

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Hondros Crossing



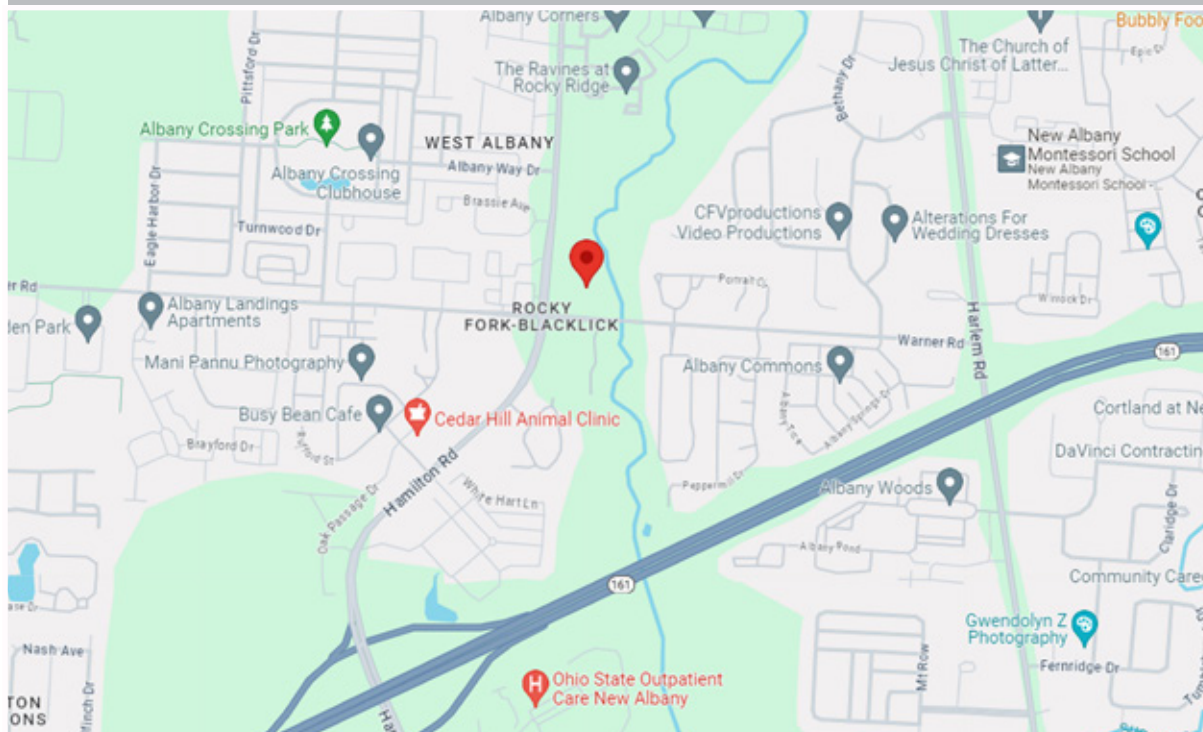
Appraisal Brokerage Consulting Development

NEW RETAIL OR MEDICAL CENTER

Northeast Corner of Hamilton Rd and Warner Rd, Westerville, OH 43081

MIXED-USE DEVELOPMENT!

Hondros Crossing is a 6.4-acre mixed-use development in Westerville, Ohio. Located in a strong retail market with great demographics, this new retail development will service some of the most affluent communities in one of the fastest growing sub-markets in Columbus. It is less than 1 mile from SR-161 and 3.5 miles from I-270. The site is caddy corner from the newly acquired Turkey Hill development and is surrounded by thousands of new apartments within a 1-mile radius. Hamilton Quarter Project, less than one mile south of West Albany Crossing, 700,000 SF of new office space, a new Ohio State University Hospital, 800 multi-family units, and 130 senior housing units. In addition, roadway improvements will be completed to Warner and Hamilton Roads creating a projected 20,000 cars/day along Hamilton Road! Join current tenants Hondros College, Zoom Room Dog Training, Afton Blu Hair Salon and Four Eight Fitness in this unique mixed-use development.



