



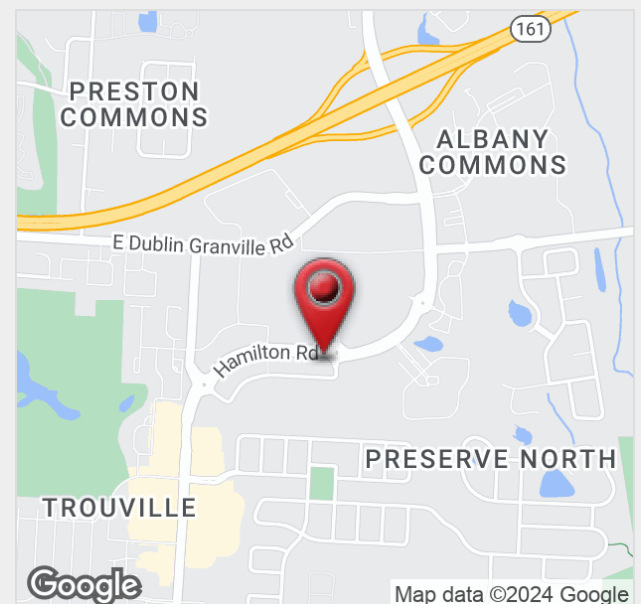
5802 North Hamilton Road

Columbus, Ohio 43054

Property Features

- Development-Ready Retail Pad Site
- Zoned Commercial (CPD) in Columbus
- Property Will Be Deed Restricted to Prohibit Financial Institutions
- All Utilities Available to Site
- Prime Location in the Hamilton Quarter Development
- High Visibility and Easy Access Directly Off Roundabout
- Right Off OH-161/Hamilton Road Exit Between New Albany, Westerville, Gahanna & Columbus
- Proximity to Major Transportation Routes, Including OH-161, US-62, I-270 and I-71

Sale Price: \$1,100,000



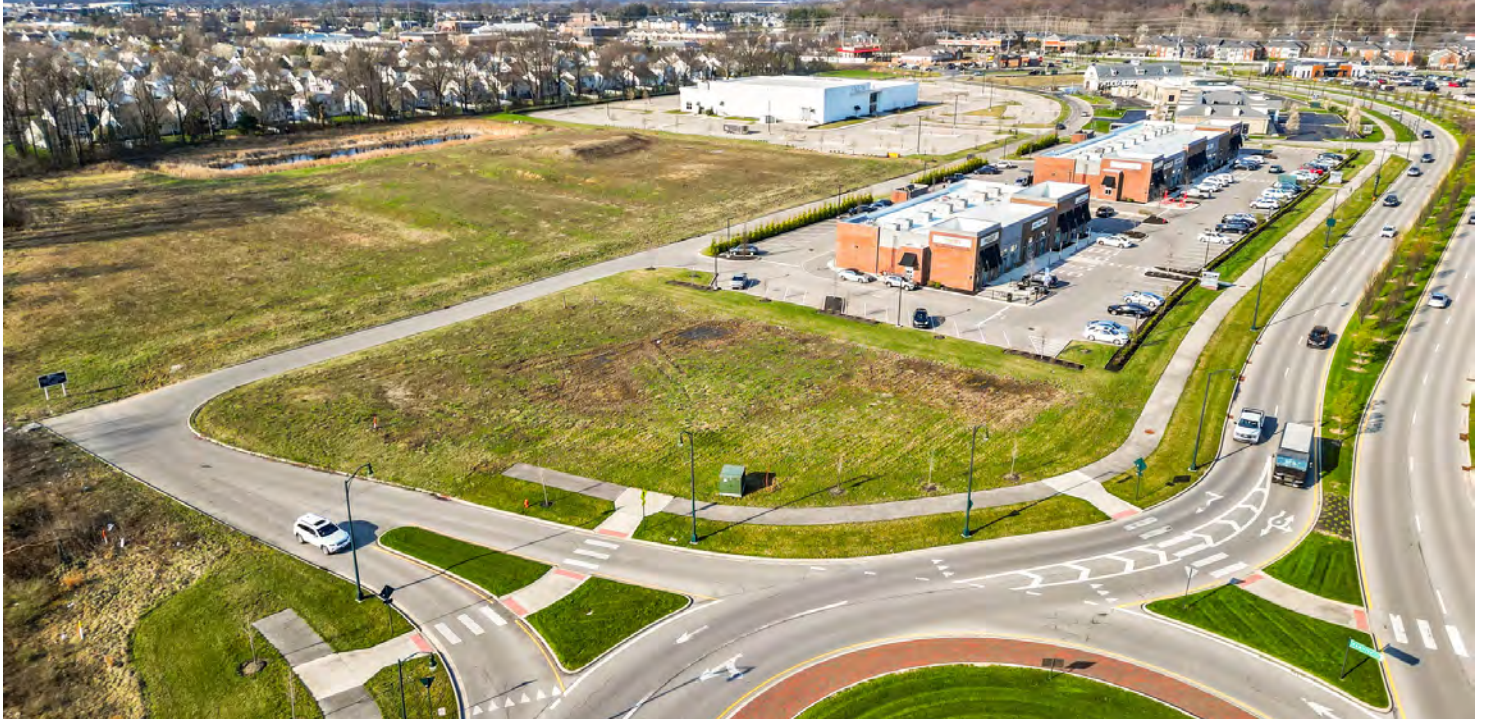
For more information:

