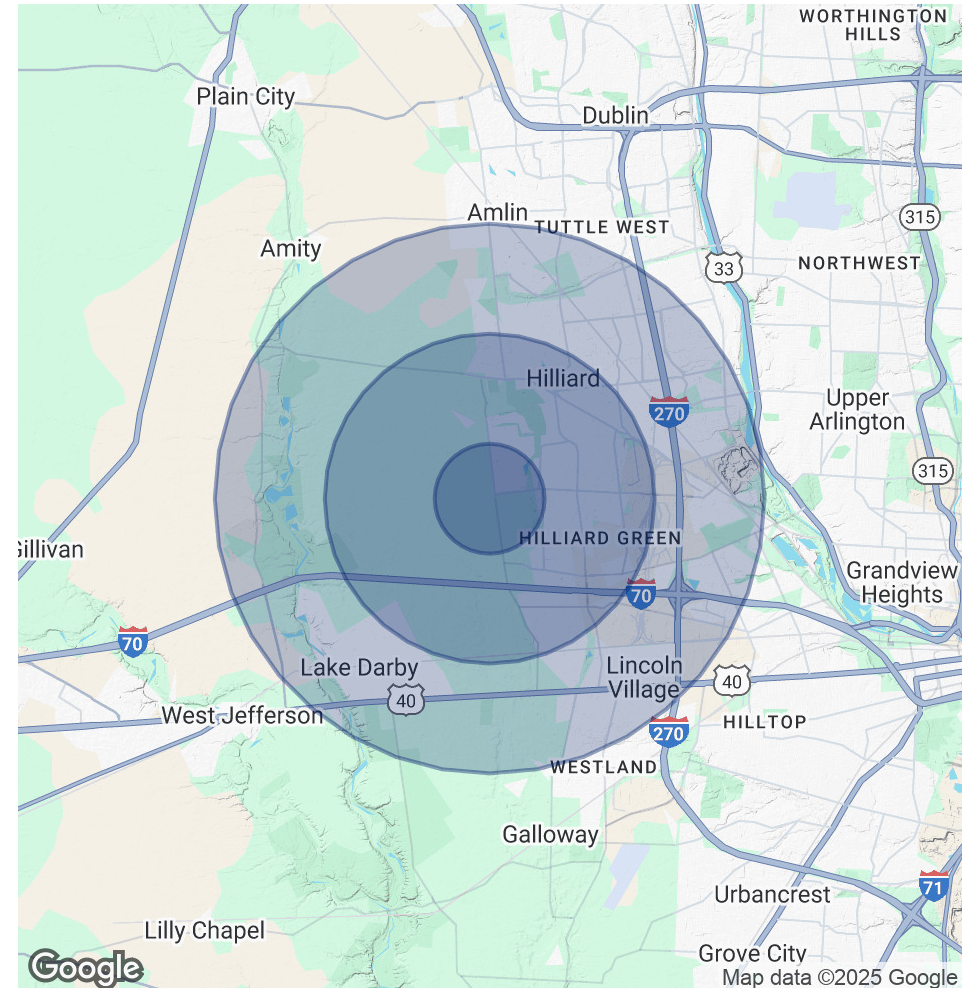
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,153	58,548	150,062
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,430	22,436	59,678
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$145,555	\$124,414	\$113,524
Average House Value	\$405,490	\$334,891	\$322,041

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
Roberts Road west of Hilliard Rome Rd	2-way	2016	15,301
Alton Darby Creek Rd between Roberts Rd & Renner Rd	2-way	2024	9,347
Roberts Rd between Walker Rd & Alton Darby Creek Rd	2-way	2025	5,224





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### MEET THE TEAM



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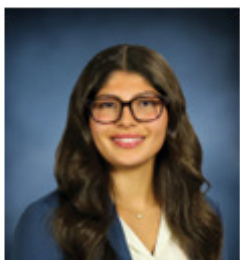
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