

NEW ALBANY PLAZA OUTPARCEL

OWNER / USER RETAIL FOR SALE

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



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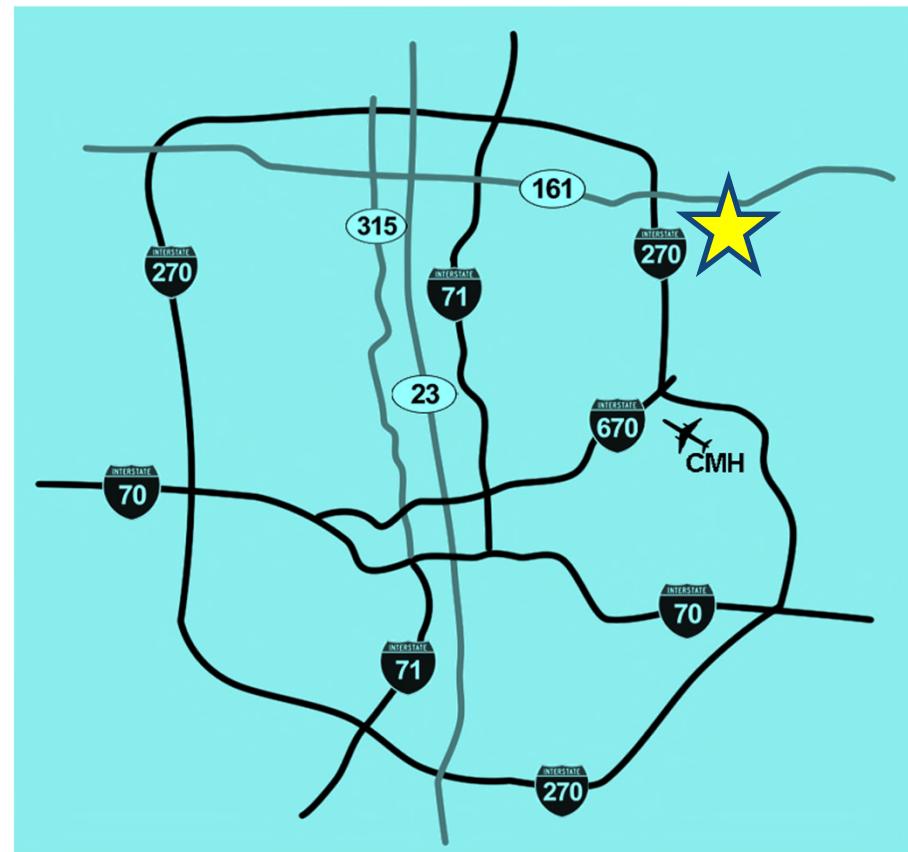
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PROPERTY HIGHLIGHTS

- 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

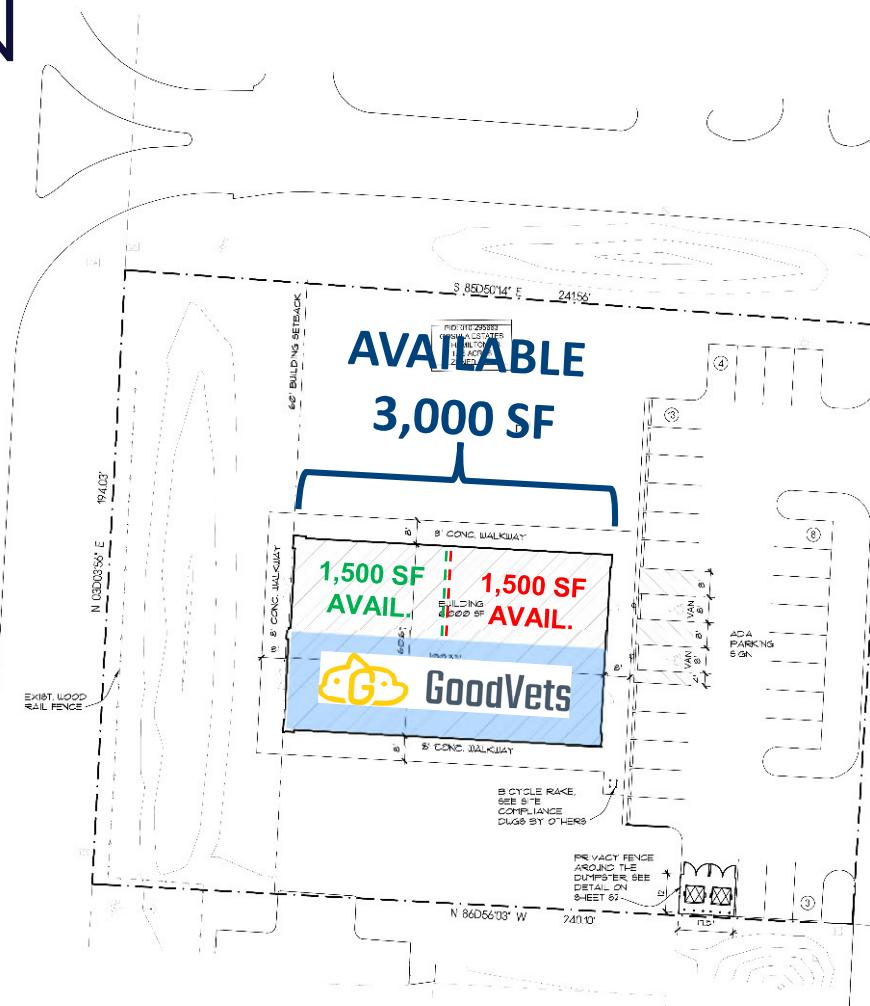
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SITE PLAN

