

For Sale

Land at Hamilton Quarter

5822 Hamilton Rd.
Westerville, OH 43230

COLUMBUS
RETAIL TEAM

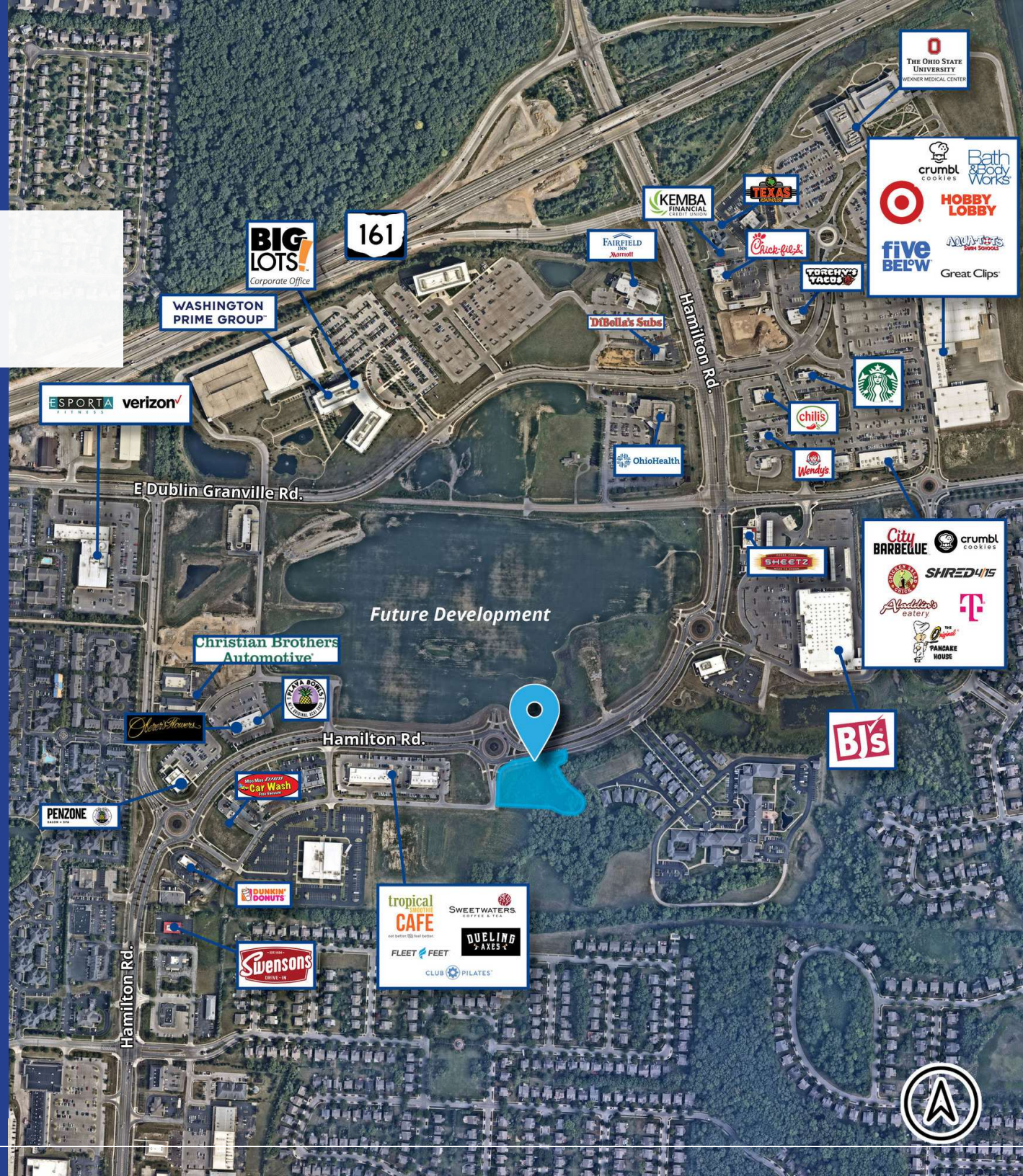
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Property Summary



Property Highlights

- PRICE REDUCTION, inquire for details
- Rare development land opportunity for sale in the heart of the Hamilton Quarter retail corridor with a motivated seller
- 1.9 acres of prime commercial land positioned along main thoroughfare connecting New Albany and Gahanna
- Nearby retailers include BJ's Wholesale, Target, Esporta, Meijer, Home Depot, Chick-fil-A, Starbucks, Swenson's, and more
- Only 15 minutes to new Intel site, 7 minutes from New Albany International Business Park, and 10 minutes to Easton Town Center
- Over 700,000 SF of office/medical space, as well as hotels and senior housing in immediate vicinity with a daytime employee population of nearly 15,000
- Intel will employ over 3,000 direct employees at their 28 billion dollar, 1,000 AC campus