Property Highlights

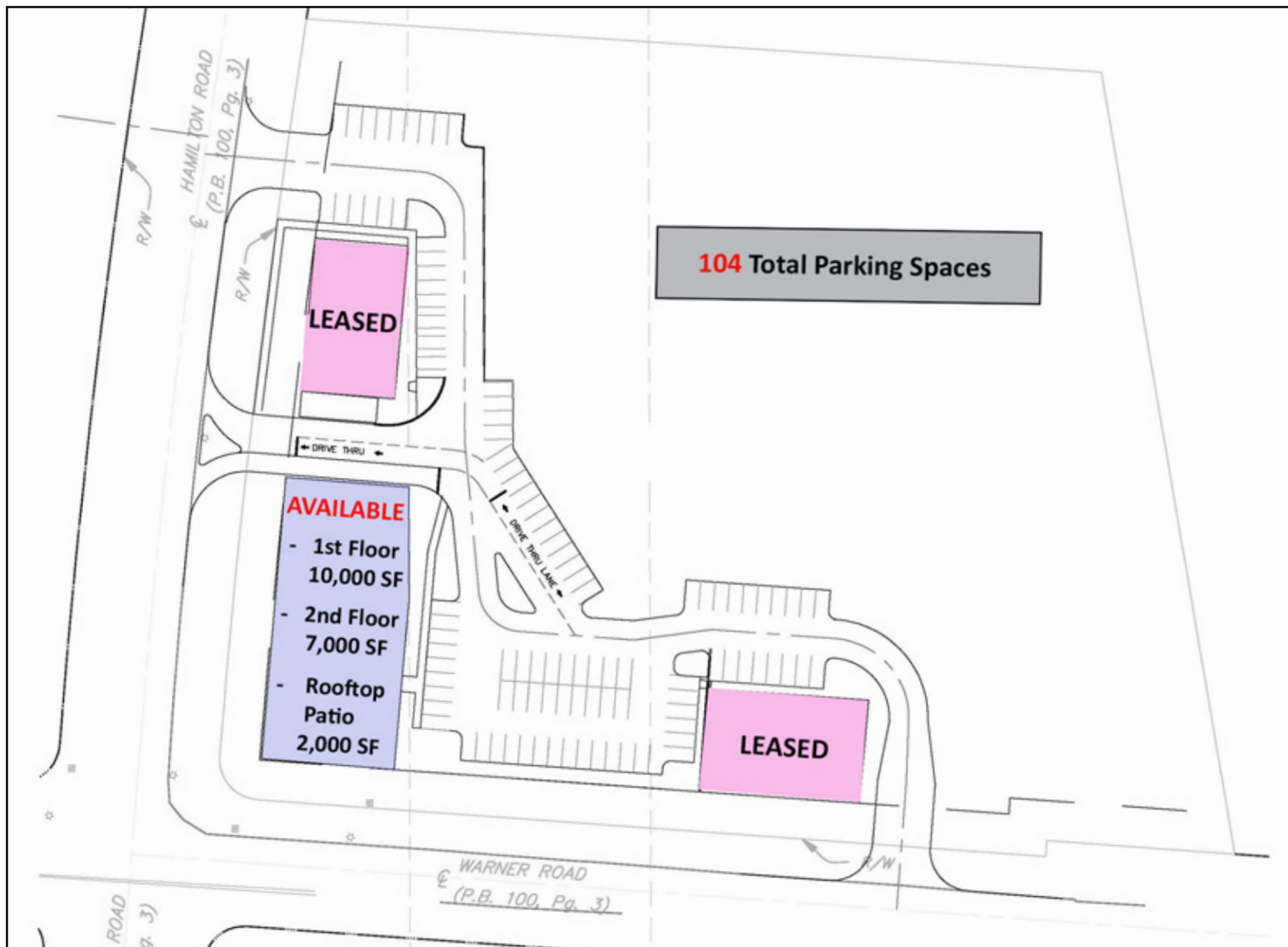
- Address:** 5330 Warner Road
Westerville, OH 43081
- County:** Franklin
- PID:** 010-263114-00
- Location:** NE corner of Hamilton Rd
& Warner Rd
- Available:** 1,000-17,000 +/- SF
- Lease Rate:** Negotiable
- Est. NNN's:** \$4.00 - \$6.00/SF
- Zoning:** CPD - Commercial
Planned District
- Columbus Taxes**