NORTH HAMILTON RD.



SITE NOTES:

1. ACCESS PATH FROM THE 14 PARKING SPACES MEETS OR EXCEEDS THE REQUIREMENTS OF THE ACCESSIBLE PATH TO THE ENTRY DOORS. THE SAVING & FRONT ENTRY ARE @ GRADE. SEE THE CIVIL DRAWINGS.
2. SEE CIVIL ENGINEERING DUGS FOR ALL SITE UTILITIES, GRADING & STORM DRAINAGE.
3. SEE SHEET 82 FOR THE SITE DETAILS.

Architectural Site Plan



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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: CACB2208

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



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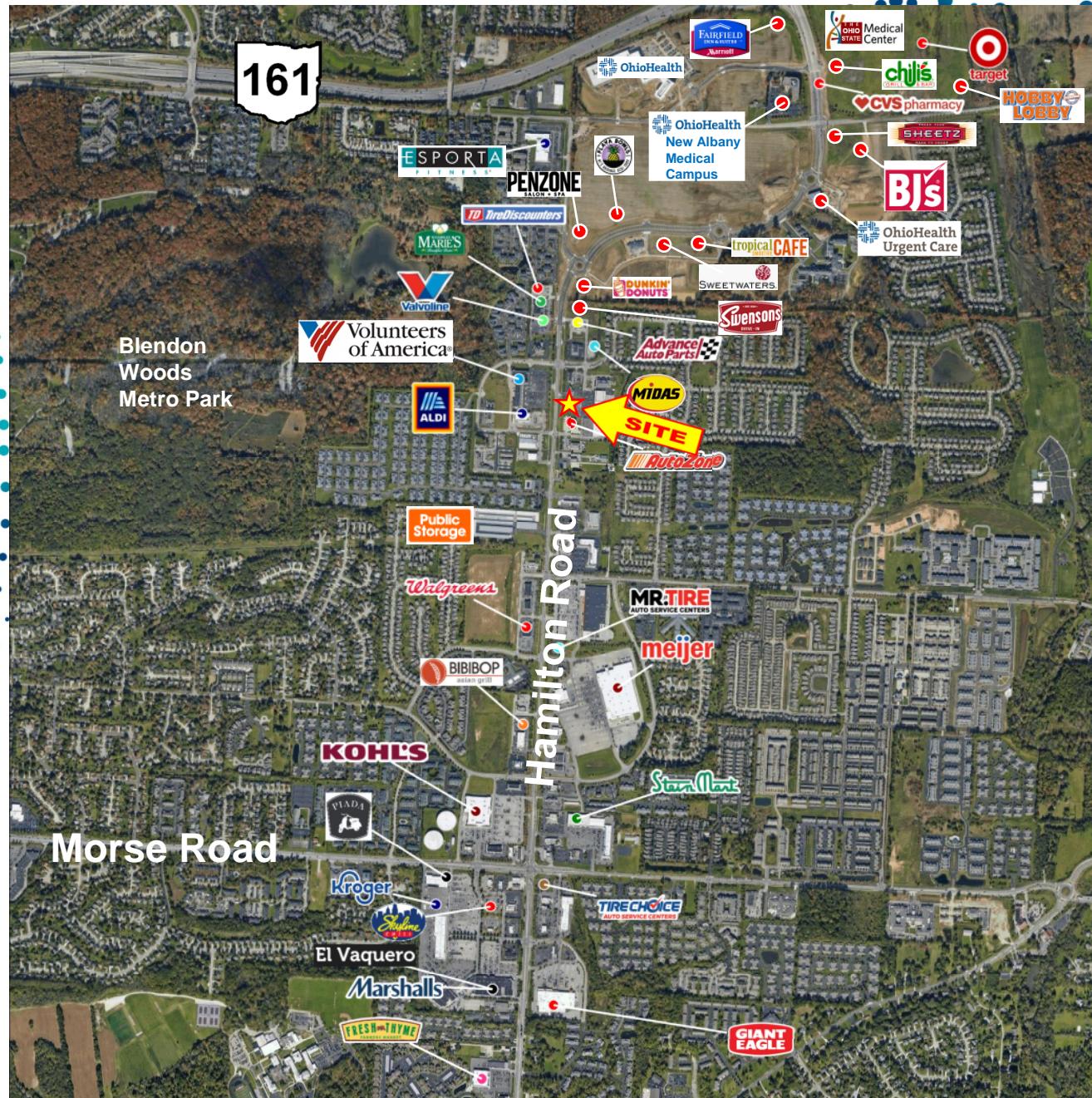
CLOSE AERIAL



