

NEW ALBANY PLAZA OUTPARCEL

OWNER / USER RETAIL FOR SALE

5588-5590 N. HAMILTON ROAD, COLUMBUS, OHIO 43230



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

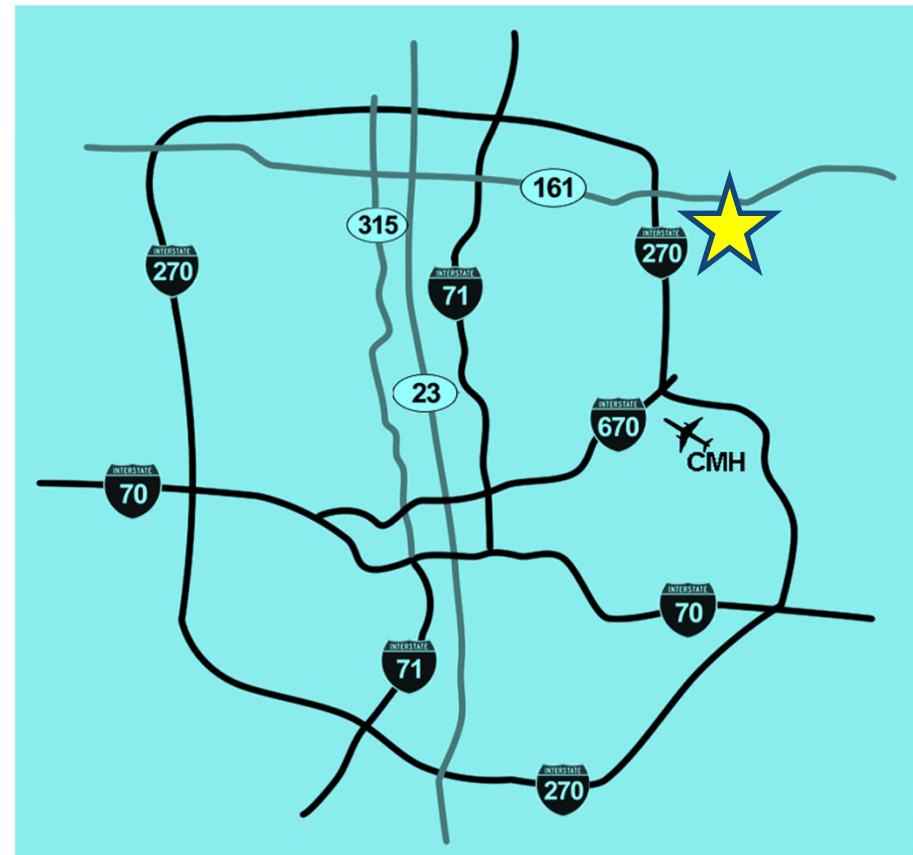
PROPERTY HIGHLIGHTS

NEW ALBANY PLAZA OUTPARCEL

OWNER / USER RETAIL FOR SALE

5588-5590 N. HAMILTON ROAD, COLUMBUS, OHIO 43230

- Newly constructed +/- 6,000 SF retail outparcel building for sale on +/- 1.06 acre lot
- +/- 3,000 SF available to owner/user or additional tenant
- +/- 3,000 SF occupied by  GoodVets
- Center anchored by Sola Salons, Hotworx, Power In Motion, Pittsburgh Paints, and New Albany Dental
- Area tenants include Target, OSU Medical Center, Big Lots HQ, BJ's Wholesale, Home Depot, and Meijer
- +/- 20,617 vehicles per day on Hamilton Road



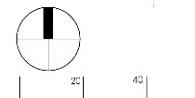
SITE PLAN

NORTH HAMILTON RD.



SITE NOTES:

1. ACCESS PATH FROM THE HC PARKING SPACE MEETS OR EXCEEDS THE REQUIREMENTS OF THE ACCESSIBLE PATH TO THE ENTRY DOORS. THE PAVING & FRONT ENTRY ARE @ GRADE. SEE THE CIVIL DRAWINGS.
2. SEE CIVIL ENGINEERING DUGS FOR ALL SITE UTILITIES, GRADING & STORM DRAINAGE.
3. SEE SHEET 62 FOR THE SITE DETAILS.



Architectural Site Plan



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James W. Clarke
License No. 9209924
Exp. Date 12/31/2023

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DATE: AUGUST 26, 2022

REVISION DATES:

PROJECT:

STRIP CENTER BUILDING
5588 - 5590 N. HAMILTON RD.
COLUMBUS, OHIO 43054

PROJECT NUMBER: CAC0222

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SHEET NUMBER:

S1

TENANT INFO



GoodVets is modern, elevated dog and cat care—co-owned by the veterinarians who run them. They offer comprehensive preventative care, urgent care, dental care, vaccinations, and surgical services. With locations from coast to coast, **GoodVets** presents Best-In-Class care within warm and stress-free clinic spaces.

