

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

Available for Lease:

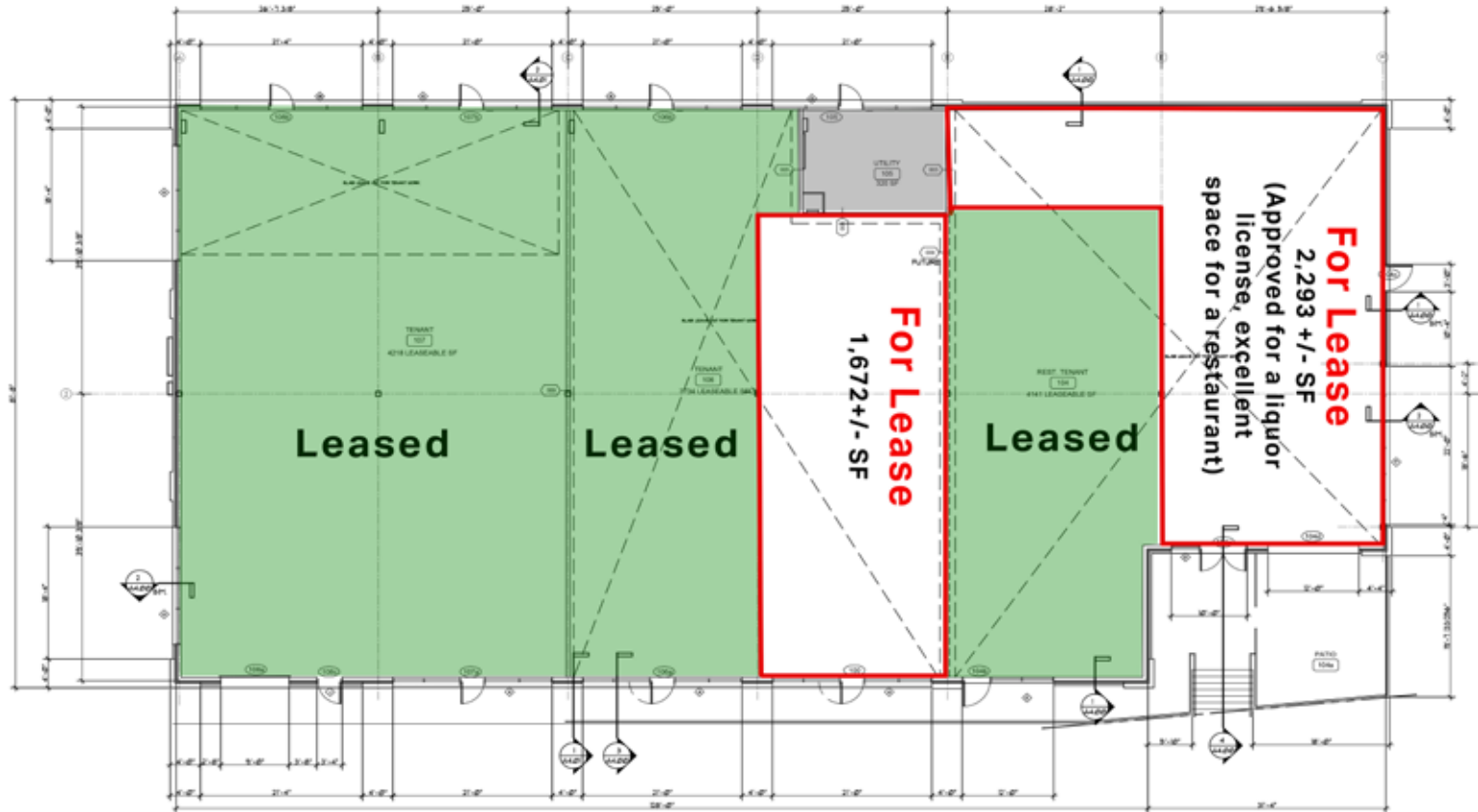
- 2,293 +/- SF - retail space with patio (approved for a liquor license, excellent for a restaurant)
- 1,672 +/- SF - retail space

