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RETAIL

ALBANY PLACE

6457 N HAMILTON ROAD, WESTERVILLE, OH 43081

ED FELLOWS

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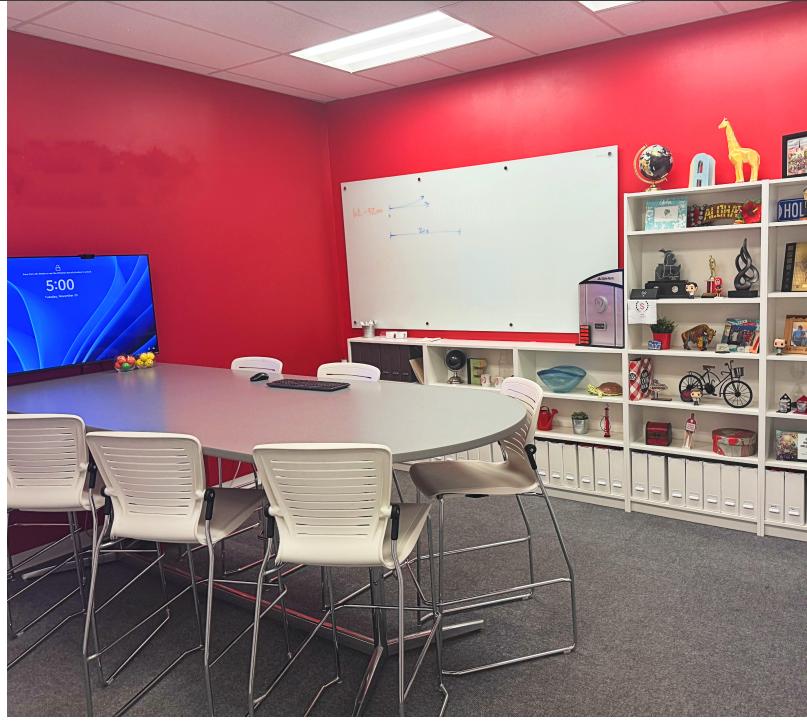
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Property Description

This community center boasts great visibility at the intersection of North Hamilton Road and Warner Road. Join a fantastic mix of tenants including Double Barrel Kitchen and Bar, Magnolia Nail Salon, FitOneFour, Mint Family Dental, Past Times Pub & Grill and more.

Property Highlights

- Only one space currently available MARCH 2026 in a center with a great mix of prof services, salon & spa, medical and restaurants
- Suite currently laid out with a large conference room, three offices and open reception area
- Attractive, modern center with great retail presence including large exterior facade sign options
- Ample, on-site parking
- In a rapidly growing community adjacent to several apartment and single-family home communities, and serving the larger New Albany/Westerville communities

Location Description

Fantastic New Albany/Westerville location, just north of Hamilton Quarter in a community booming with residential and mixed-use developments. Albany Place draws from the numerous apartment and single-family home communities in the area, as well as the rapidly growing New Albany Business Park, and the businesses servicing the Intel project.

OFFERING SUMMARY

Available SF:	1,441 SF
Lease Rate:	\$28.50 SF/yr
Op. Exp.:	\$8.82 /SF
Utilities:	Paid by Tenant

