

SALE

HAMILTON ROAD RETAIL

Hamilton Rd New Albany, OH 43054

LOCATION DESCRIPTION

Located adjacent to 330-acre joint venture between The New Albany Company, Casto and The Daimler Group; proposed ±700,000 SF of office and ±1,000,000 SF of retail slated for construction. Big Lots ±320,000 SF headquarters with 800± employees. Target ±125,000 SF store. Ohio State University Wexner Medical Center starting on ±200,000 SF Phase 1 Fall 2019 on its ±31-acre campus. HQ Flats, an 800-unit apartment complex, is close by. Other area development includes Facebook's complex to reach 1.5 million SF, Google 275,000 SF data center on its 447 acres and Intel's planned \$20 billion+ chip manufacturing project.

PROPERTY HIGHLIGHTS

- Land may be divided
- Commercial zoning (Columbus)
- All utilities and roadways (public and private) to site
- For additional sites visit bit.ly/ShoppesAtSmithsMill and bit.ly/BeechRd



OFFERING SUMMARY

Sale Price:	\$400,000 - \$650,000 / Acre
Lot Size:	11.3 Acres
Zoning:	CPD-Commercial Planned Development District, LARO-Limited Apartment Office District
APN:	545-294042 (Lots 15, 16, 18, 20) and 545-291670 (Lot 10)

PROPERTY WEBSITE

<https://bit.ly/HamiltonRoadRetail>

Chris Howard

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Anthony Maronitis, CCIM, MS

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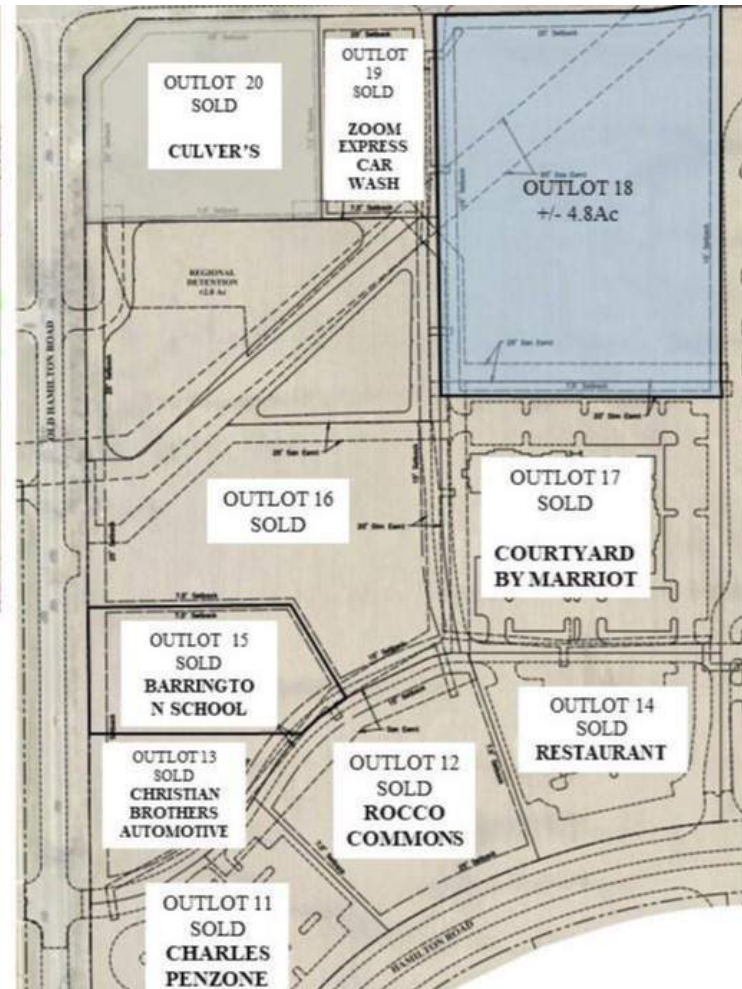
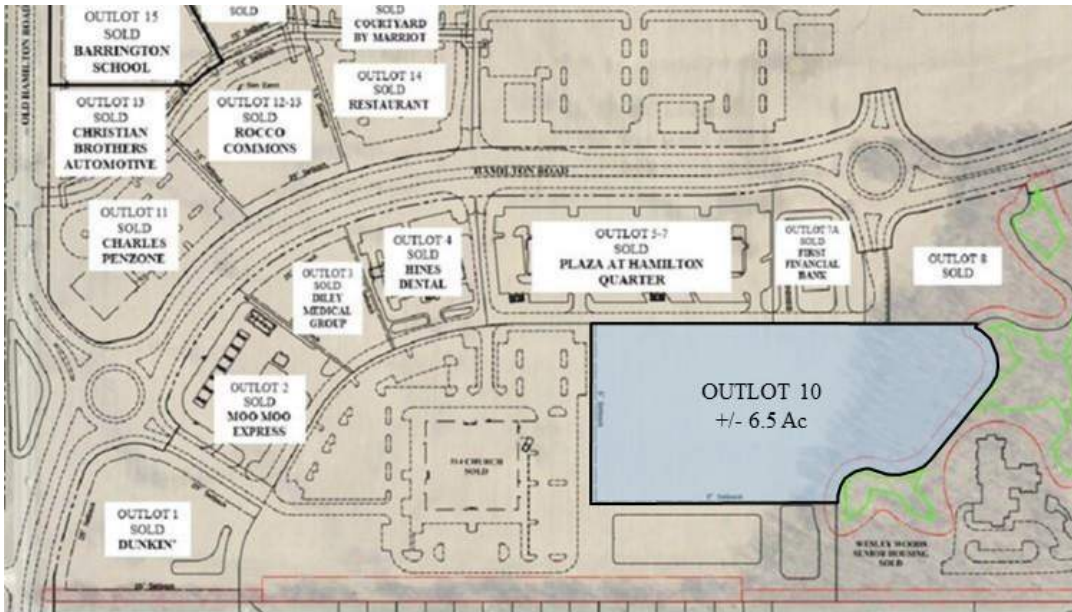
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STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	10	Office	6.5 Acres	\$400,000 / Acre
Available	18	Retail	4.8 Acres	\$650,000 / Acre

