



# Chestnut Hill Shopping Center

4951-4965 Hamilton Rd  
Columbus, OH 43230

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# Chestnut Hill Shopping Center

## Property Highlights

- Second generation spa/wellness space available for a range of users including retail, medical, office and other mixed-use.
- Located on Hamilton Rd directly North of Morse & Hamilton Rd intersection.
- Monument signage slot available with 24,487 VPD on Hamilton Rd.
- Shadow anchored by Kohl's; adjacent to Mount Carmel Urgent Care.
- Shared lot with Chipotle, First Watch, and Poke Bros directly South.
- 5 minutes from interstate 270 and less than 3-miles to Easton Town Center.
- One block North of StoneRidge Plaza Shopping Center anchored by Kroger, Marshalls, HomeGoods, Cinemark, and many other national restaurants and retailers.
- 1,233-4,392 RSF Available.

## Property Details:

Building Size:	9,159 SF
Lot Size:	1.53 acres
Available SF	1,233 SF up to 4,392 SF
Parking:	80 parking spaces
Rental Rate:	\$30.00 NNN
Operating Expenses:	\$11.60/SF
Traffic Count:	24,487 VPD







## Rentable Areas (APPROX)

4959 Hamilton Rd	1,233 SF	Shell condition ready for improvements
4955 Hamilton Rd	3,159 SF*	Reception area with large glass windows, 10 treatment rooms/offices, open interior space, and 2 private restrooms

\*Can combine for a total of 4,392 SF. Do not disturb the existing tenant, Please contact us for showings.

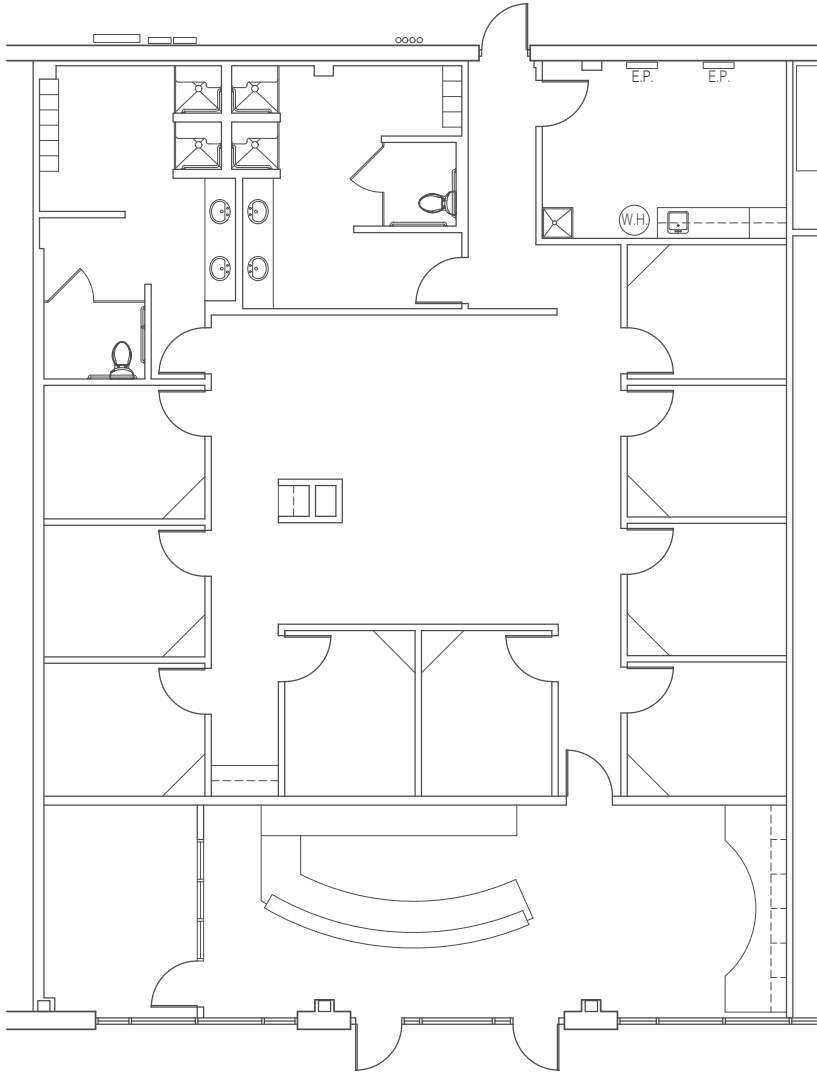
## Basic Lease Rate

\$30.00 NNN



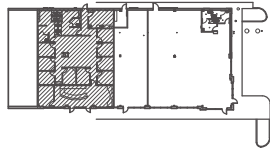


4955 Hamilton Rd  
3,159 SF



4955 N. Hamilton Rd.

N.T.S.