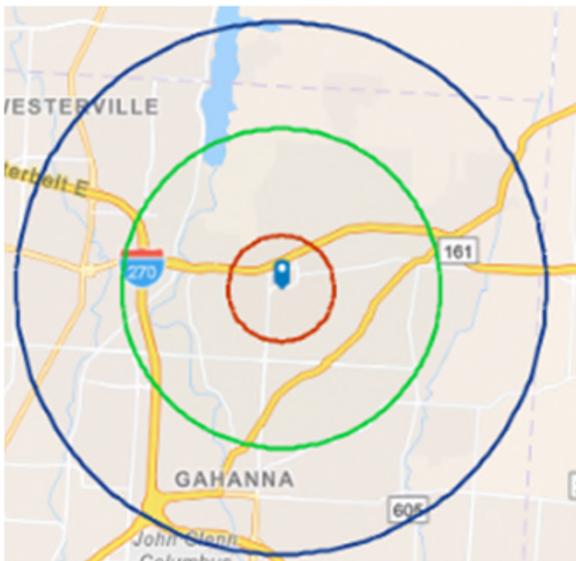
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CORRIDOR AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

11,748
Population



Average
Household Size

37.0

Median Age

\$86,032

Median Household Income

BUSINESS



Total Businesses



Total Employees

EDUCATION



No High School
Diploma



High School
Graduate



Some
College



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 %

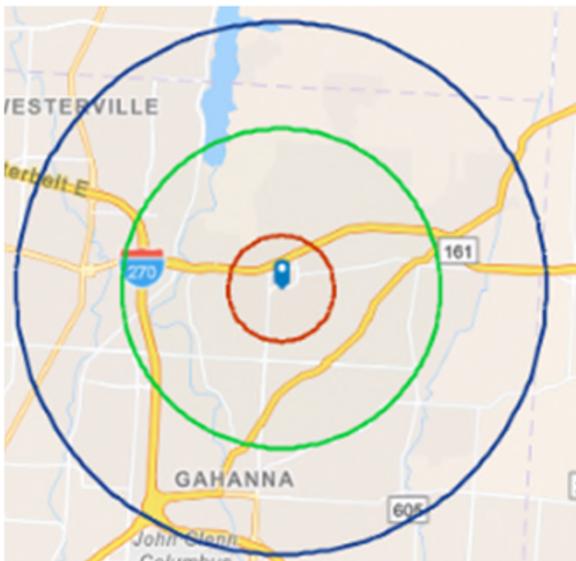


7.3
Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

80,257

Population



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 %



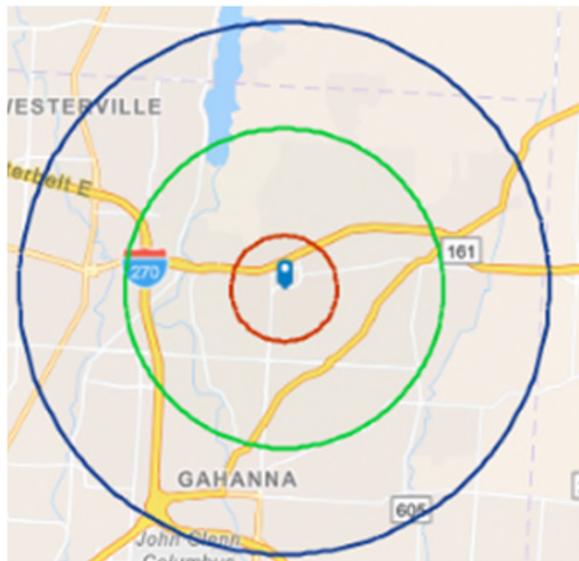
9.7

Services %

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5-MILE RADIUS DEMOS



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KEY FACTS

180,912
Population



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 %