Lease Rate: Negotiable

Est. NNN's: \$9.00-\$10.00/SF

Zoning: CPD - Commercial
Planned District

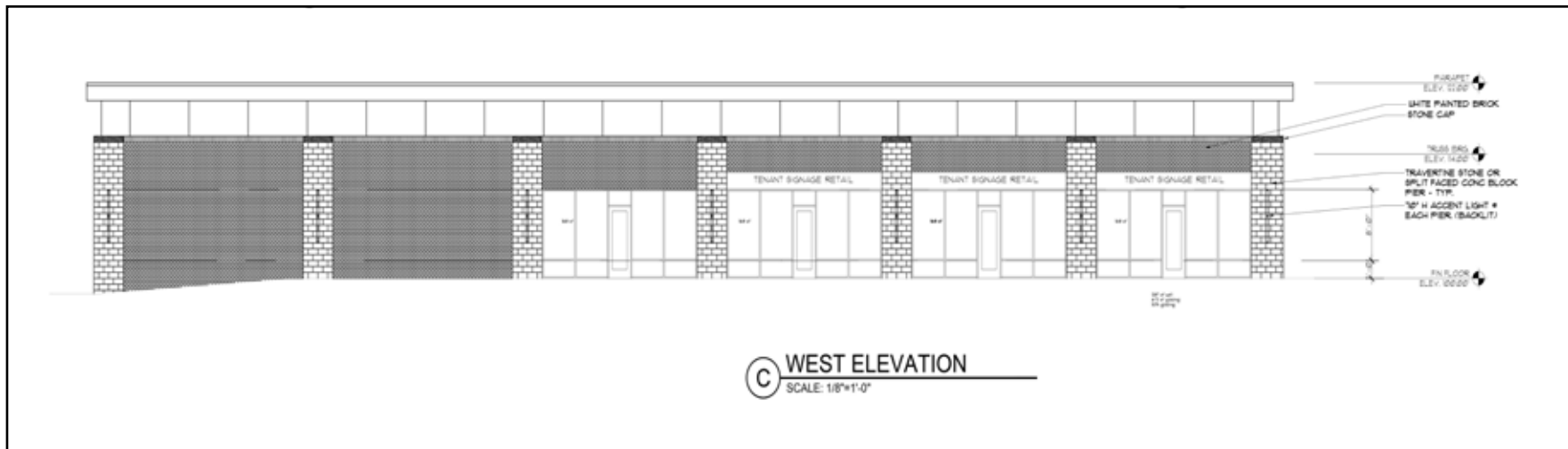
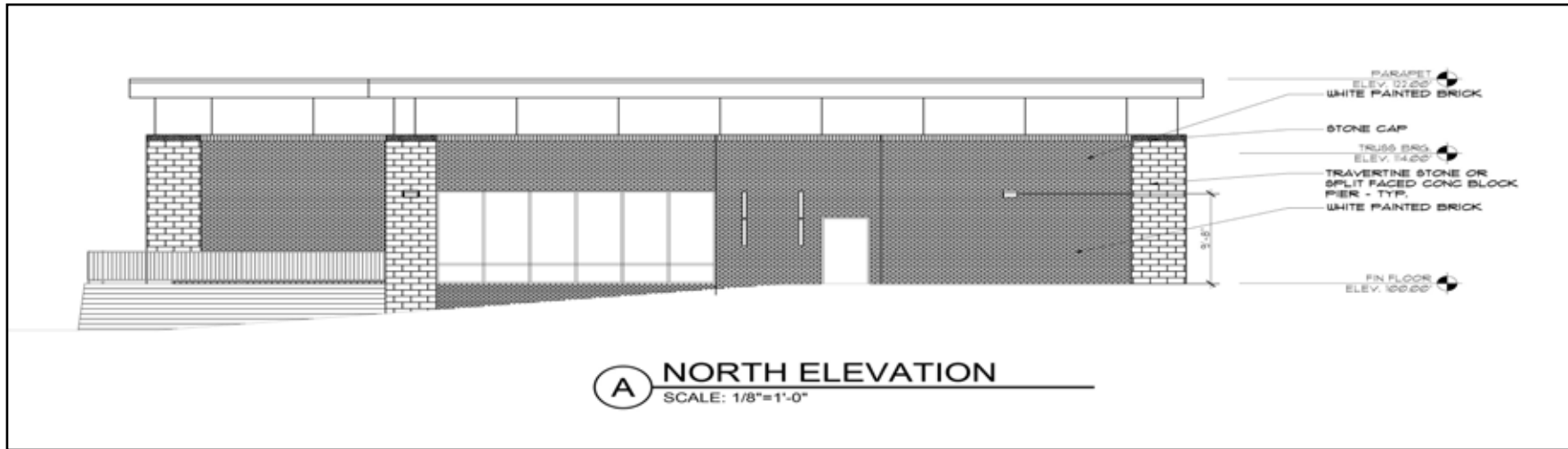
Columbus Taxes