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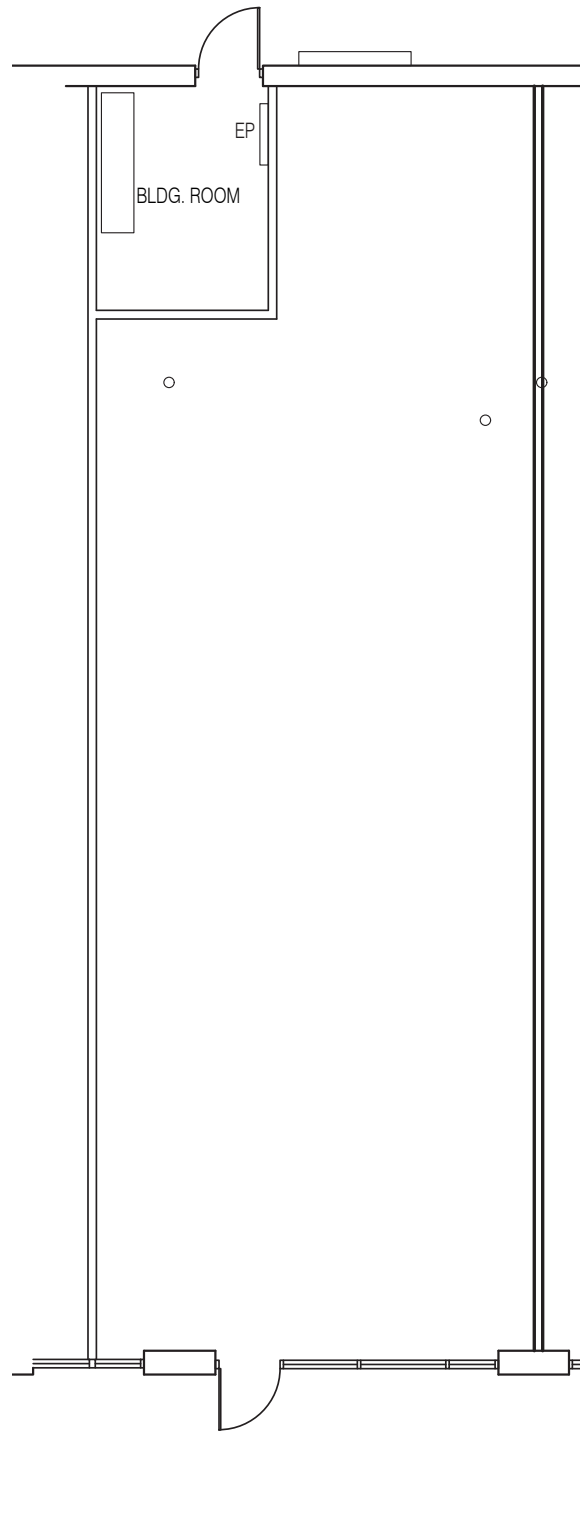
building key plan

N.T.S.