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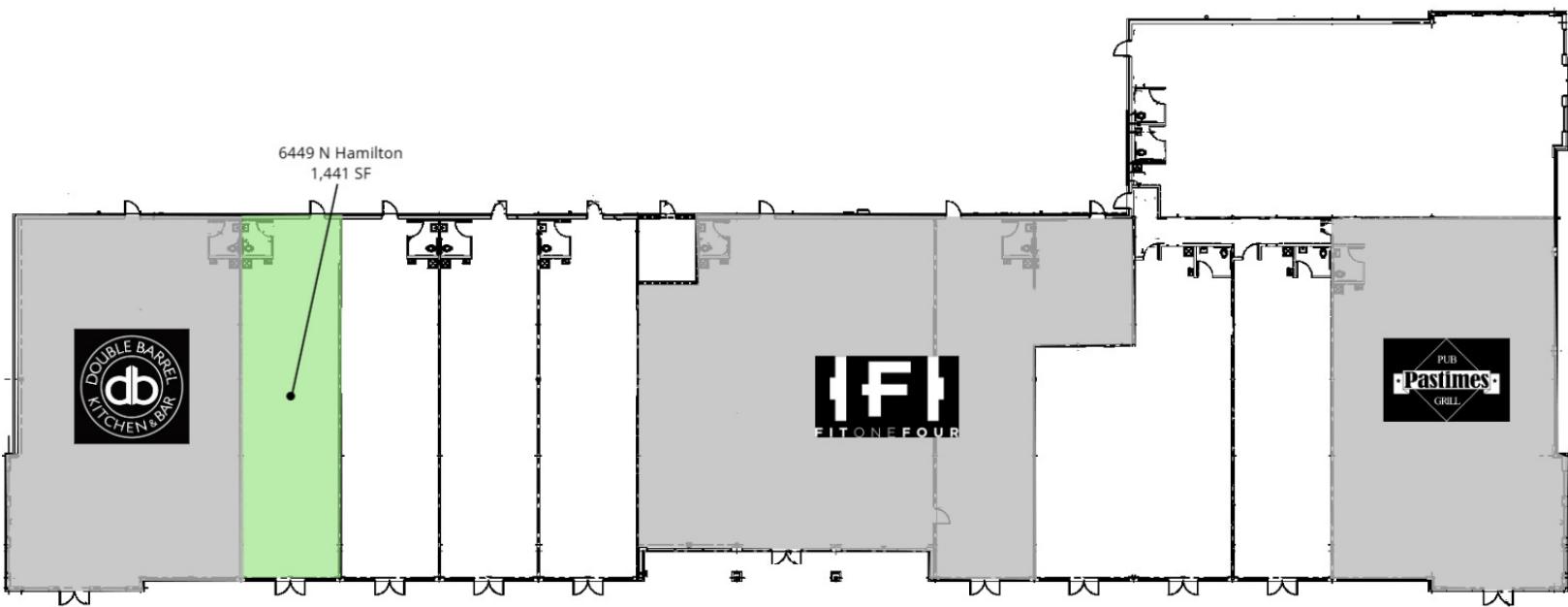
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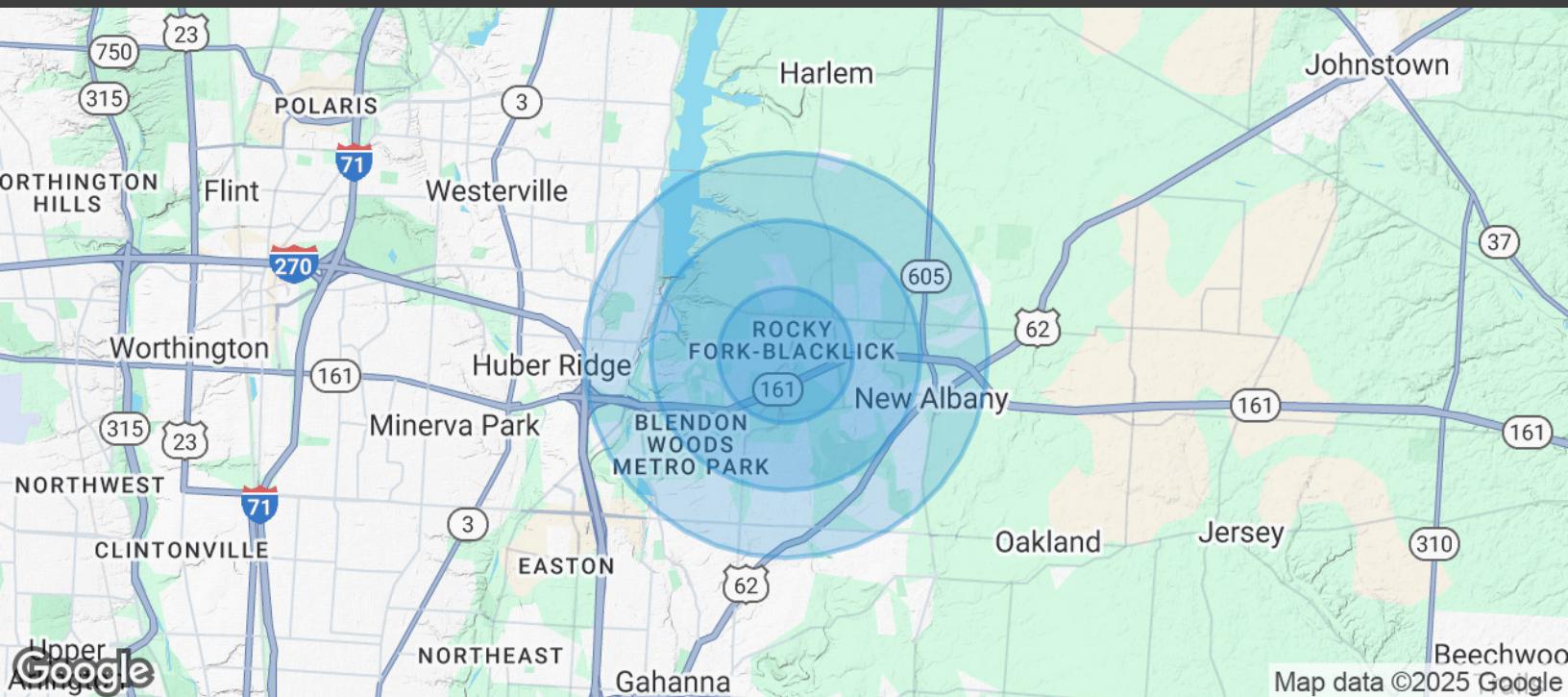
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,609	34,423	67,207
Average Age	41	39	40
Daytime Employees	1,321	9,391	20,421

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,854	16,052	30,170
# of Persons per HH	2	2.1	2.2
Average HH Income	\$126,788	\$136,452	\$137,959
Average House Value	\$346,470	\$404,030	\$422,889

Demographics data derived from AlphaMap

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