

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

#### 2 Units Available for Lease:

**6550:** 4,141 +/- SF - with patio  
(approved for a liquor  
license, excellent for  
a restaurant)

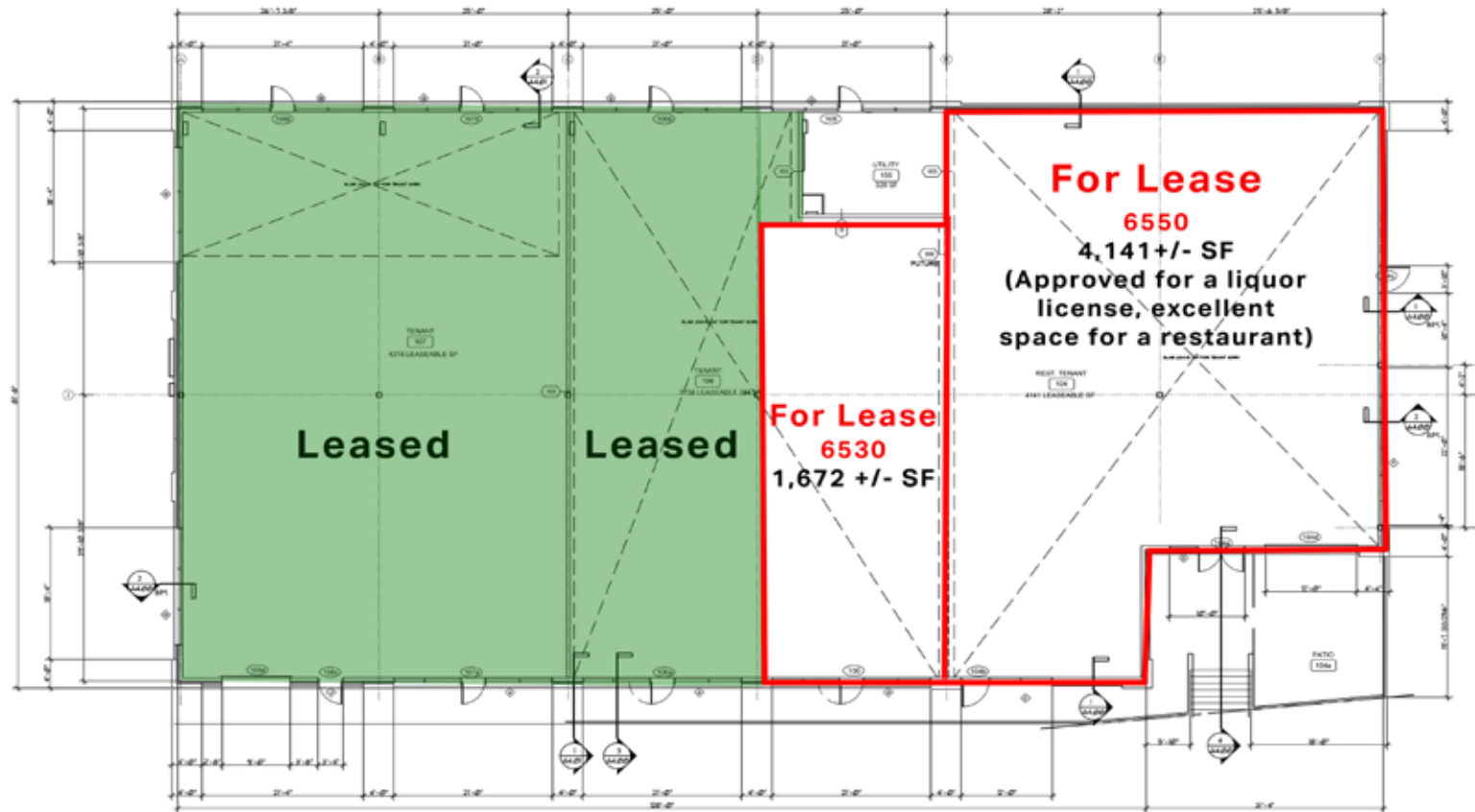