Chad Boggs

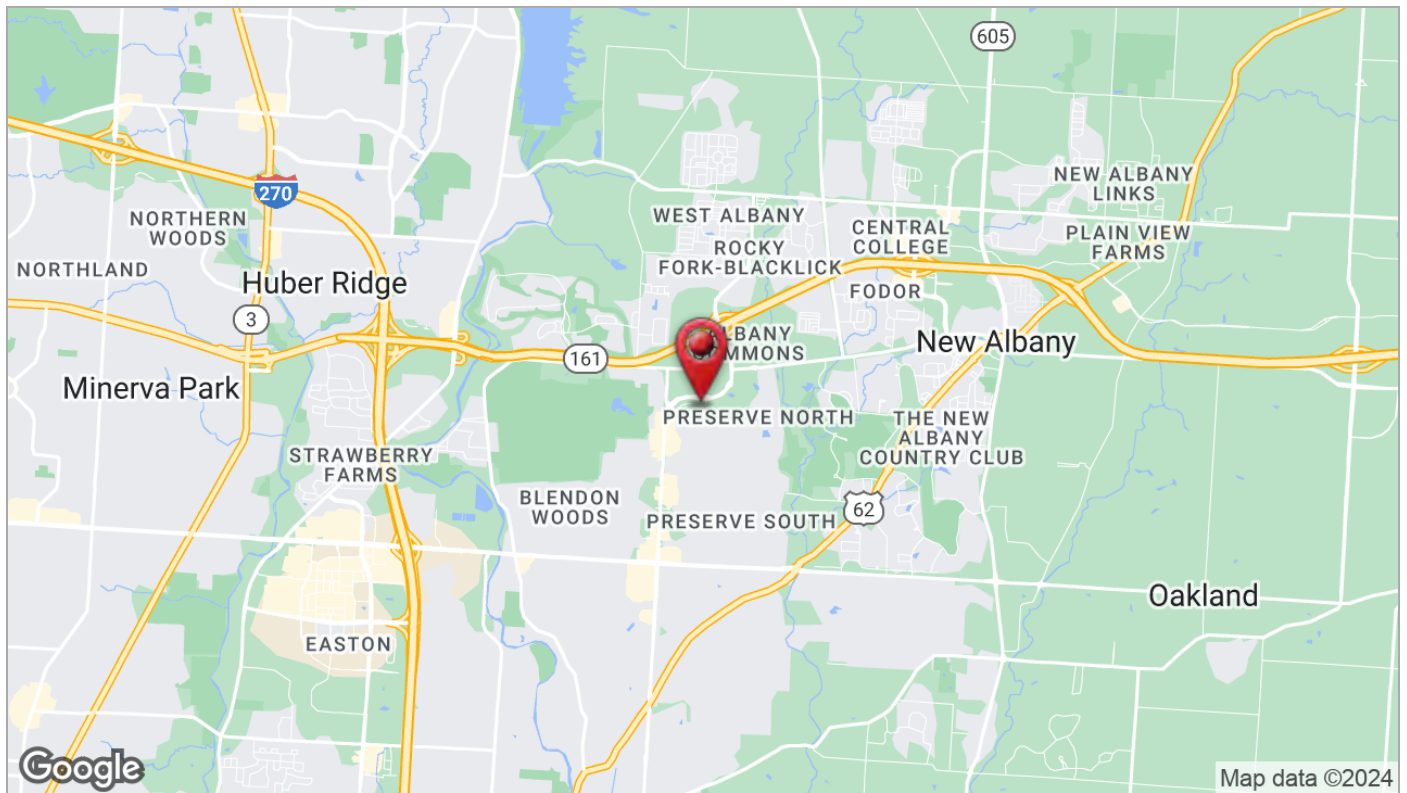