Locations in Atlanta, Austin, Charleston, Charlotte, Chicago, Columbus, Dallas, Denver, Kansas City, Los Angeles, Miami, Naples, Nashville, New York City, Palm Beach County, Phoenix, Port St. Lucie, Raleigh, Salt Lake City, Sarasota, Silicon Valley, Tampa, and Washington D.C.

- 10 year initial lease term
- Rent commencement May 2024
- Expiration April 30, 2034
- 3,000 SF space
- Years 1-5 at \$39.00 per SF NNN
- Years 6-10 at \$42.90 per SF NNN
- Two renewal options of 5 years with 10% rent increases per term
- Corporate guarantee that doesn't expire

PHOTOS



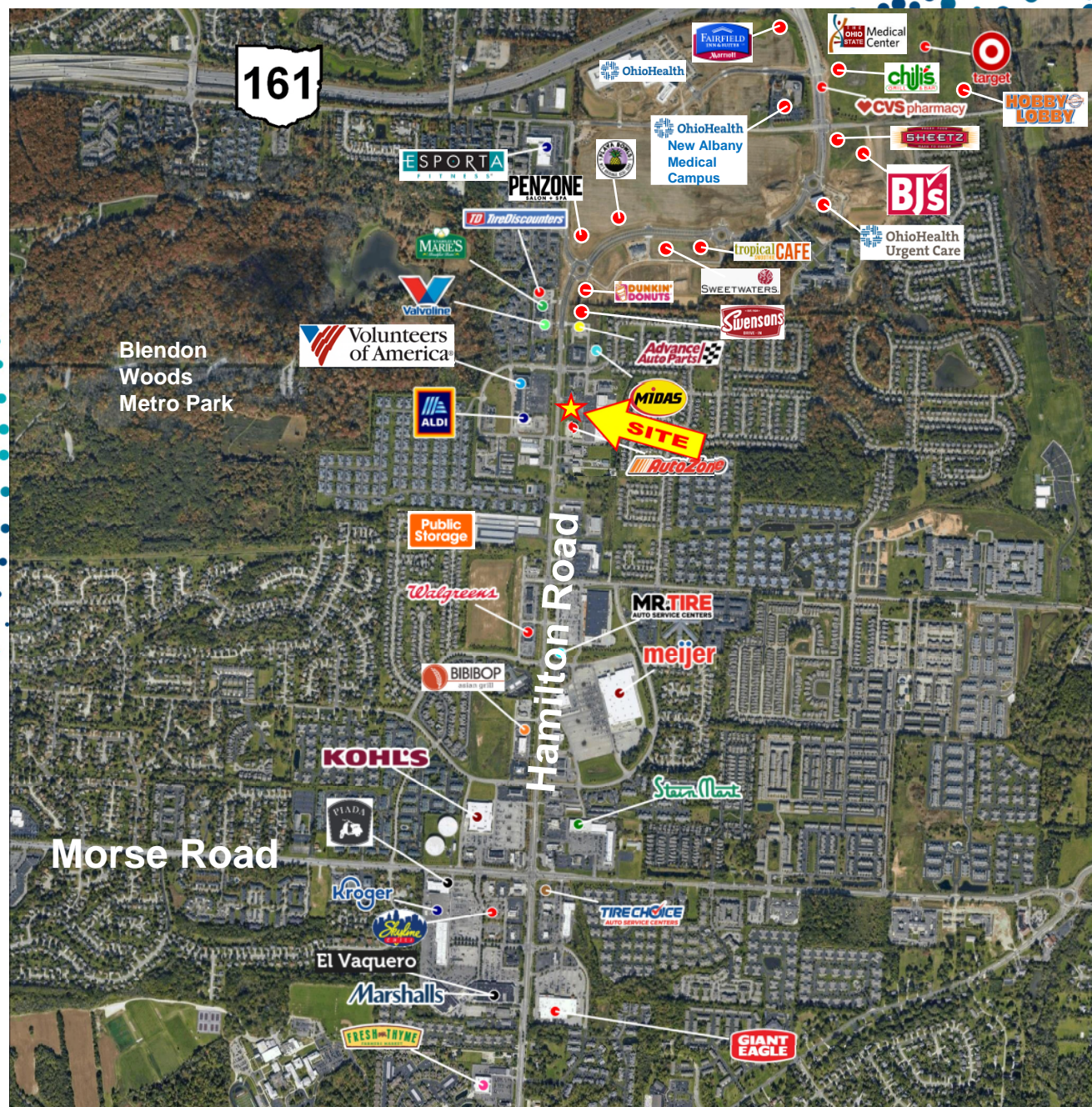
OBLIQUE AERIAL



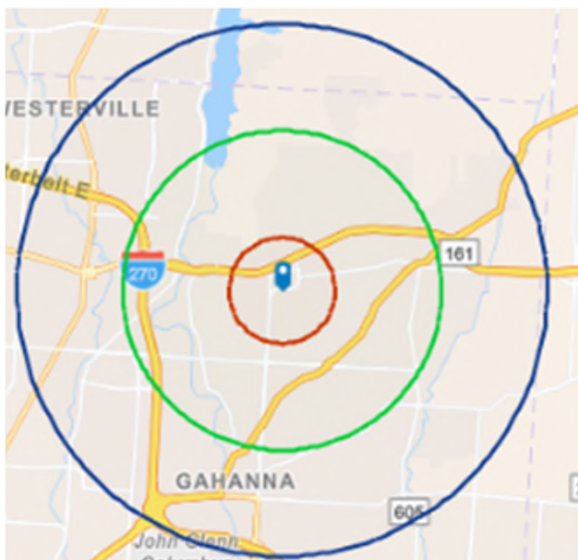
CLOSE AERIAL



CORRIDOR AERIAL



1-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

11,748

Population



2.1

Average
Household Size



37.0

Median Age

\$86,032

Median Household Income

BUSINESS



212

Total Businesses



3,942

Total Employees

EDUCATION



3%

No High School
Diploma



12%

High School
Graduate



22%

Some
College



63%

Bachelor's/Grad/Prof
Degree

INCOME



\$54,225

Per Capita
Income



\$86,032

Median
Household
Income



\$116,043

Average
Household
Income

EMPLOYMENT



79.4

White
Collar %



13.3

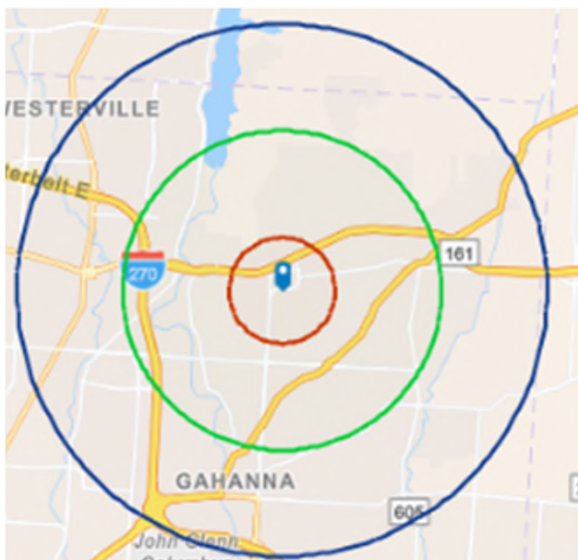