**6530:** 1,672 +/- SF

**Lease Rate:** Negotiable

**Est. NNN's:** \$8.00/SF

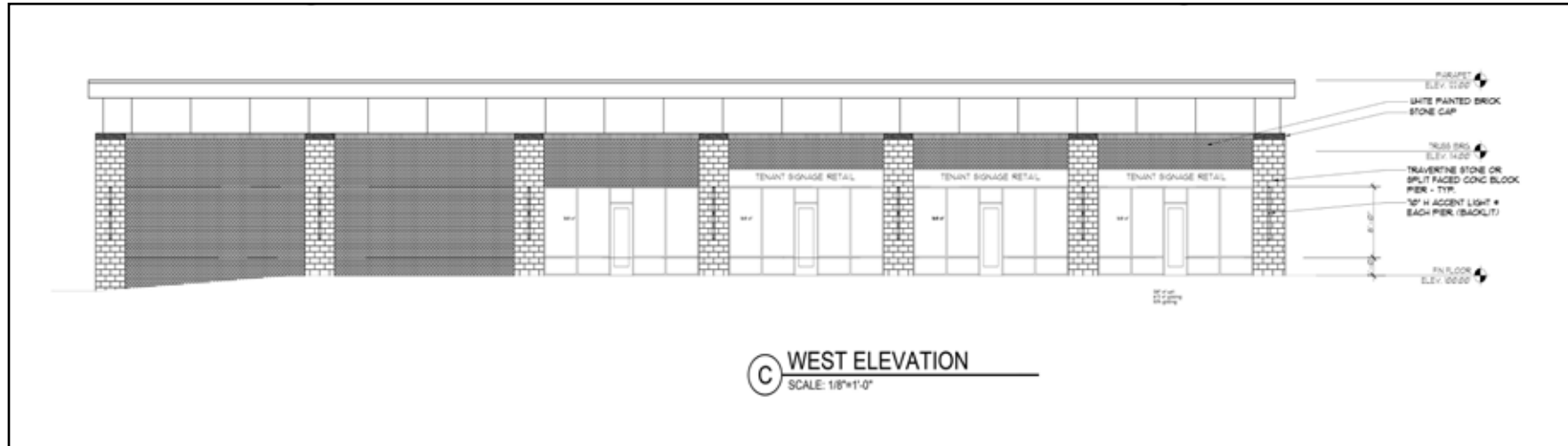
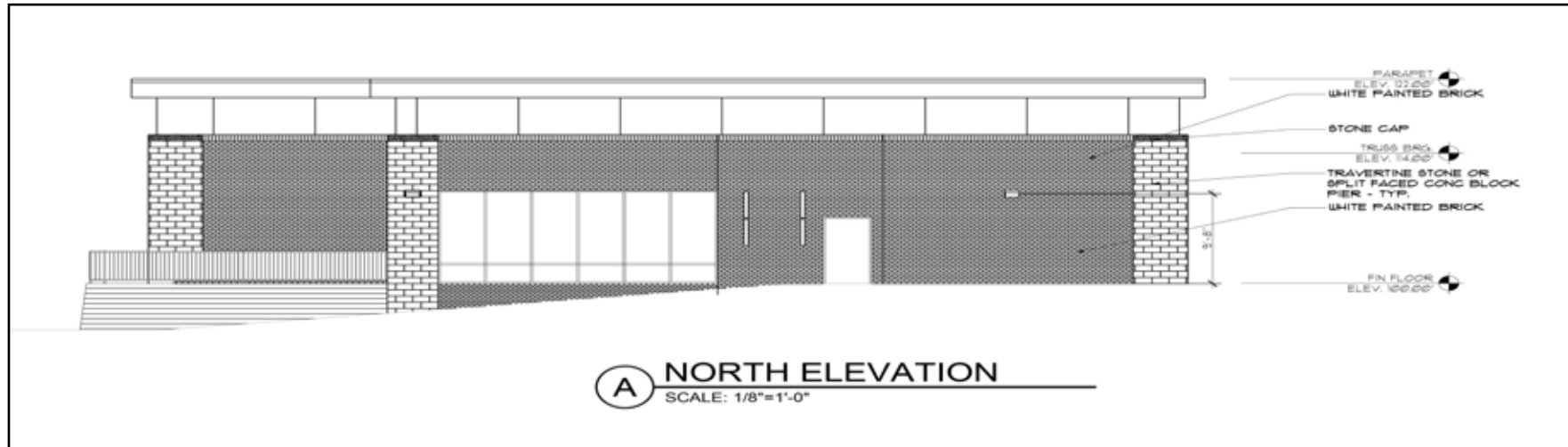
**Zoning:** CPD - Commercial  
Planned District