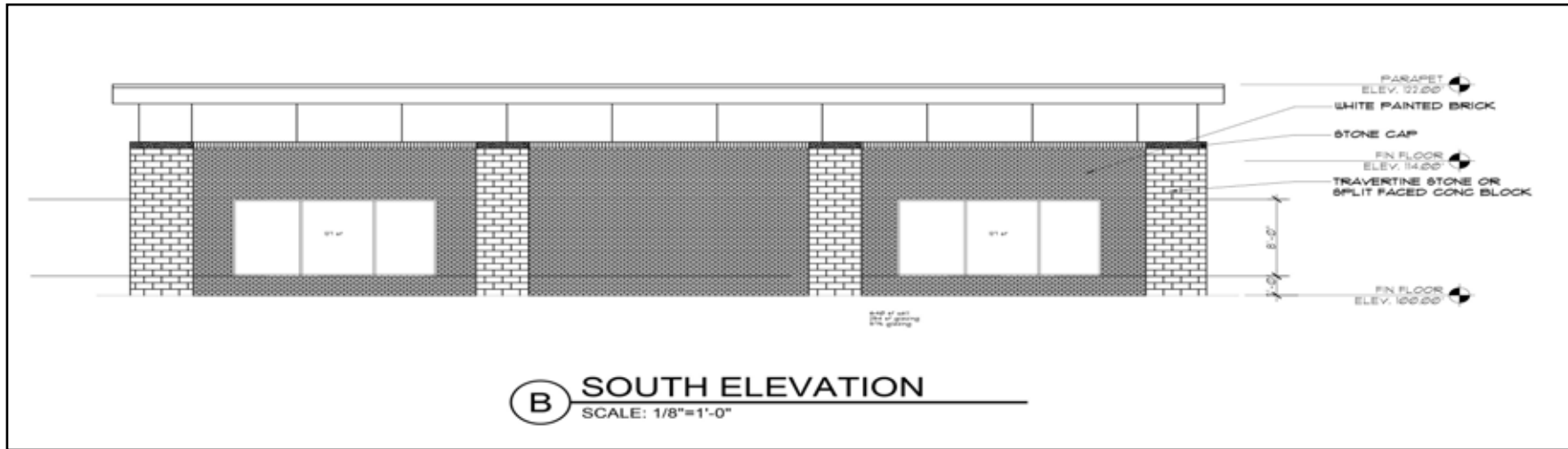


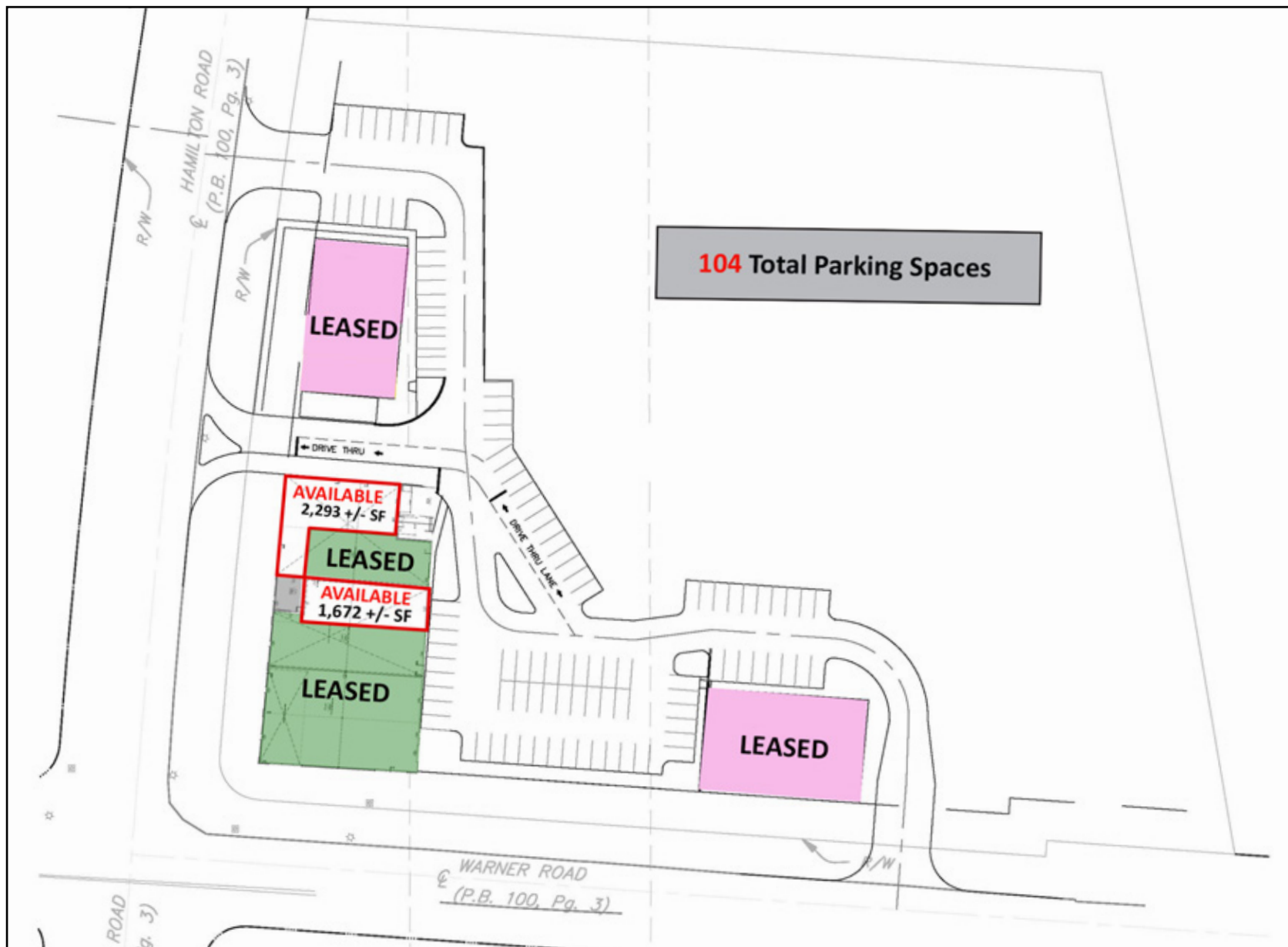
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