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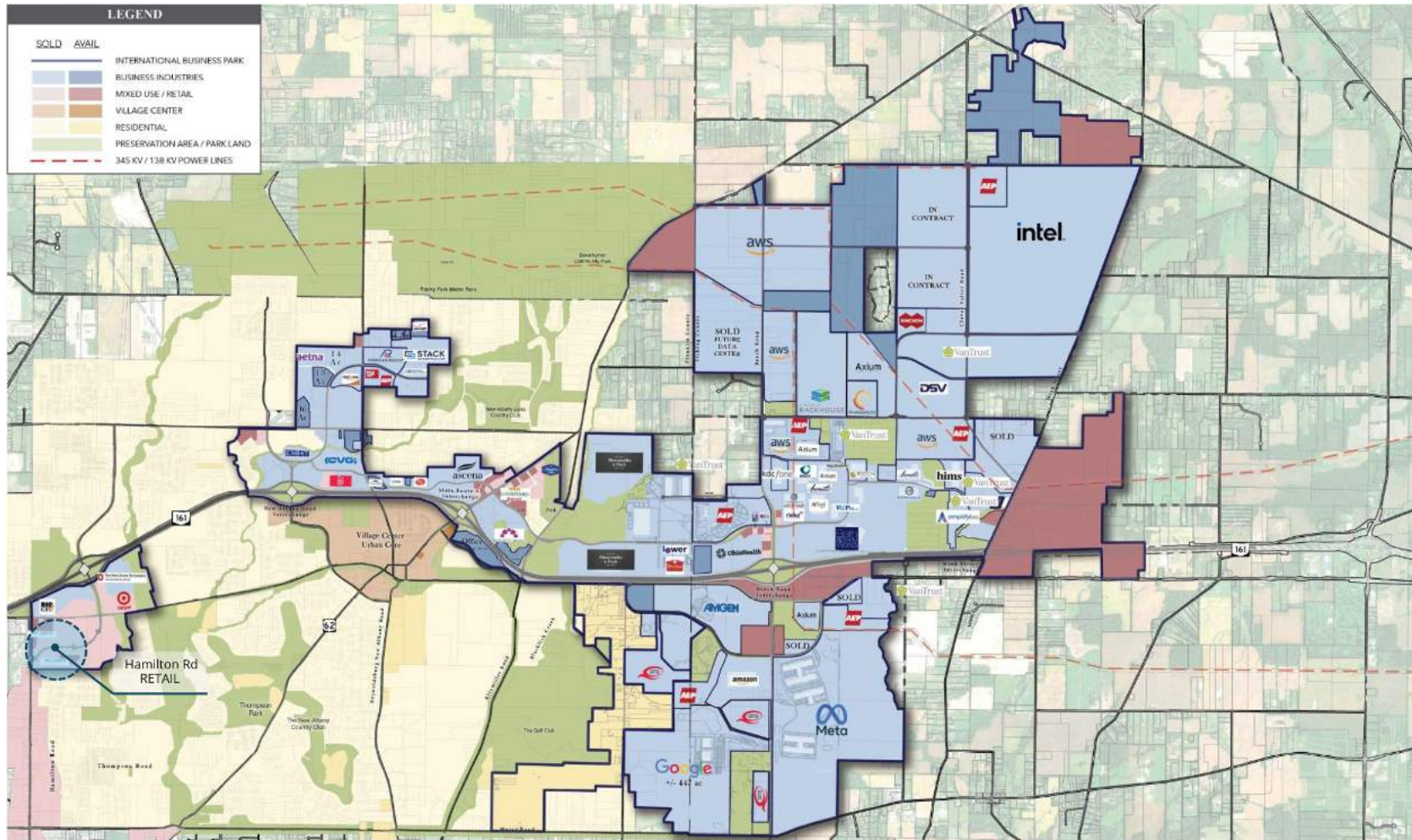