Offering Summary

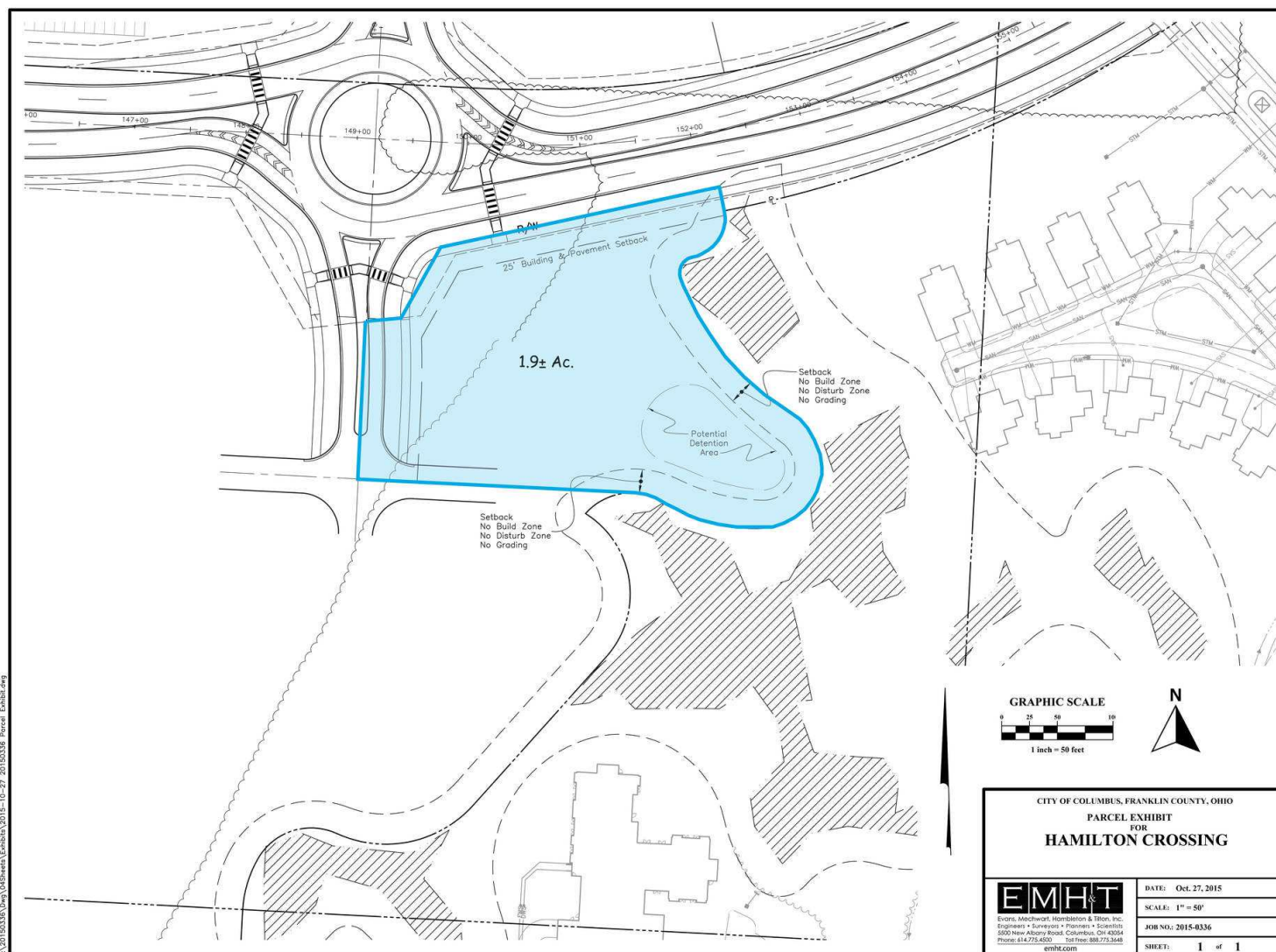
Sale Price	\$2,250,000
Acreage	1.9 Acres
County	Franklin

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,167	22,491	56,195
Total Population	7,018	51,319	137,811
Average HH Income	\$82,739	\$90,775	\$87,936

Traffic Counts

Hamilton Rd.	23,685 VPD
SR-161	94,149 VPD

Site Plan



Development Map





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