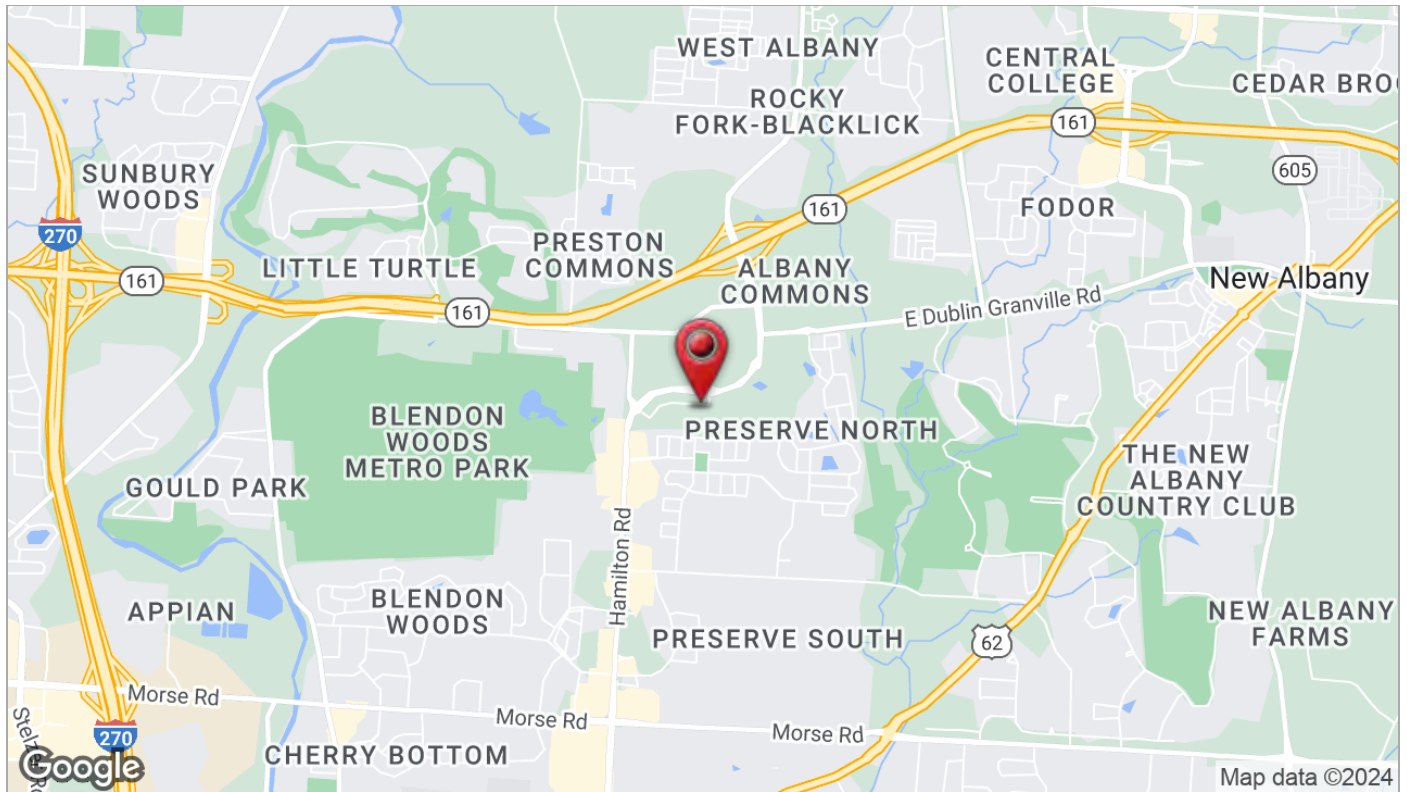
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