Blue
Collar %



7.3

Services
%

3-MILE RADIUS DEMOS



KEY FACTS

80,257

Population



2.2

Average
Household Size



37.7

Median Age

\$93,847

Median Household Income

BUSINESS



1,801

Total Businesses



28,514

Total Employees

EDUCATION



3%

No High School
Diploma



16%

High School
Graduate



21%

Some
College



60%

Bachelor's/Grad/Prof
Degree

INCOME



\$57,397

Per Capita
Income



\$93,847

Median
Household
Income



\$129,486

Average
Household
Income

EMPLOYMENT



79.0

White
Collar %



11.2

Blue
Collar %



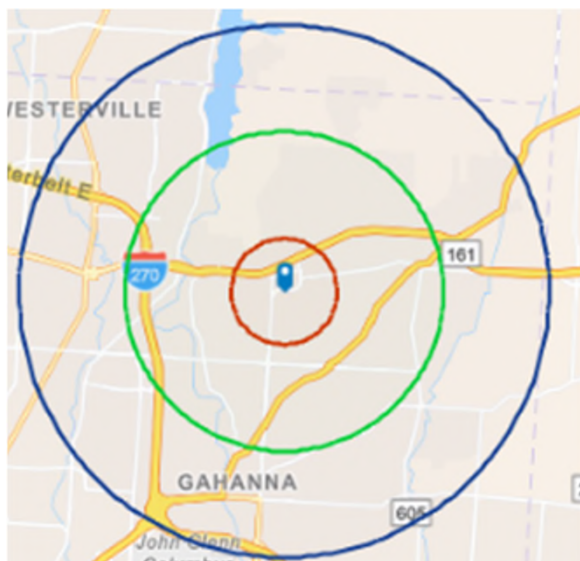
9.7

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



equity | brokerage

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KEY FACTS

180,912

Population



2.4

Average
Household Size



38.2

Median Age

\$87,256

Median Household Income

BUSINESS



5,440

Total Businesses



85,114

Total Employees

EDUCATION



4%

No High School
Diploma



20%

High School
Graduate



24%

Some
College



53%

Bachelor's/Grad/Prof
Degree

INCOME



\$48,967

Per Capita
Income



\$87,256

Median
Household
Income



\$119,798

Average
Household
Income

EMPLOYMENT



74.0

White
Collar %



14.4

Blue
Collar %



11.6

Services
%