Floor Plan







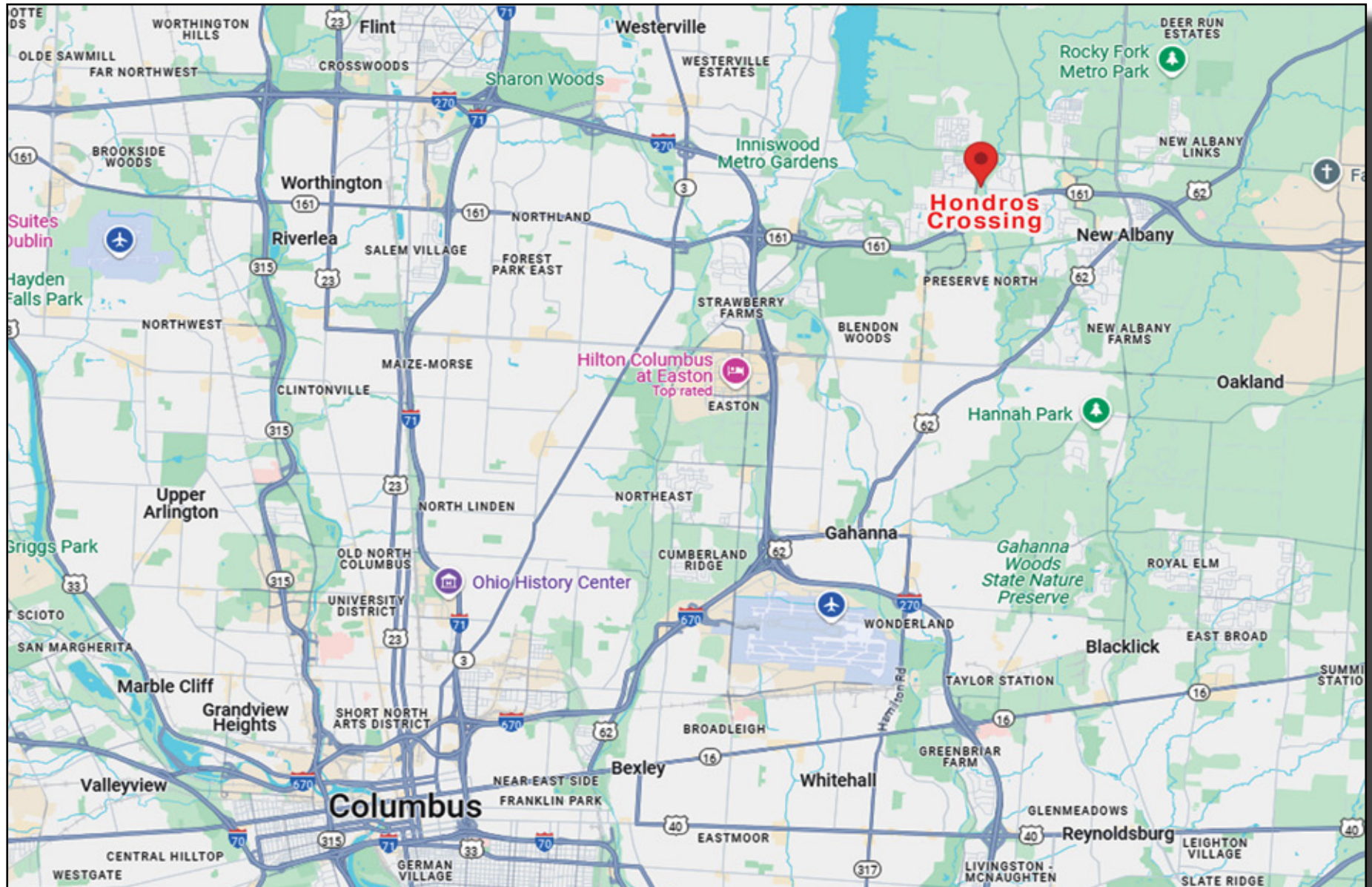


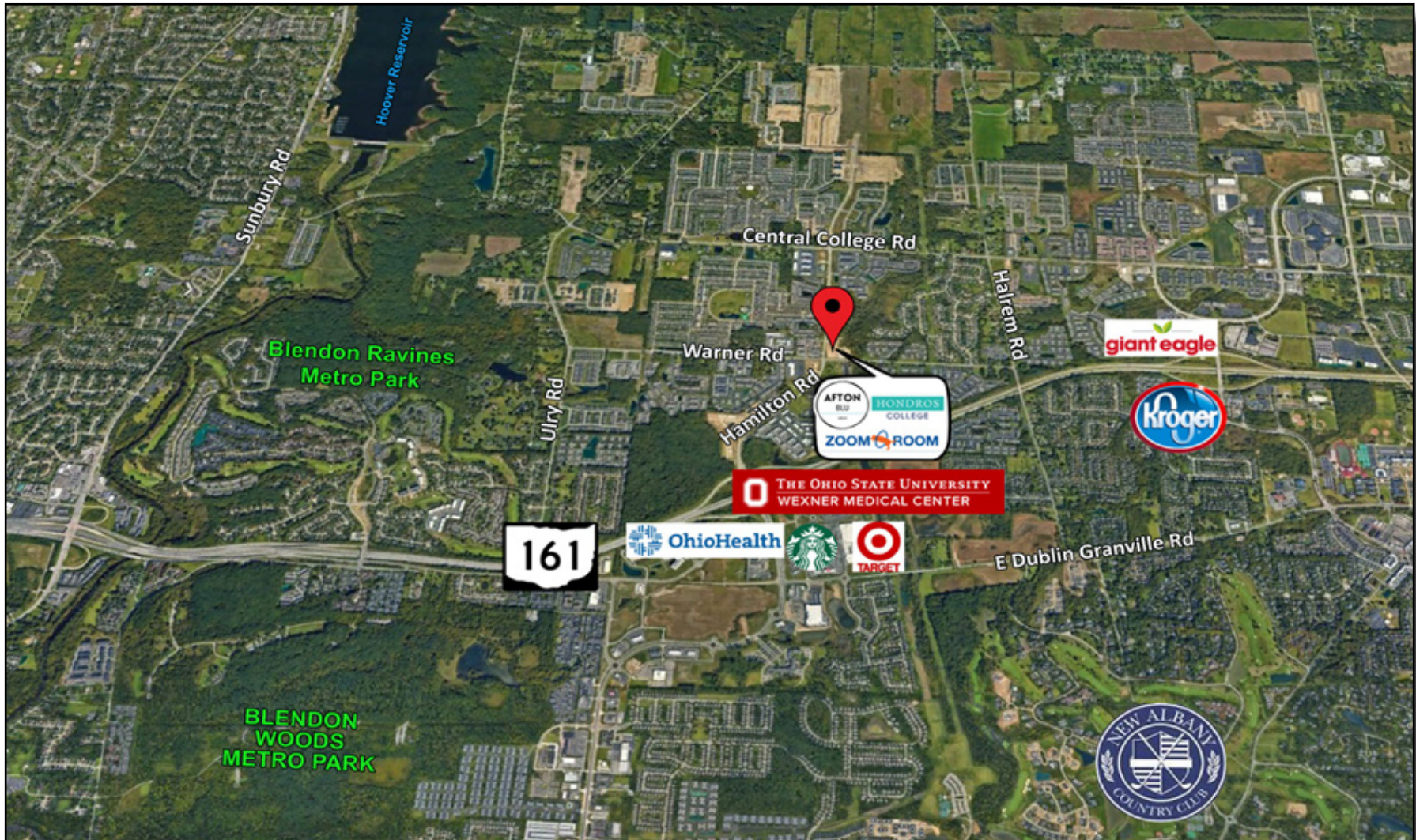