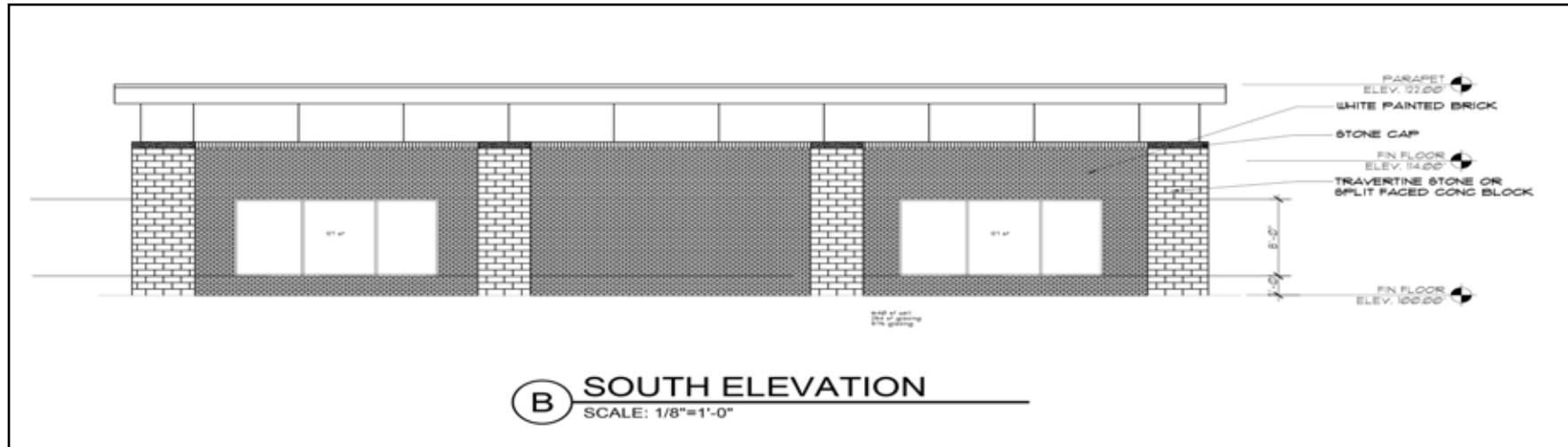
**Columbus Taxes**