4959 Hamilton Rd

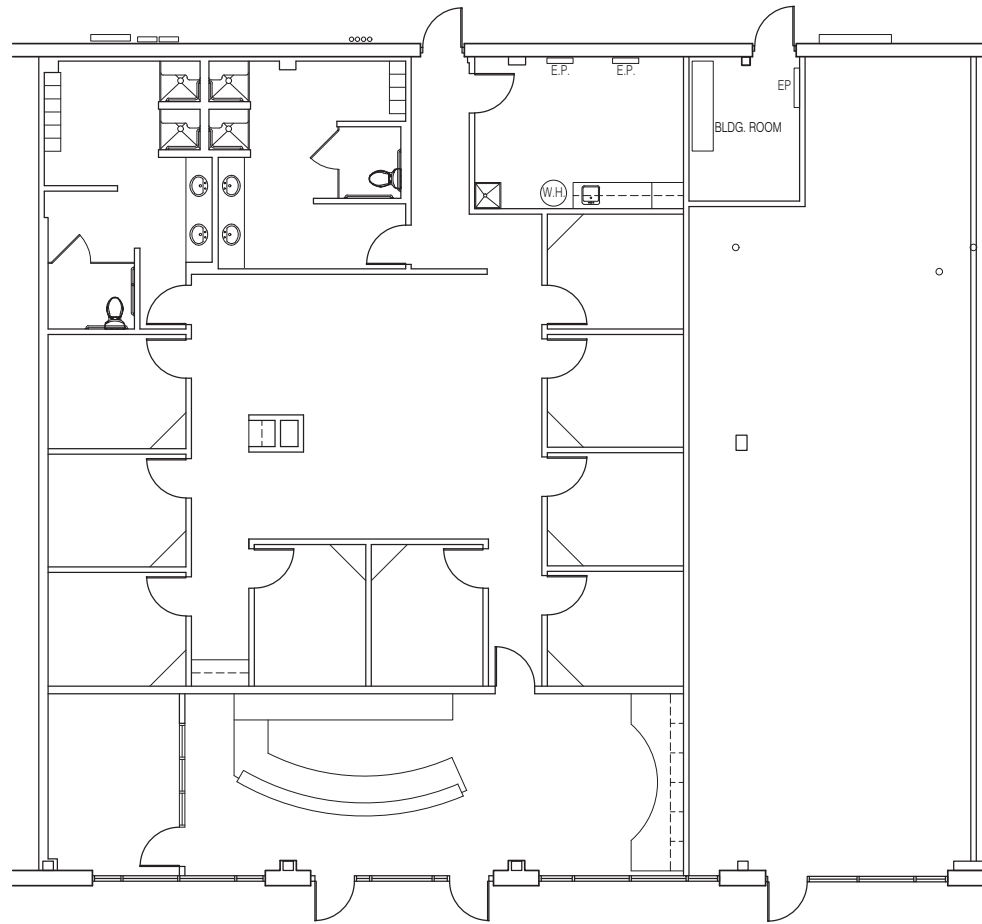
1,233 SF





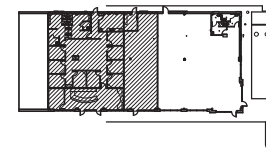
# 4955-4959 Hamilton Rd

\*Can combine for a total of 4,392SF



4955-4959 N. Hamilton Rd.

N.T.S.



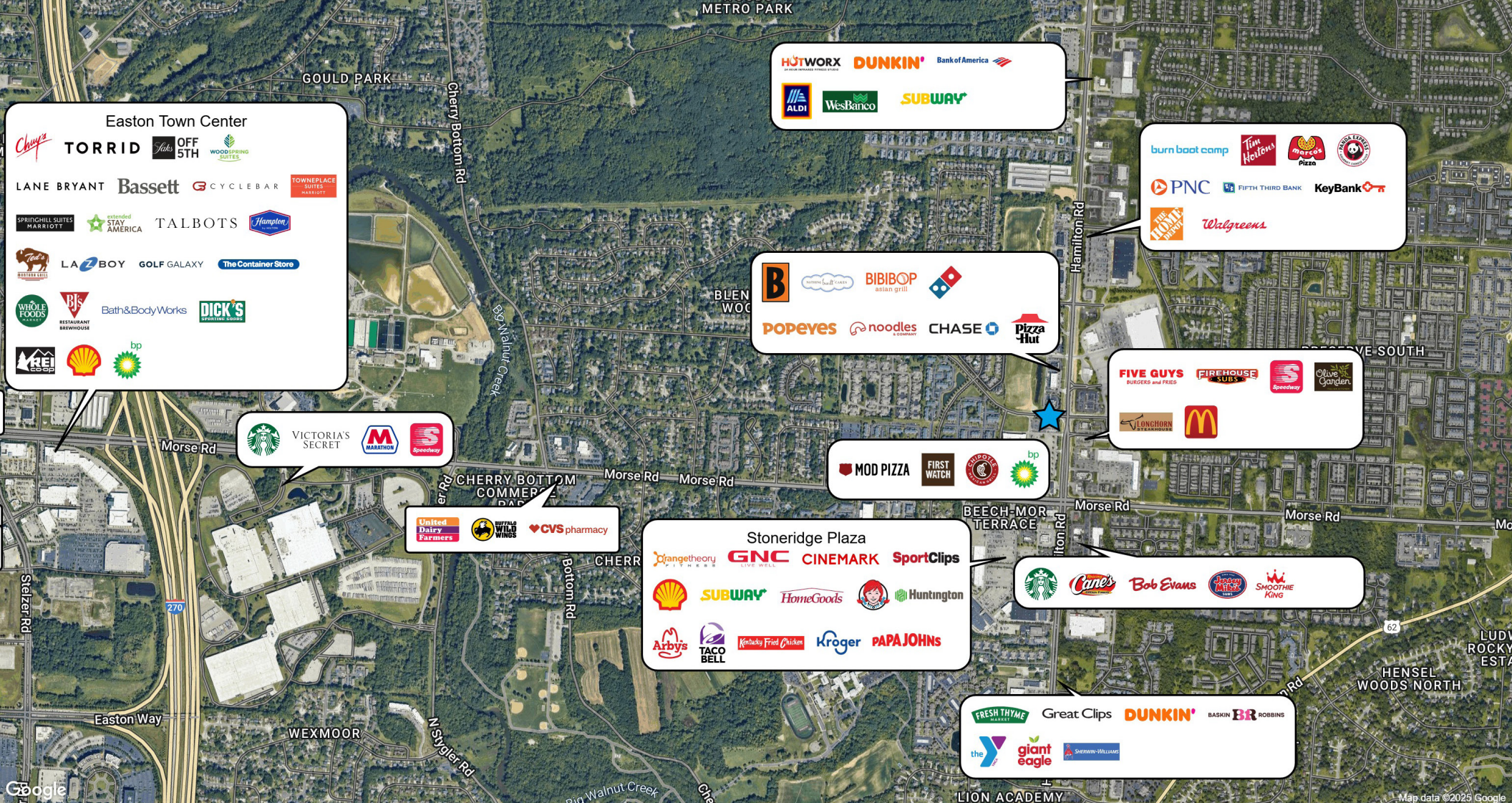
N building key plan

N.T.S.



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## Demographics

	Total Population	Total Employees	Total Businesses	Avg. Household Income
1 Mile	17,151	6,956	474	\$104,639
3 Miles	81,055	42,145	2,419	\$128,593
5 Miles	186,856	95,842	5,885	\$114,046



N Hamilton Rd: 24,487 VPD





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