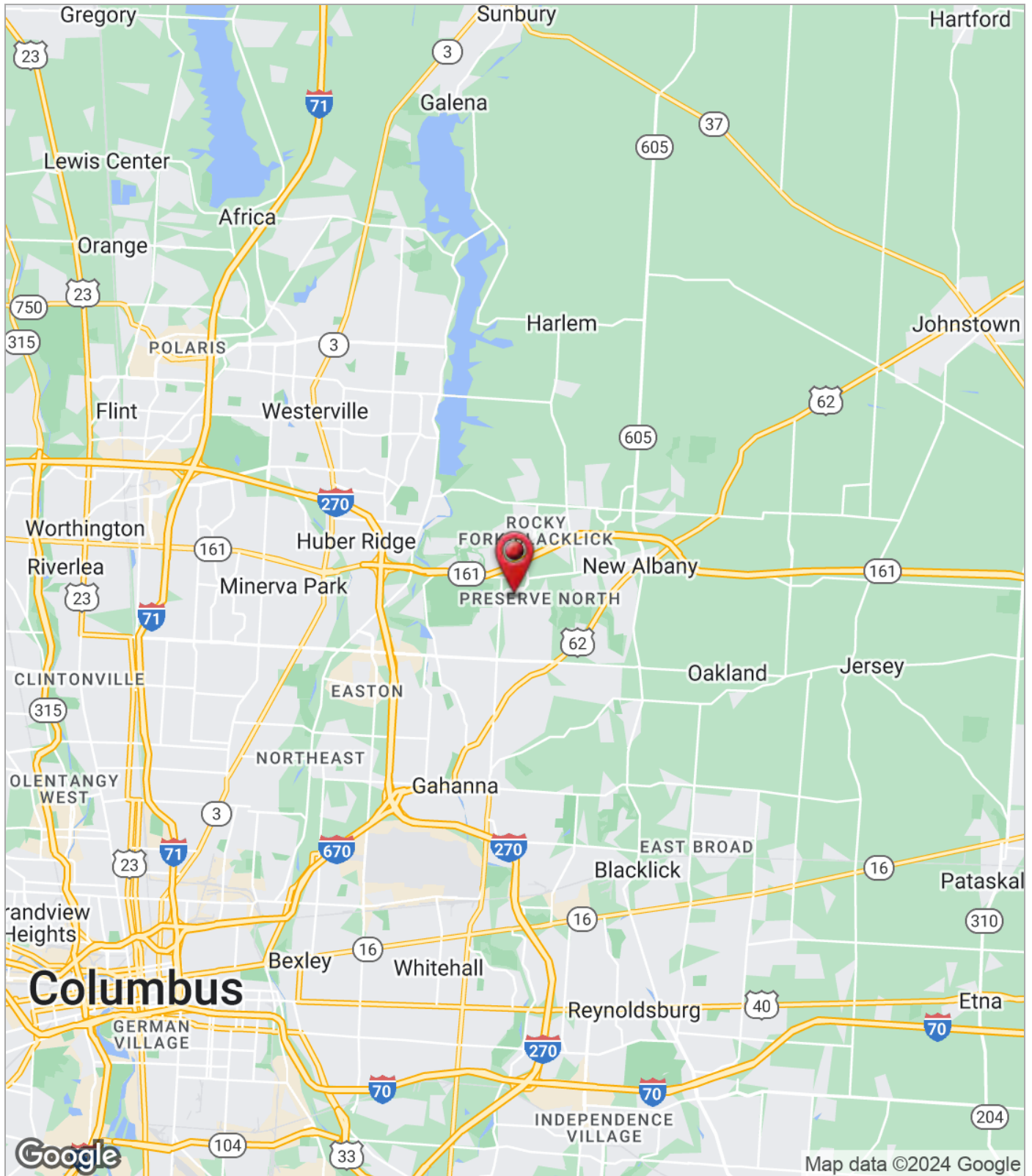
Michael Simpson

