

Office | For Lease

**CBRE**

# 5454 N Hamilton Road

Gahanna, OH 43230





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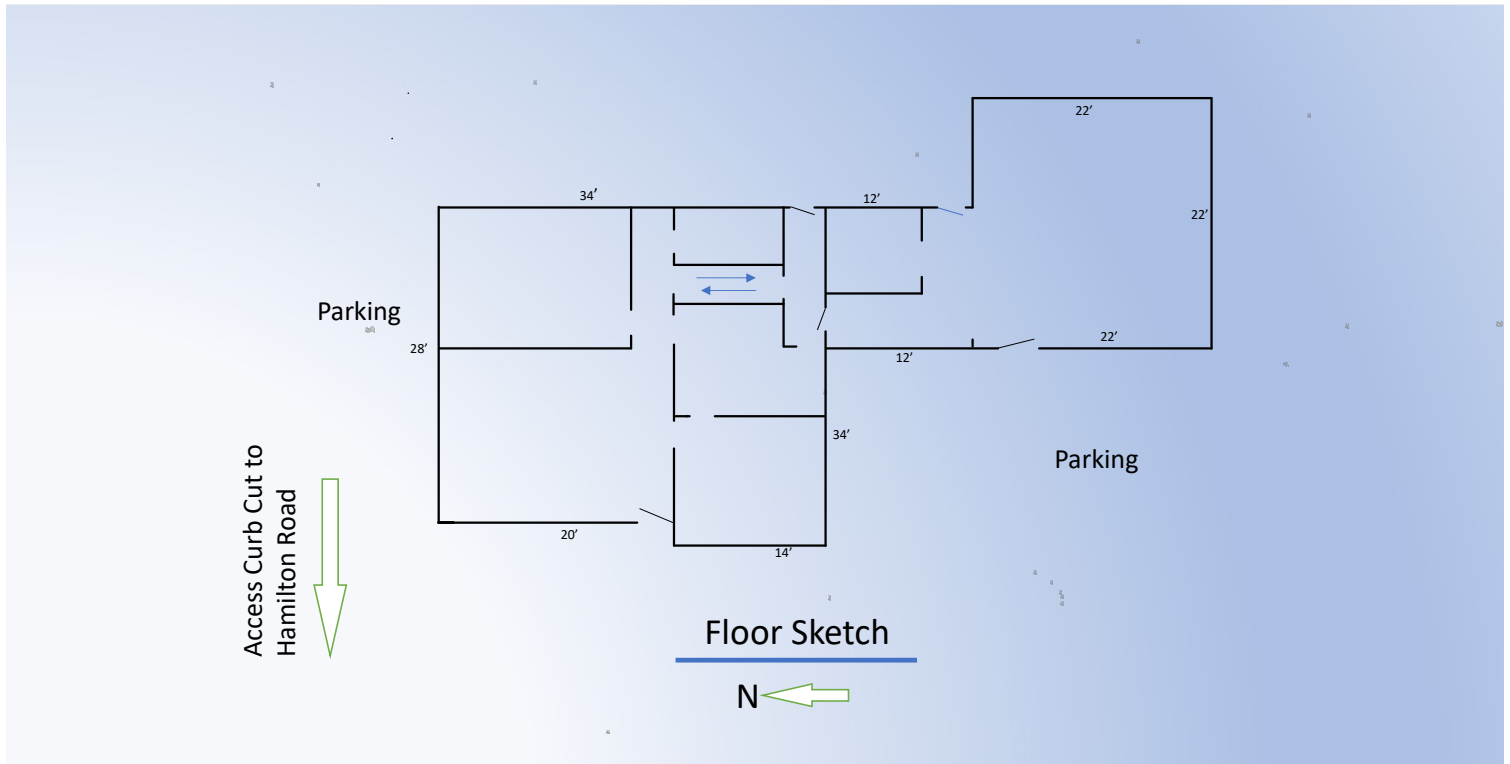
Gahanna, OH



## Property Highlights

- 750 - 1,800 SF office/retail available
  - 1,050 SF with break room and restrooms
  - 750 SF with vaulted ceiling and private restroom
- Each unit has a separate entrance
- +/- 1.76 acres
- Highly visible location with direct access to Hamilton Road
- Signage available
- Rental Rate: \$10.00/ SF NNN for 750 SF (\$850 monthly rent including NNN)
  - \$15.00/SF NNN for 1,050 SF (\$1,650 monthly rent including NNN)
  - \$12.90/SF NNN for 1,800 SF (\$2,500 monthly rent including NNN)
- Estimated Operating Expenses: \$3.80/SF (taxes, insurance, CAM)
- Plain Township Zoning: Local Business