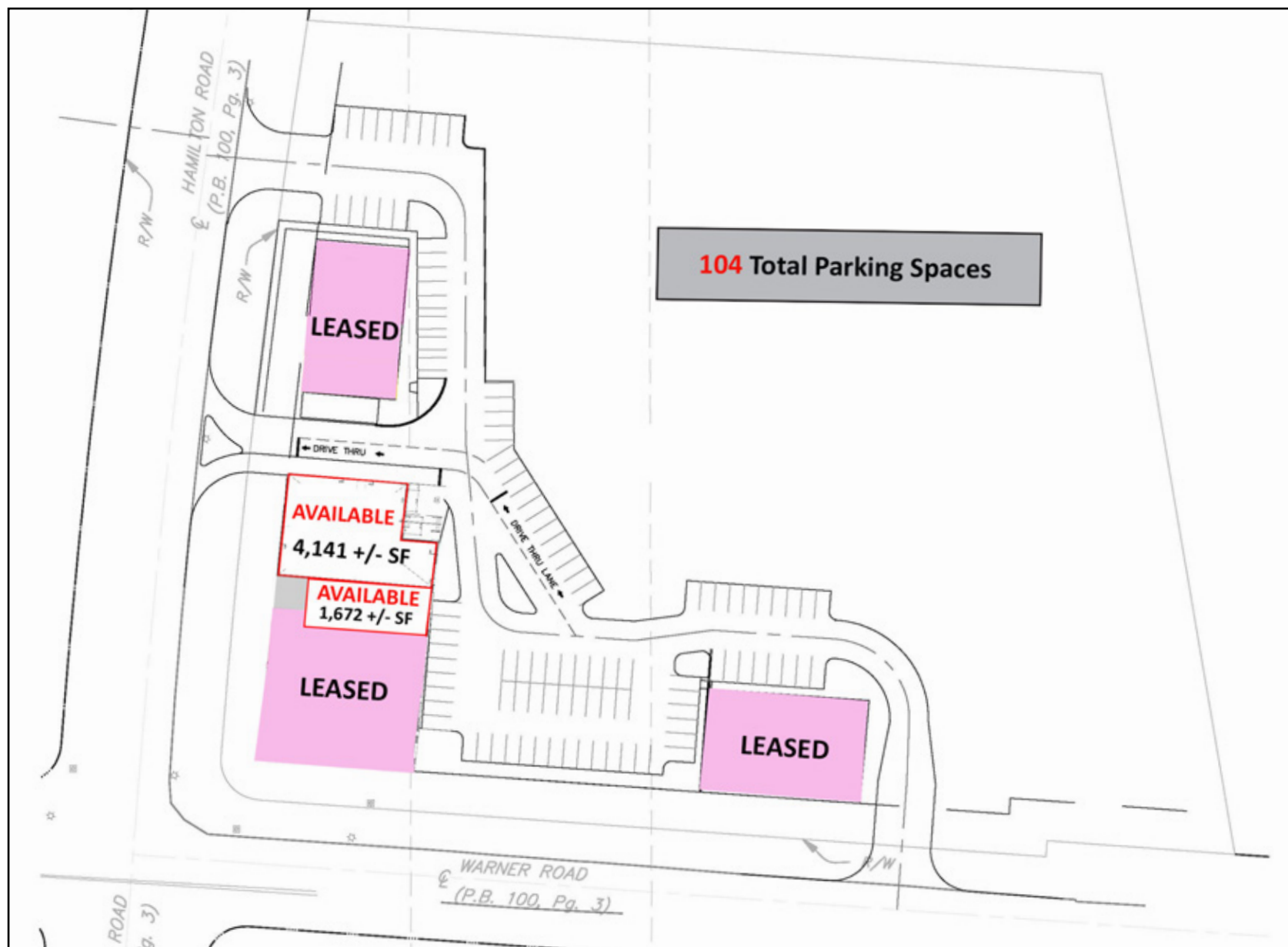
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