North Elevation

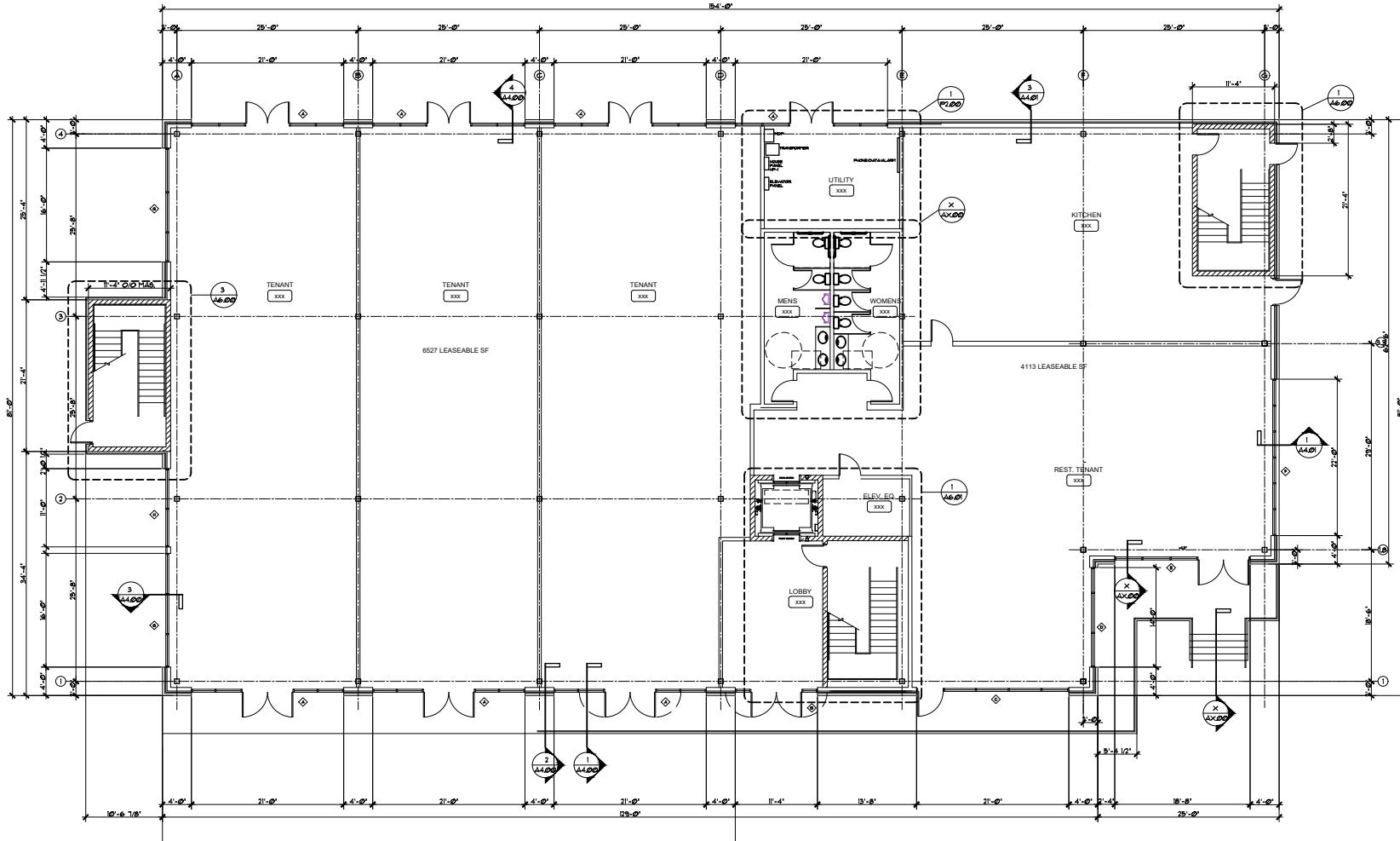


West Elevation



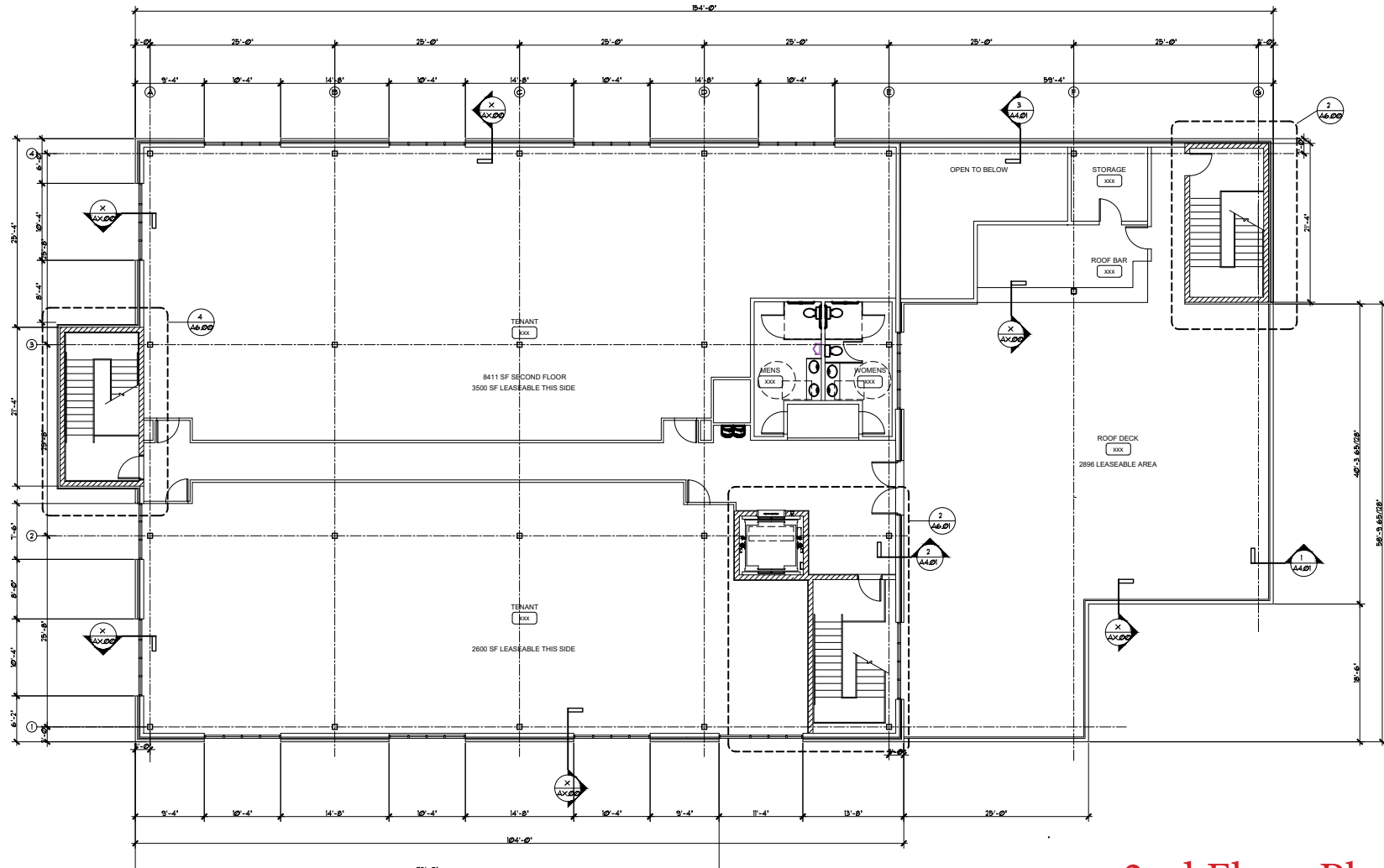


