



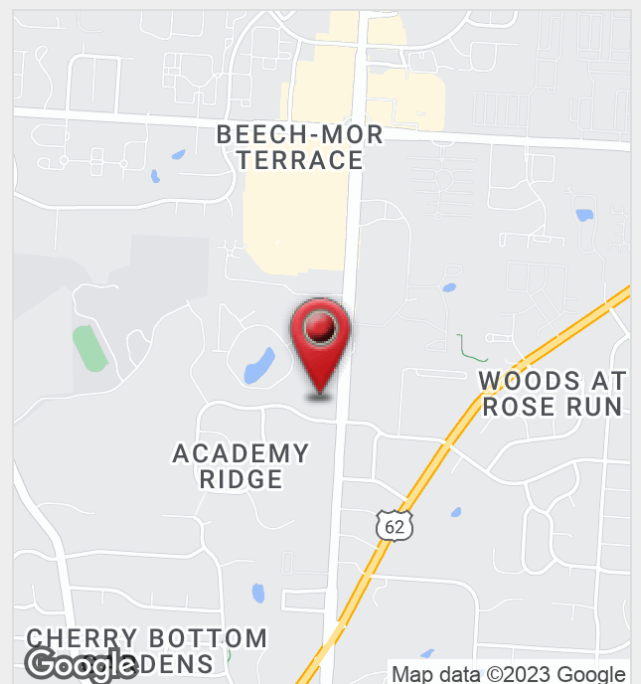
N. Hamilton Rd Land

Gahanna, Ohio 43230

Property Features

- 4.52 acres for Retail or Office Use
- Zoned Planned Commercial Center (PCC) & Community Commercial (CC)
- All Utilities to Site
- Busy Commercial Corridor
- Signalized Intersection at North Hamilton & Beecher Roads
- Deed Restriction Excluding Freestanding Emergency Department Use

Sale Price: \$1,300,000



For more information:

Michael Simpson

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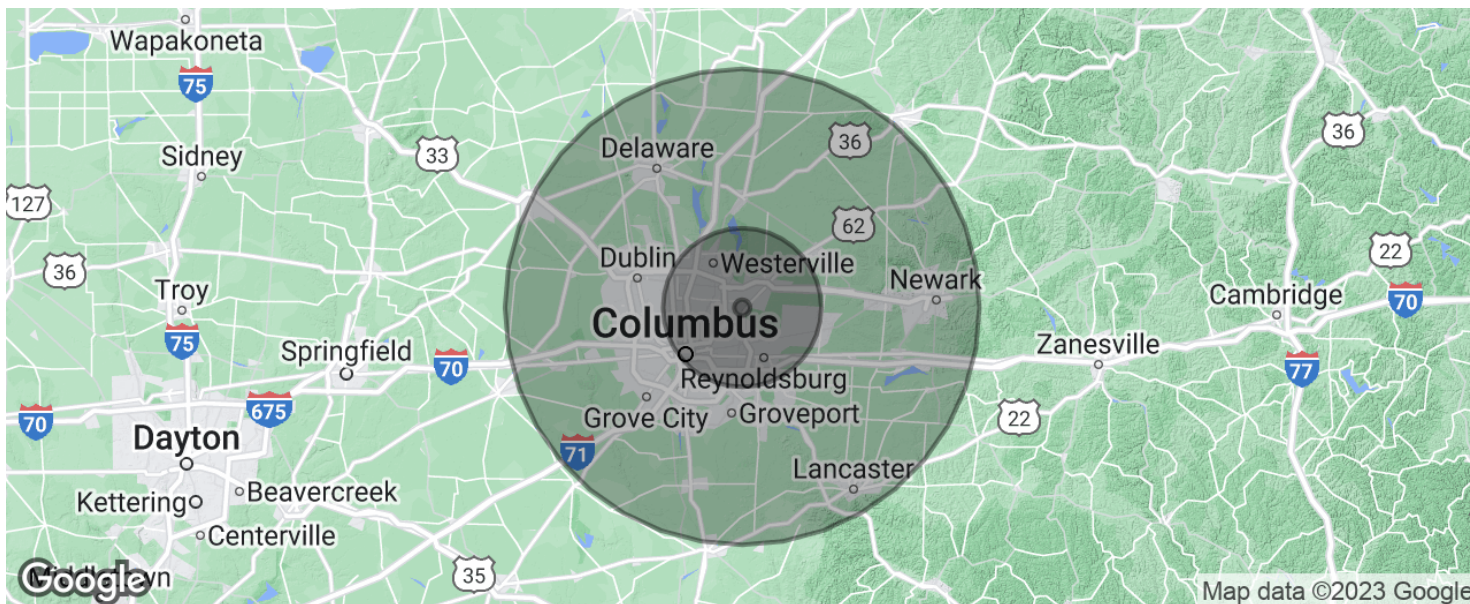
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POPULATION

	1 MILE	10 MILES	30 MILES
Total population	3,235	792,113	2,078,053
Median age	39.9	34.3	35.5
Median age (Male)	37.5	33.2	34.5
Median age (Female)	41.0	35.4	36.4

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	1,300	317,385	811,901
# of persons per HH	2.5	2.5	2.6
Average HH income	\$81,600	\$59,695	\$71,073
Average house value	\$211,883	\$176,830	\$214,337

* Demographic data derived from 2020 ACS - US Census