Floor Plan



















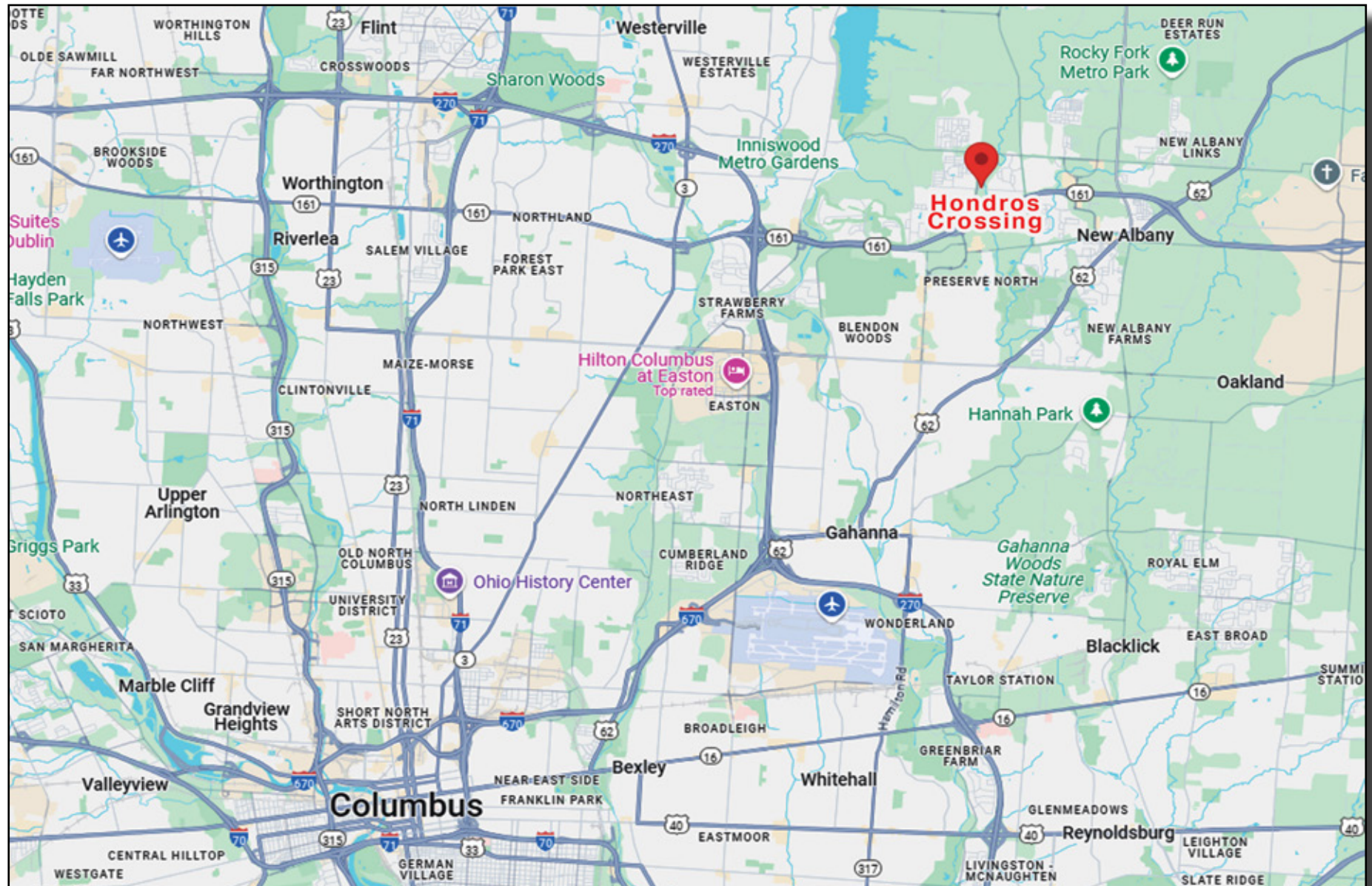




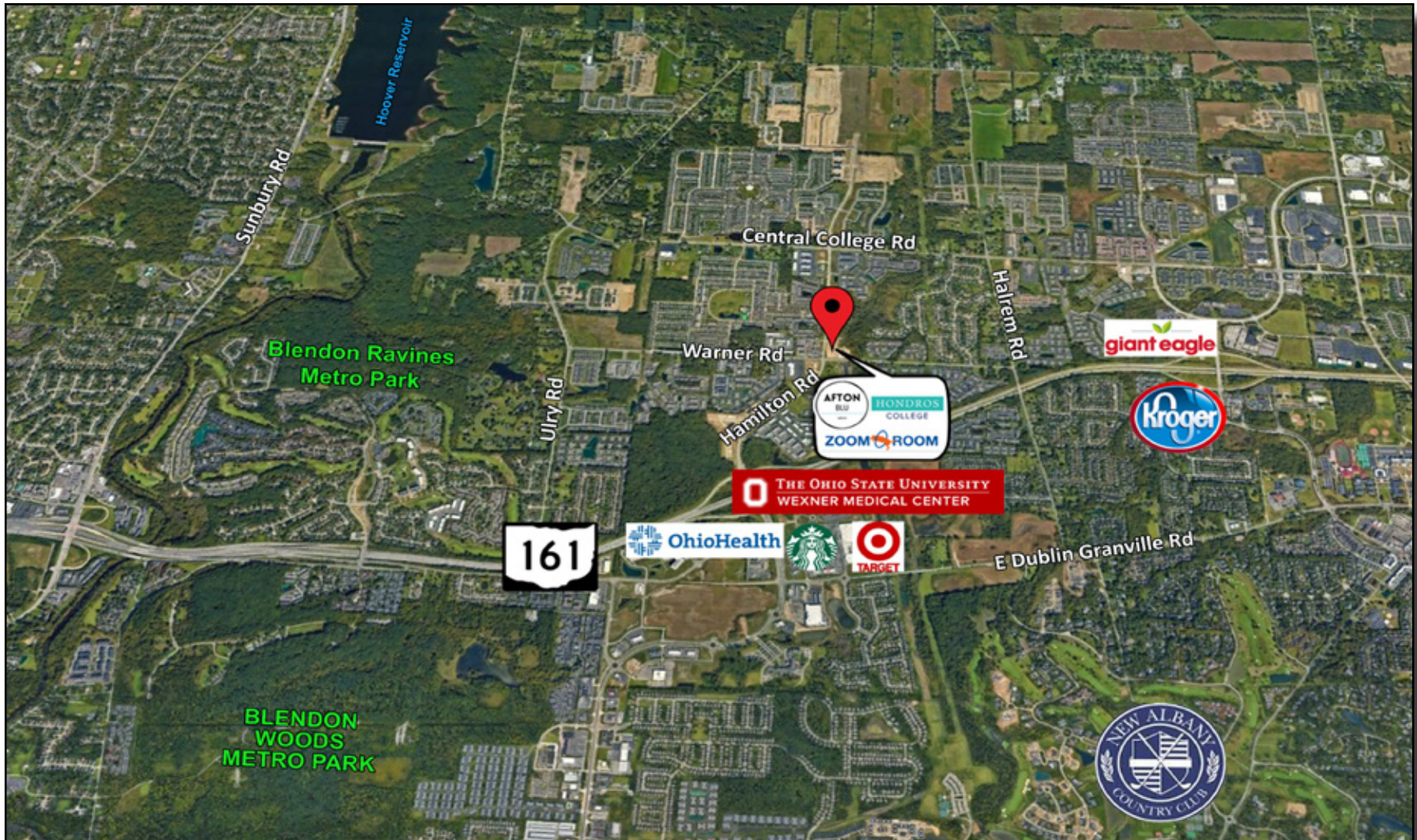












## Great Location!


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

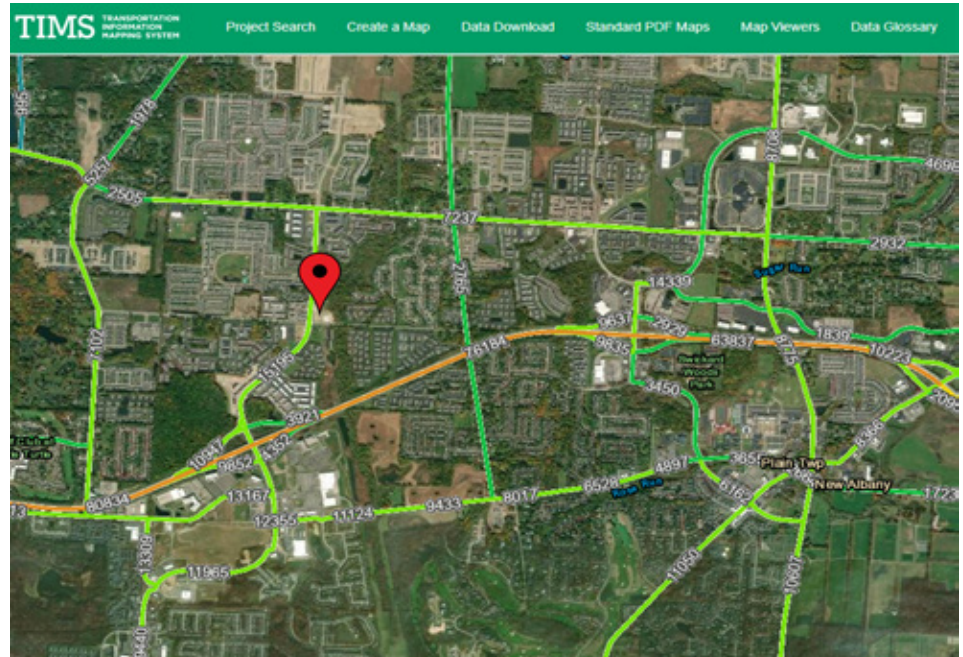






Demographic Summary Report

Hondros Crossing				
6580-6586 N Hamilton Rd, Columbus, OH 43081				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	11,895	64,875	149,248	
2024 Estimate	11,860	64,416	147,527	
2020 Census	11,782	63,323	148,430	
Growth 2024 - 2029	0.30%	0.71%	1.17%	
Growth 2020 - 2024	0.66%	1.73%	-0.61%	
<b>2024 Population by Hispanic Origin</b>	463	2,526	5,735	
<b>2024 Population</b>	11,860	64,416	147,527	