Building 3 - to delivered Q4 of 2024



1st Floor Plan

Building 3 - to delivered Q4 of 2024



2nd Floor Plan

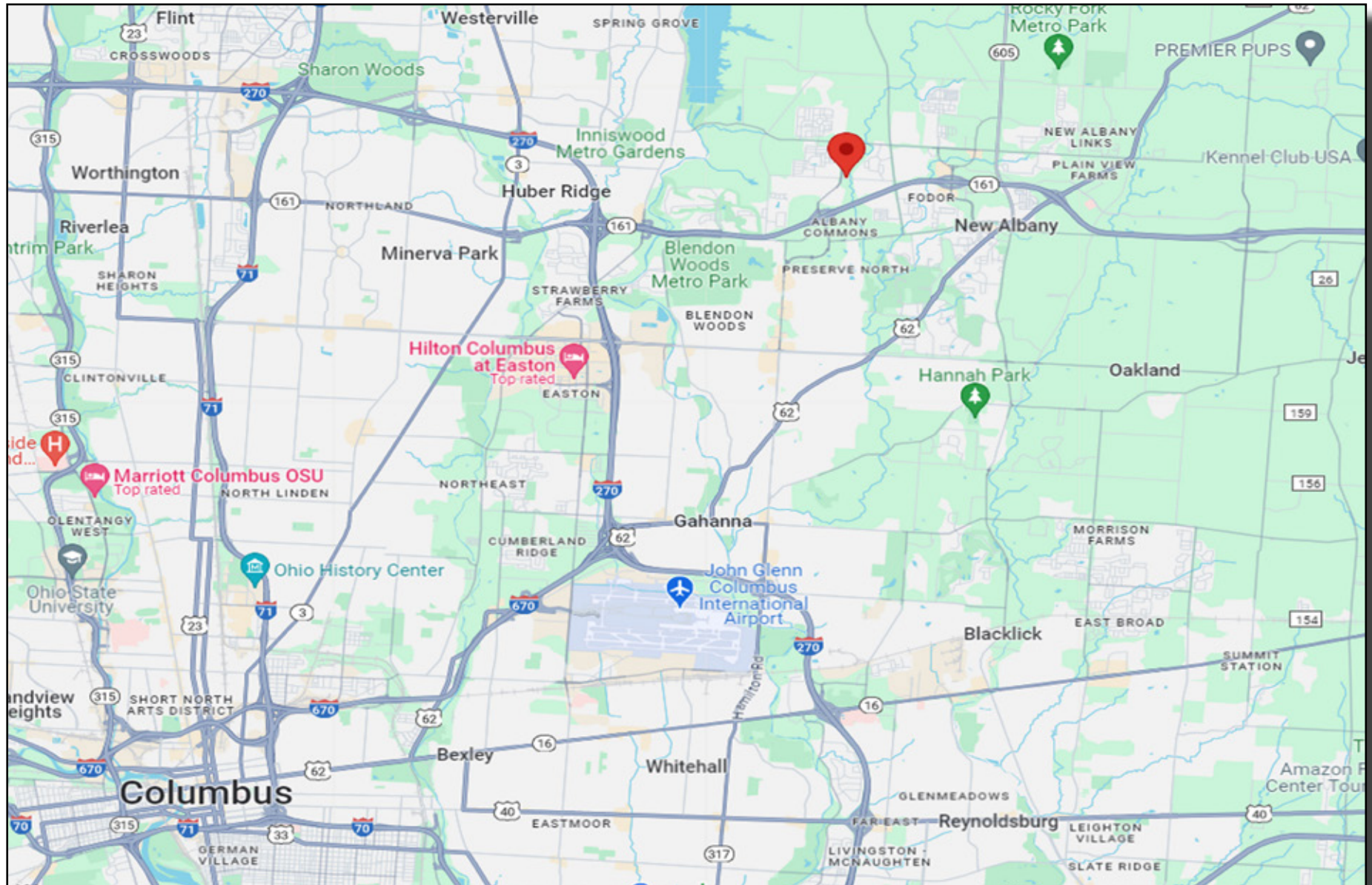






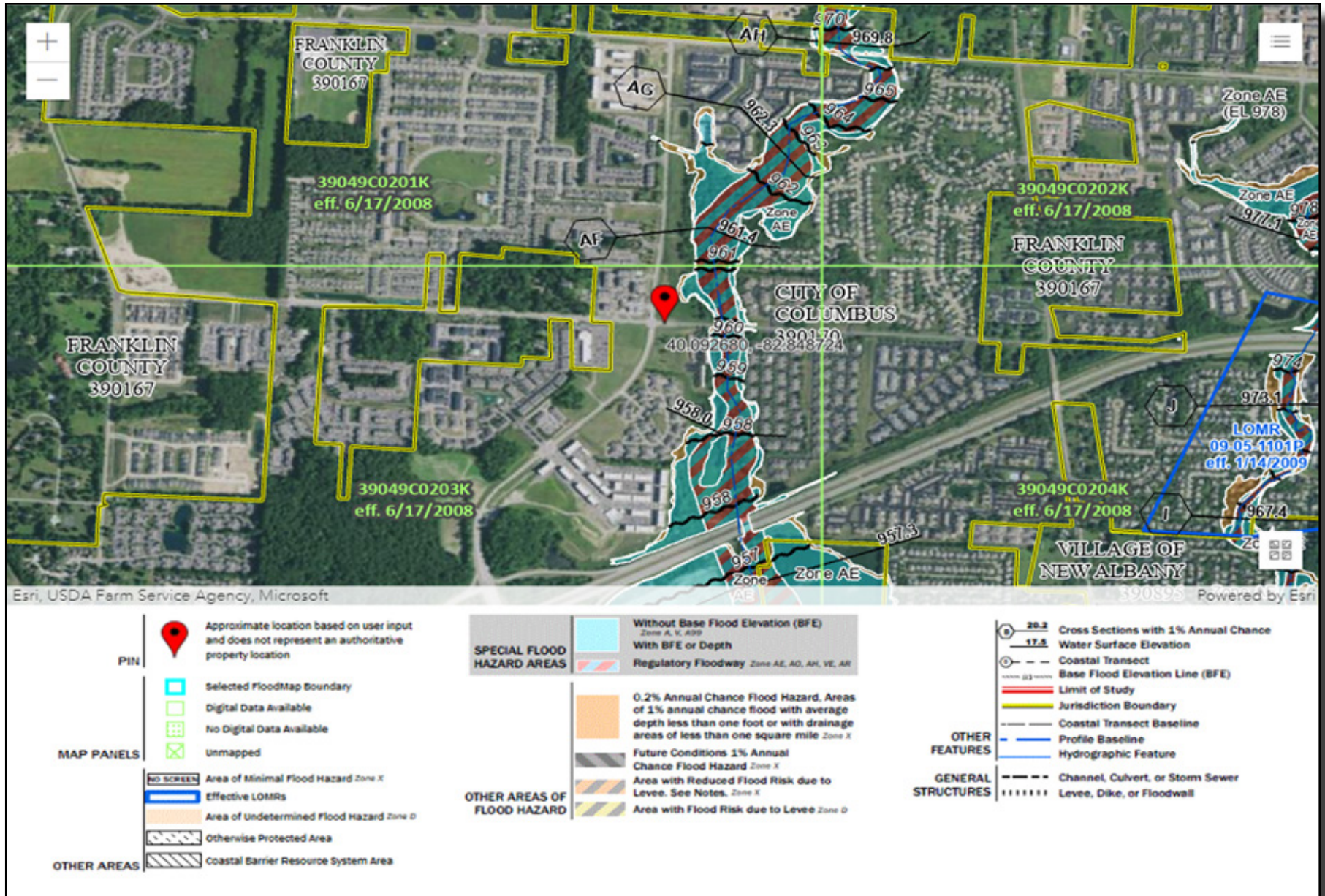







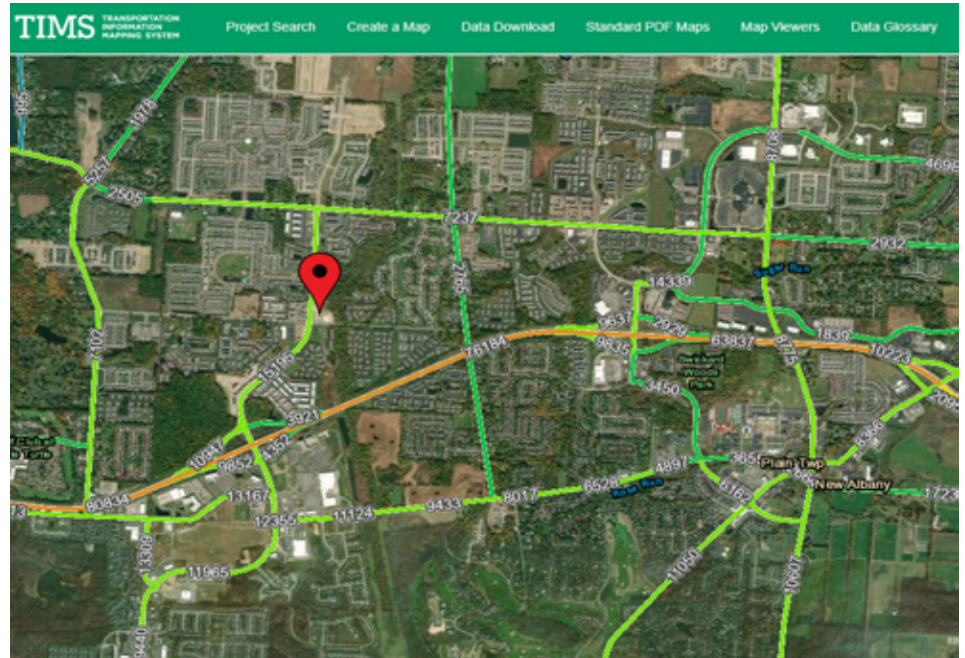


Great Location!
Between Westerville and New Albany!
Less than 1 mile from SR-161
3.5 miles from I-270