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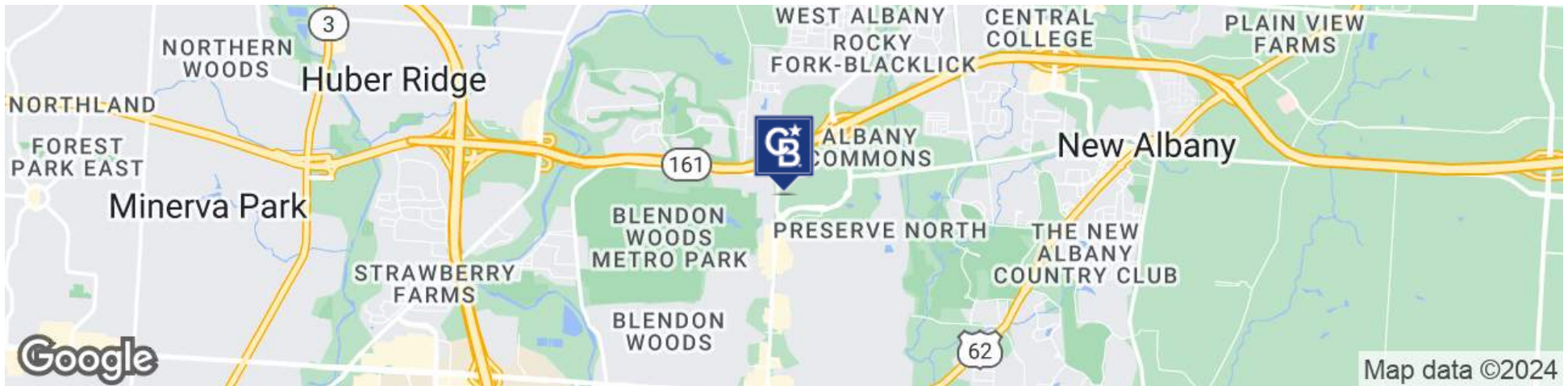
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NEW ALBANY, OHIO

Founded in 1837, the City of New Albany, Ohio is a nationally-acclaimed master-planned community just 15 minutes northeast of Columbus, the nation's 14th largest city. Business Insider named New Albany America's #1 suburb based on factors such as proximity to the nearest metropolitan area, average commute times, median household income, crime rates, and public-school ratings. Featuring four highway interchanges, triple-feed electric power, and a state-of-the-art municipal broadband network. New Albany's Land Use is 47% Commercial, 31% Residential and 22% Right-of-way, Governmental, & Open Space. AWS, Facebook and Google continue to expand their investment here. The New Albany International Business Park has become home to global players, game changers and innovators that include Abercrombie & Fitch, Bath & Body Works, Justice and Red Roof Inn.