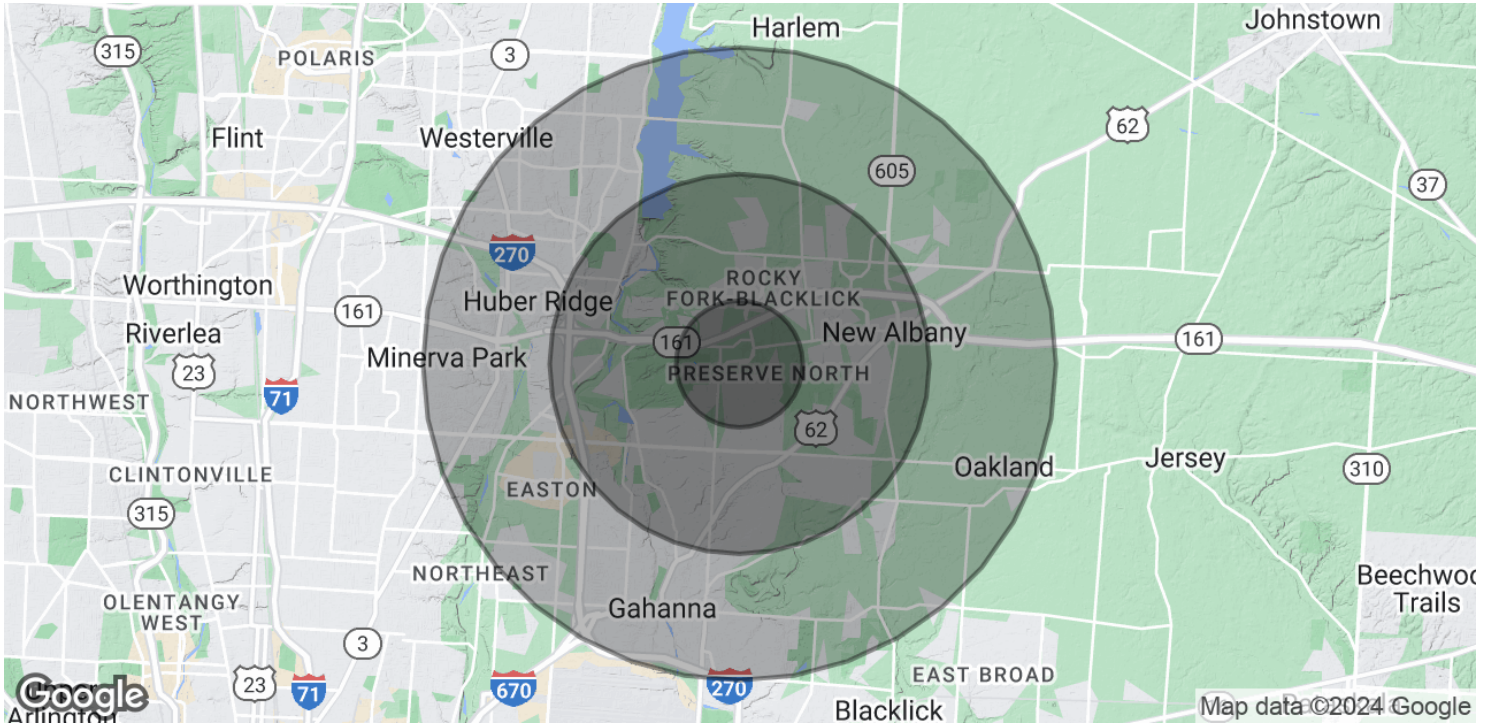
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,090	71,280	170,008
Average Age	34.7	37.4	36.8
Average Age (Male)	36.4	37.2	36.1
Average Age (Female)	33.6	38.2	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,358	32,148	69,824
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$99,267	\$107,688	\$97,360
Average House Value	\$253,089	\$257,082	\$227,371

* Demographic data derived from 2020 ACS - US Census