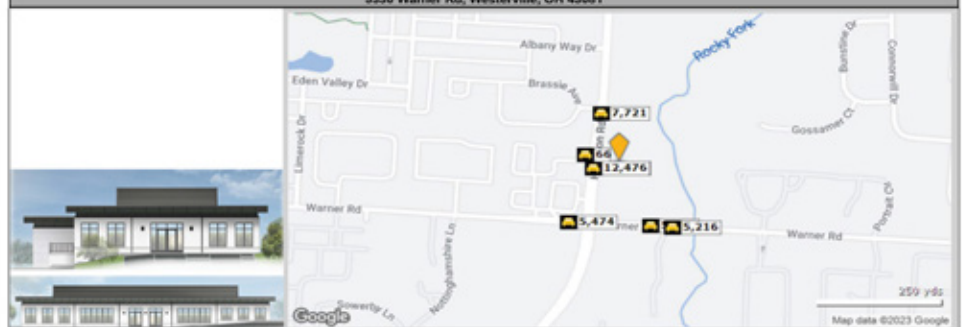


Demographic Summary Report

Corner Building 5330 Warner Rd, Westerville, OH 43081				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	12,638	63,418	146,502	
2023 Estimate	11,853	61,389	144,144	
2010 Census	6,472	45,681	124,109	
Growth 2023 - 2028	6.62%	3.31%	1.64%	
Growth 2010 - 2023	83.14%	34.39%	16.14%	
2023 Population by Hispanic Origin	386	2,042	5,301	
2023 Population	11,853	61,389	144,144	
White	9,361 78.98%	47,477 77.34%	108,987 75.61%	
Black	1,266 10.68%	6,881 11.21%	21,457 14.89%	
Am. Indian & Alaskan	16 0.13%	107 0.17%	312 0.22%	
Asian	841 7.10%	5,062 8.25%	8,847 6.14%	
Hawaiian & Pacific Island	2 0.02%	18 0.03%	49 0.03%	
Other	367 3.10%	1,844 3.00%	4,491 3.12%	
U.S. Armed Forces	0	2	55	
Households				
2028 Projection	5,958	28,192	60,193	
2023 Estimate	5,577	27,244	59,138	
2010 Census	2,979	20,006	50,270	
Growth 2023 - 2028	6.83%	3.48%	1.78%	
Growth 2010 - 2023	87.21%	36.18%	17.64%	
Owner Occupied	4,069 72.96%	17,928 65.81%	40,886 69.14%	
Renter Occupied	1,508 27.04%	9,316 34.19%	18,252 30.86%	
2023 Households by HH Income	5,577	27,244	59,136	
Income: <\$25,000	304 5.45%	2,007 7.37%	4,644 7.85%	
Income: \$25,000 - \$50,000	676 12.12%	3,597 13.20%	8,323 14.07%	
Income: \$50,000 - \$75,000	1,161 20.82%	4,688 17.21%	10,450 17.67%	
Income: \$75,000 - \$100,000	828 14.85%	3,836 14.08%	7,828 13.24%	
Income: \$100,000 - \$125,000	817 14.65%	3,450 12.66%	7,741 13.09%	
Income: \$125,000 - \$150,000	730 13.09%	2,772 10.17%	5,544 9.38%	
Income: \$150,000 - \$200,000	545 9.77%	3,048 11.19%	7,006 11.85%	
Income: \$200,000+	516 9.25%	3,846 14.12%	7,600 12.85%	
2023 Avg Household Income	\$111,640	\$120,891	\$117,496	
2023 Med Household Income	\$94,549	\$96,701	\$94,643	