COMPANY	TYPE	EMPLOYEES
Abercrombie & Fitch	Corporate Headquarters	2,100
Discover Financial Services	Add text here...	2,088
State Farm Insurance		750
AEP Transmissions		636
iQor	Corporate Office	623
Axium Plastics	Packaging	600
Aetna	Corporate Office	500
KDC/Tri-Tech	Contract Manufacturer	460
Justice	Corporate Office	450

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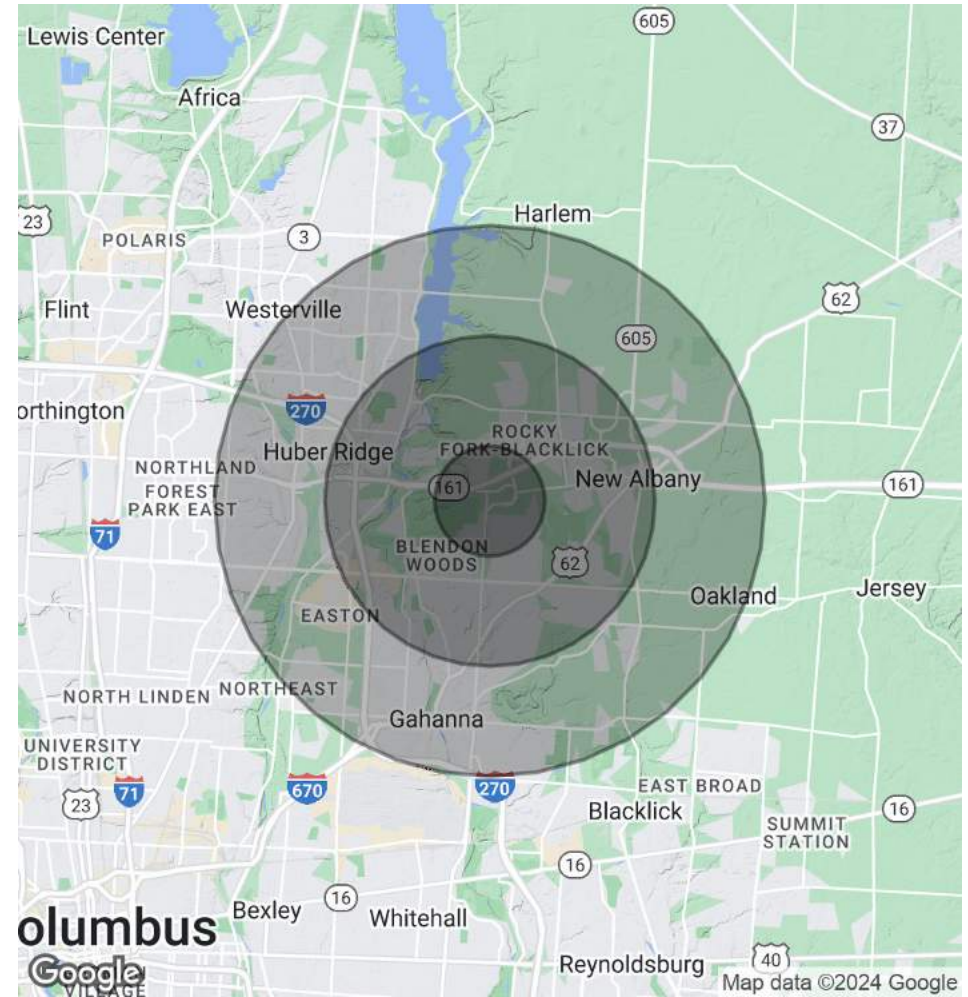
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,364	45,005	121,386
Average Age	35.3	36.5	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,292	20,211	49,786
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$94,664	\$92,916	\$92,819
Average House Value	\$265,092	\$291,673	\$274,575

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
N Hamilton Rd & Roundabout Blvd	S	2012	23,094 AADT
E Dublin Granville Rd & Enclave Blvd	W	2012	18,479 AADT
State Rte 161 & Ulry Rd	W	2014	67,493 AADT



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