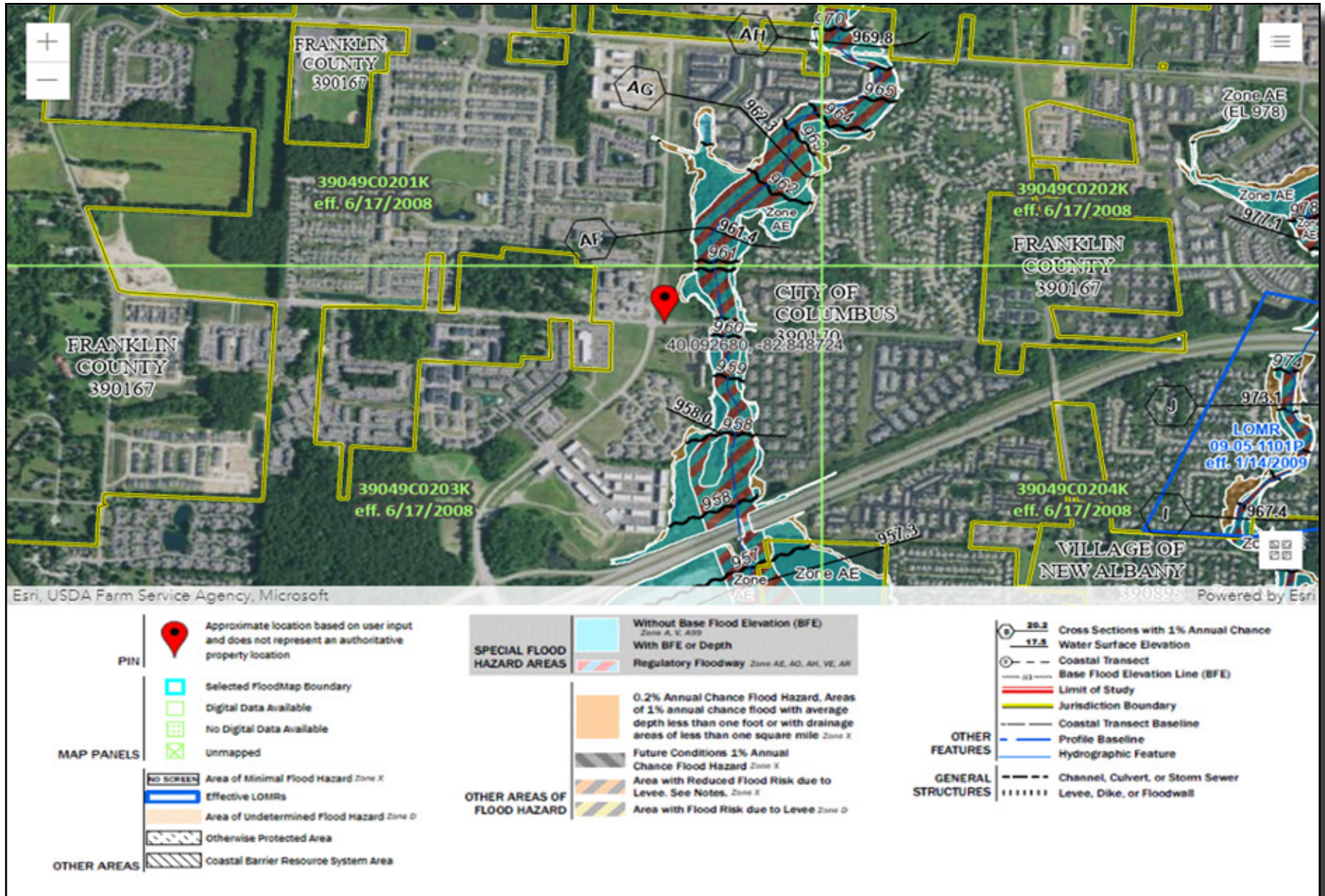







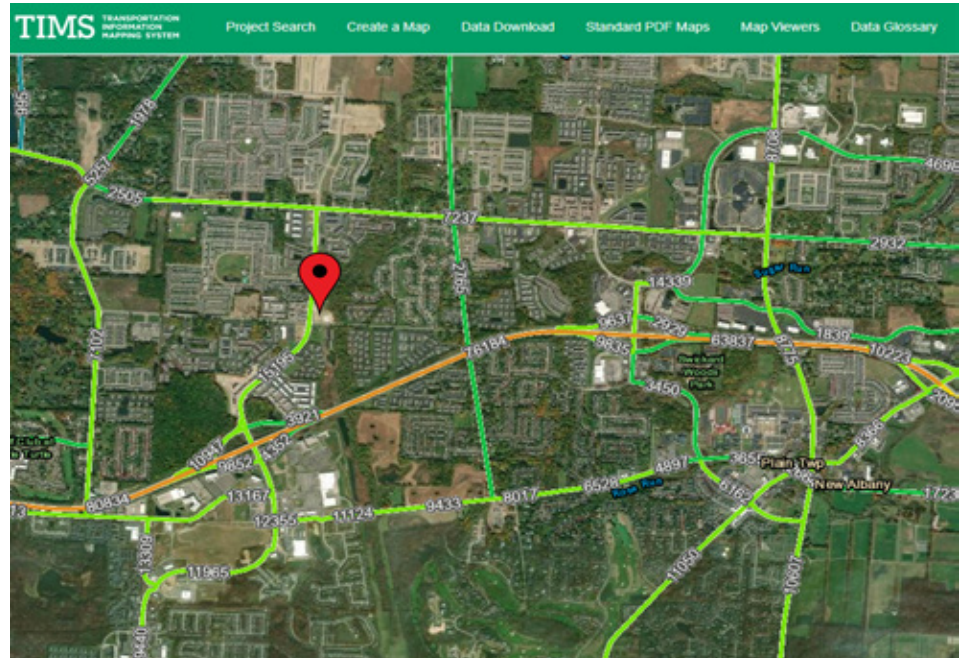


Great Location!
Between Westerville and New Albany!
Less than 1 mile from SR-161
3.5 miles from I-270