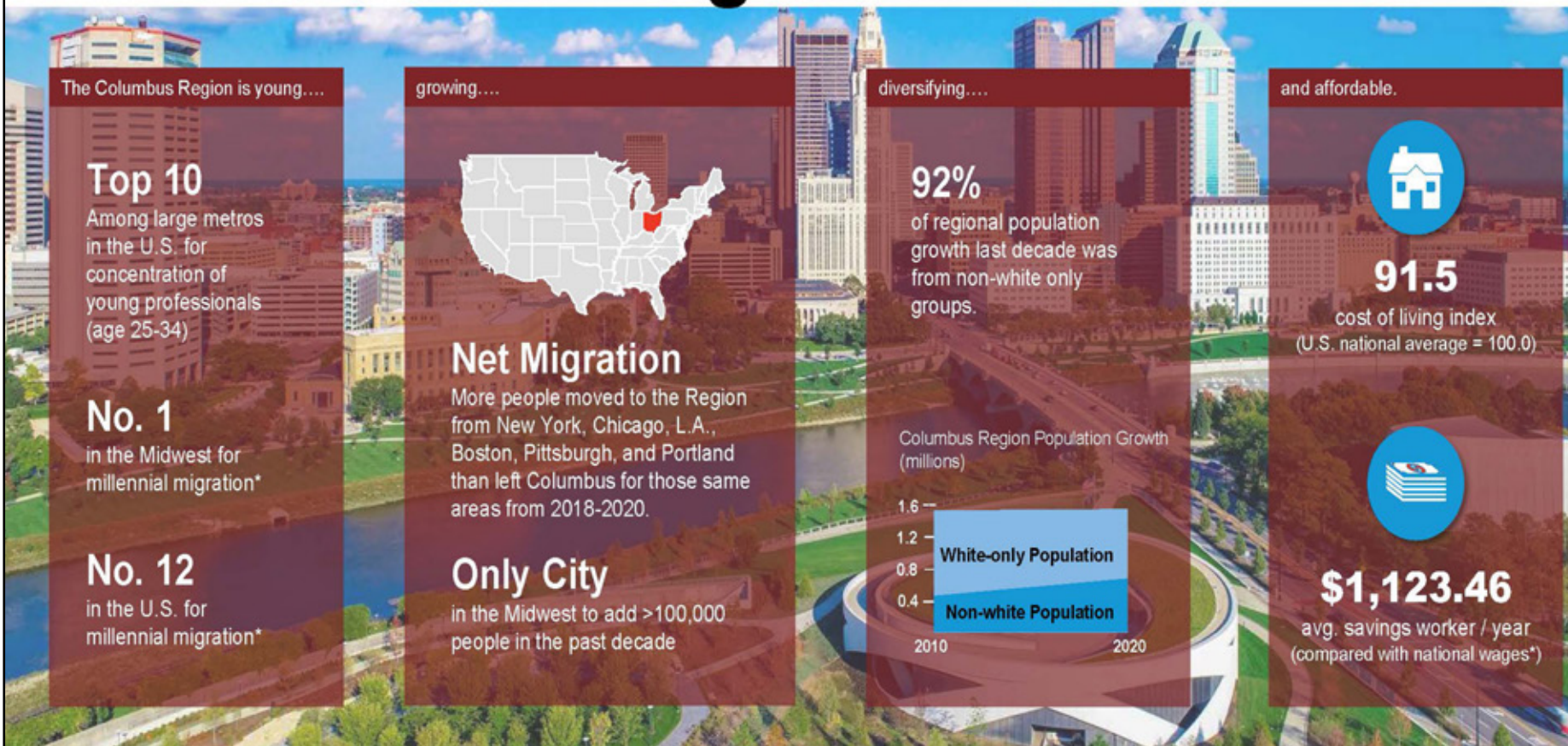
Traffic Count Report

Corner Building 5330 Warner Rd, Westerville, OH 43081						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hamilton Road	Calebs Creek Way	0.02 N	2020	13,051	MPSI	.03
2 Hamilton Road	Calebs Creek Way	0.02 N	2022	12,476	MPSI	.03
3 Calebs Creek Way	Hamilton Rd	0.01 E	2020	70	MPSI	.04
4 Calebs Creek Way	Hamilton Rd	0.01 E	2022	66	MPSI	.04
5 Hamilton Road	Brassie Ave	0.01 N	2020	6,232	MPSI	.07
6 Hamilton Rd	Brassie Ave	0.01 N	2022	7,721	MPSI	.07
7 Warner Road	Ashford Ridge Rd	0.02 E	2022	5,240	MPSI	.09
8 Warner Road	Hamilton Rd	0.02 E	2022	5,474	MPSI	.09
9 Warner Rd	Ashford Ridge Rd	0.01 W	2022	2,768	MPSI	.10
10 Warner Road	Ashford Ridge Rd	0.01 W	2022	5,216	MPSI	.10



Appraisal Brokerage Consulting Development

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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www.rweiler.com

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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

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