White	8,748 73.76%	45,549 70.71%	102,902 69.75%	
Black	1,398 11.79%	7,948 12.34%	21,826 14.79%	
Am. Indian & Alaskan	29 0.24%	140 0.22%	344 0.23%	
Asian	596 5.03%	4,450 6.91%	7,968 5.40%	
Hawaiian & Pacific Island	3 0.03%	13 0.02%	35 0.02%	
Other	1,086 9.16%	6,315 9.80%	14,452 9.80%	
U.S. Armed Forces	0	14	83	
<b>Households</b>				
2029 Projection	5,962	29,053	61,249	
2024 Estimate	5,949	28,901	60,627	
2020 Census	5,934	28,629	61,137	
Growth 2024 - 2029	0.22%	0.53%	1.03%	
Growth 2020 - 2024	0.25%	0.95%	-0.83%	
Owner Occupied	3,161 53.13%	16,166 55.94%	38,450 63.42%	
Renter Occupied	2,789 46.88%	12,734 44.06%	22,177 36.58%	
<b>2024 Households by HH Income</b>	5,950	28,902	60,627	
Income: <\$25,000	295 4.96%	2,114 7.31%	4,239 6.99%	
Income: \$25,000 - \$50,000	940 15.80%	4,026 13.93%	8,366 13.80%	
Income: \$50,000 - \$75,000	1,275 21.43%	5,667 19.61%	11,910 19.64%	
Income: \$75,000 - \$100,000	664 11.16%	3,493 12.09%	7,816 12.89%	
Income: \$100,000 - \$125,000	836 14.05%	3,625 12.54%	7,833 12.92%	
Income: \$125,000 - \$150,000	569 9.56%	2,779 9.62%	5,731 9.45%	
Income: \$150,000 - \$200,000	497 8.35%	2,875 9.95%	6,176 10.19%	
Income: \$200,000+	874 14.69%	4,323 14.96%	8,556 14.11%	
<b>2024 Avg Household Income</b>	\$119,630	\$120,349	\$118,881	
<b>2024 Med Household Income</b>	\$92,507	\$93,923	\$93,546	