Demographic Summary Report

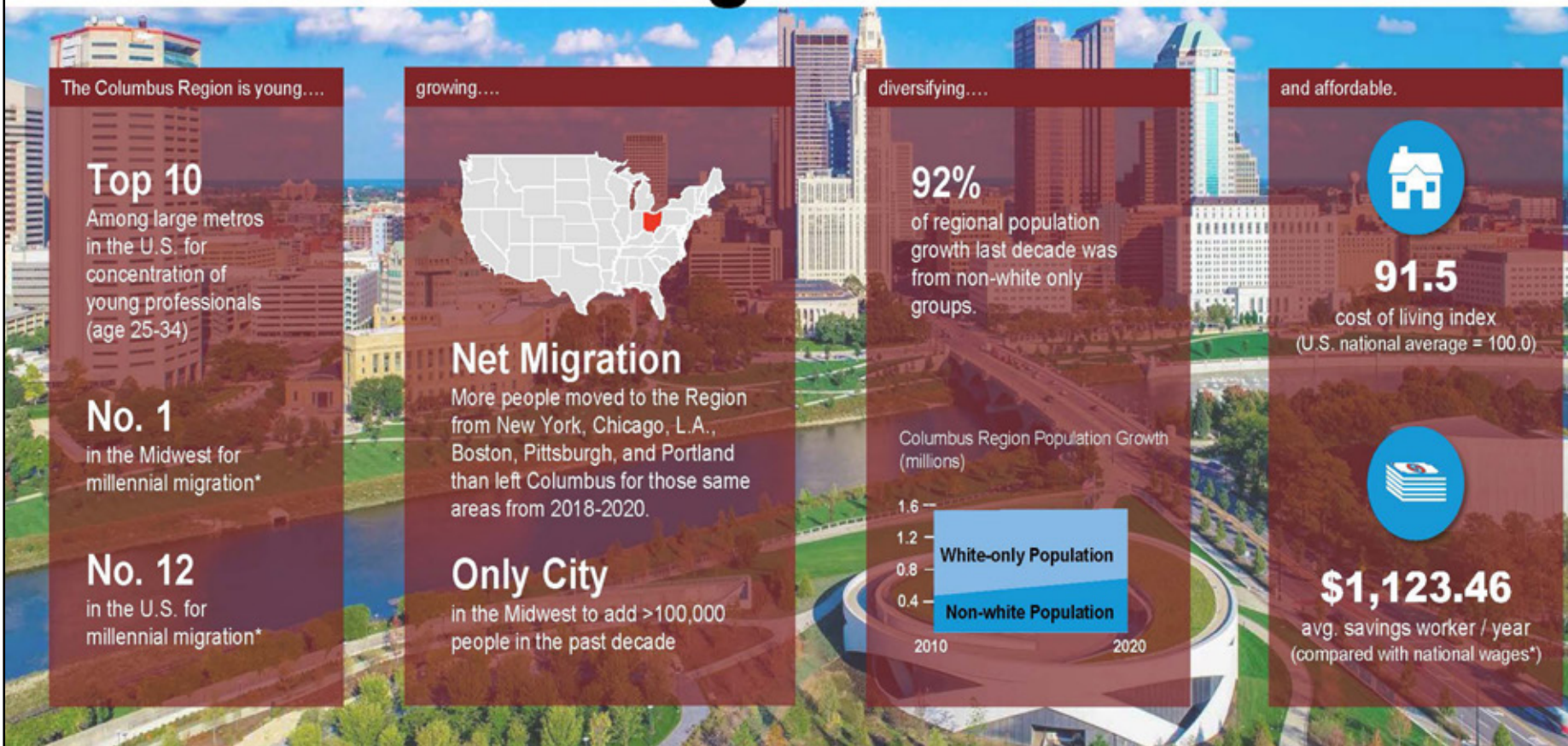
Hondros Crossing				
6580-6586 N Hamilton Rd, Columbus, OH 43081				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	11,895	64,875	149,248	
2024 Estimate	11,860	64,416	147,527	
2020 Census	11,782	63,323	148,430	
Growth 2024 - 2029	0.30%	0.71%	1.17%	
Growth 2020 - 2024	0.66%	1.73%	-0.61%	
2024 Population by Hispanic Origin	463	2,526	5,735	
2024 Population	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	
Households				
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%	
2024 Households by HH Income	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%	
2024 Avg Household Income	\$119,630	\$120,349	\$118,881	
2024 Med Household Income	\$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 **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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