For Lease





For Lease

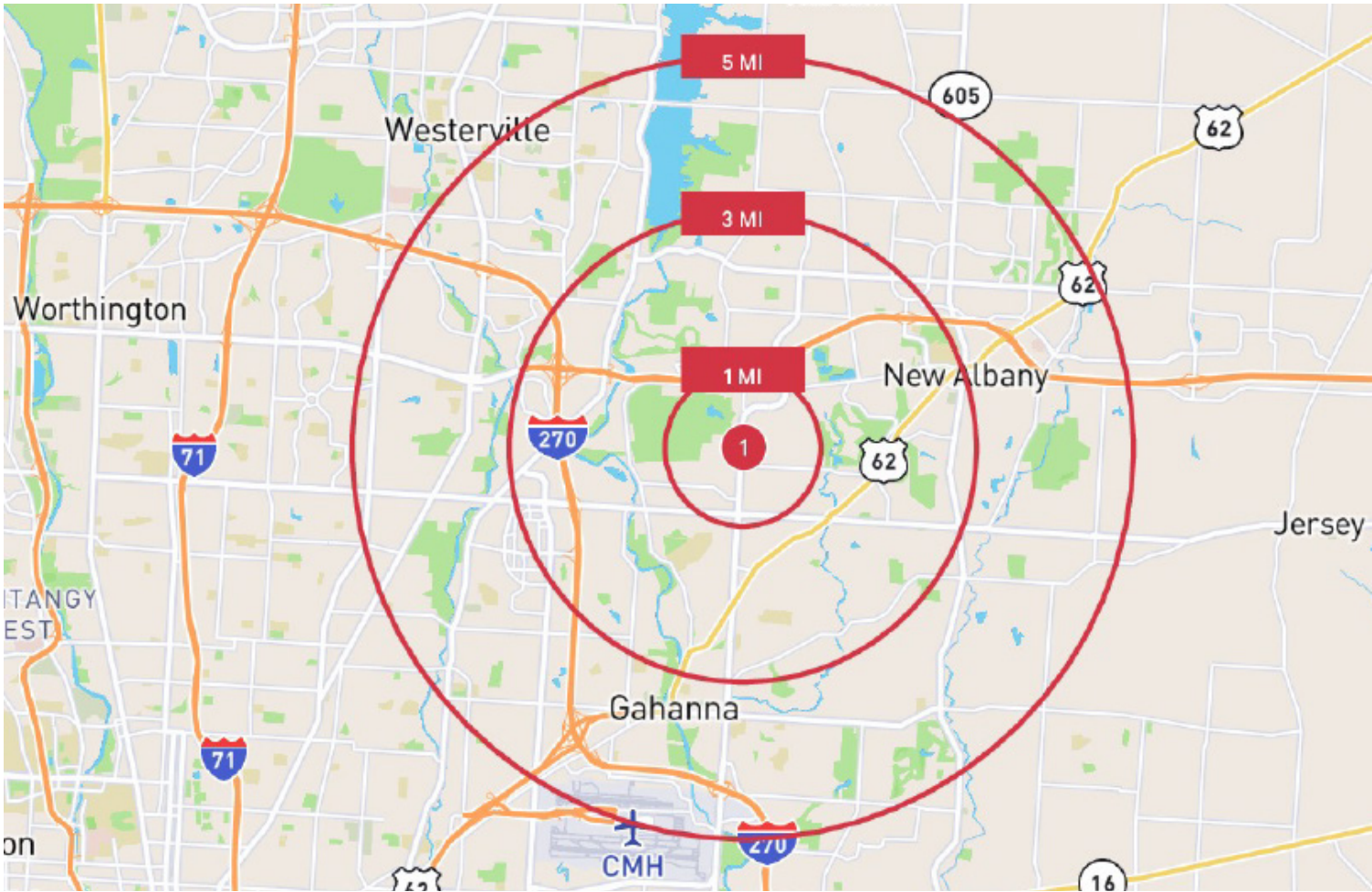




For Lease







DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	14,080	82,653	191,109
2029 Estimated Population	14,113	83,670	193,912
2024 Average Household Income	\$117,742	\$138,490	\$124,902
2029 Estimated Average Household Income	\$134,001	\$159,231	\$144,494
2024 Median Value of Owner Occ. Housing Units	\$292,992	\$333,708	\$321,889
2024 Average Value of Owner Occ. Housing Units	\$328,690	\$381,890	\$365,109
TRAFFIC COUNTS	ANNUAL AVERAGE DAILY TRAFFICS		
Hamilton Road	19,984 AADT (2023)		

Contact Us

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