Traffic Count Report

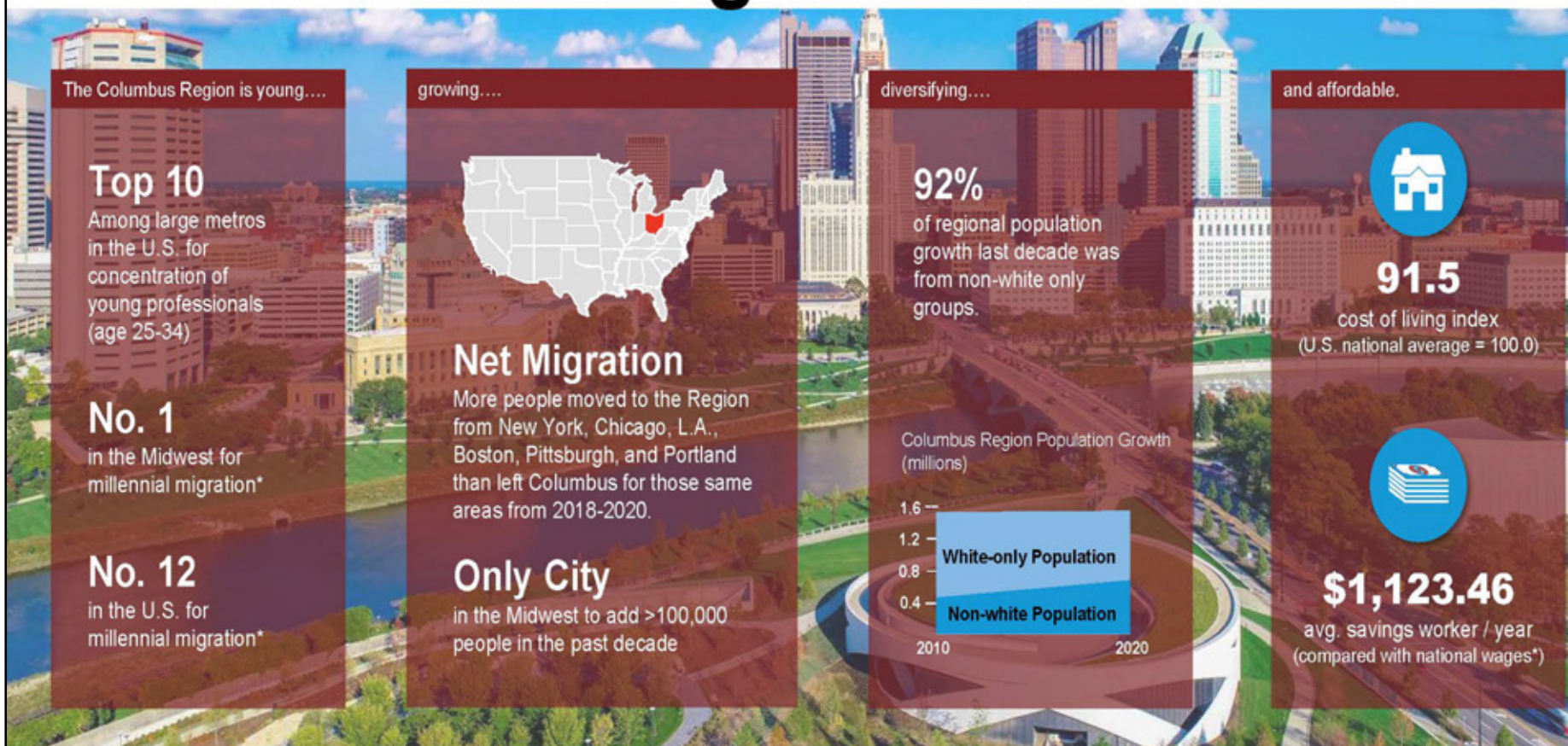
# Hondros Crossing

6580-6586 N Hamilton Rd, Columbus, OH 43081

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Warner Road	Ashford Ridge Rd	0.02 E	2025	5,378	MPSI	.05
2	Hamilton Road	Calebs Creek Way	0.02 N	2024	12,712	MPSI	.05
3	Hamilton Road	Calebs Creek Way	0.02 N	2025	12,672	MPSI	.05
4	Warner Road	Hamilton Rd	0.02 E	2025	5,617	MPSI	.06
5	Calebs Creek Way	Hamilton Rd	0.01 E	2024	68	MPSI	.07
6	Calebs Creek Way	Hamilton Rd	0.01 E	2025	68	MPSI	.07
7	Ashford Ridge Road	Warner Rd	0.02 N	2024	147	MPSI	.07
8	Ashford Ridge Road	Warner Rd	0.02 N	2025	146	MPSI	.07
9	Warner Rd	Ashford Ridge Rd	0.01 W	2025	3,036	MPSI	.07
10	Warner Road	Ashford Ridge Rd	0.01 W	2025	5,352	MPSI	.07



# 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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Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

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With 87 years in the business, we have a competitive advantage in the market... a value that 7 clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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