

HAMILTON POINTE

5715-5729 N. HAMILTON RD

COLUMBUS, OH

2,075 SF AVAILABLE

PWL
PACIFIC WEST LAND™



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HAMILTON POINTE

NEIGHBORHOOD VIBE

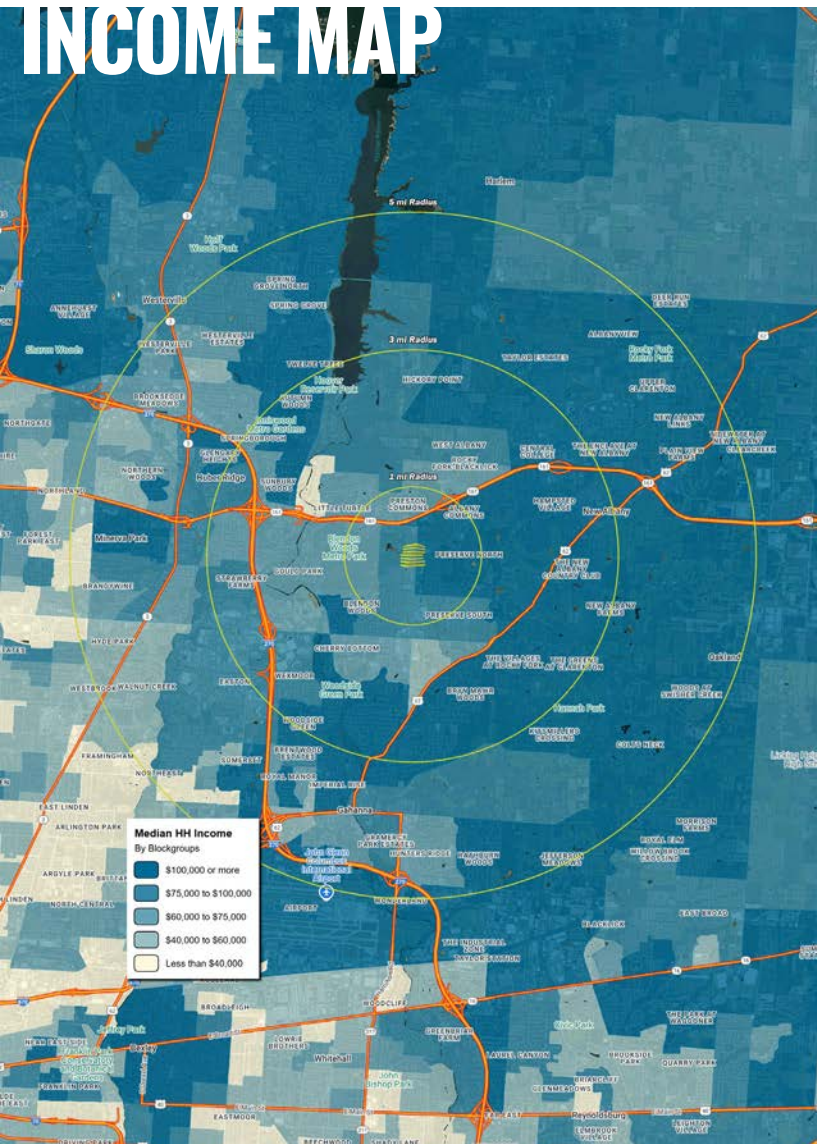
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INCOME MAP



TRADE AREA OVERVIEW

HAMILTON POINTE IS SITUATED IN NORTHEAST FRANKLIN COUNTY, SERVING THE COMMUNITIES OF NEW ALBANY AND GAHANNA. LOCATED JUST 12.5 MILES FROM DOWNTOWN COLUMBUS AND 14 MINUTES FROM JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT, THIS AREA OFFERS A PRIME LOCATION WITH EASY ACCESS TO MAJOR BUSINESS HUBS, TOP-TIER SCHOOLS, AND VIBRANT COMMUNITY SPACES.

NEW ALBANY, LOCATED 15 MILES NORTHEAST OF COLUMBUS, HAS EARNED A REPUTATION AS ONE OF THE MOST DESIRABLE SUBURBS IN THE COUNTRY. IN 2015, BUSINESS INSIDER RANKED IT AS THE NUMBER ONE BEST SUBURB IN THE U.S. THE TOWN IS KNOWN FOR ITS COMMITMENT TO THE ARTS, WITH VENUES FOR MUSIC, DANCE, THEATER, AND LECTURES. RESIDENTS ENJOY OVER 600 ACRES OF PUBLIC PARKS AND 30 MILES OF WALKING TRAILS THAT SEAMLESSLY CONNECT NEIGHBORHOODS TO MARKET SQUARE, THE HEART OF THE COMMUNITY.

NEW ALBANY EXPERIENCED RAPID GROWTH IN THE 1990S, LARGELY DRIVEN BY THE EXPANSION OF LEX WEXNER'S RETAIL EMPIRE. WEXNER, THE FOUNDER OF L BRANDS, PLAYED A SIGNIFICANT ROLE IN SHAPING THE AREA'S DEVELOPMENT. HIS PRESENCE SPURRED INFRASTRUCTURE IMPROVEMENTS, INCLUDING FREEWAY EXPANSIONS, WHICH MADE NEW ALBANY EVEN MORE ACCESSIBLE. HIS BUSINESS VENTURES CREATED JOBS AND ATTRACTED NEW RESIDENTS, CONTRIBUTING TO THE CITY'S MODERN PROSPERITY.

MARKET SQUARE SERVES AS A CENTRAL HUB FOR THE COMMUNITY, OFFERING A WALKABLE AREA FILLED WITH SHOPS, CAFES, AND THE NEW ALBANY FARMERS MARKET. IT ALSO HOSTS NOTABLE EVENTS, INCLUDING THE NATION'S LARGEST WALKING-ONLY RACE, THE NEW ALBANY WALKING CLASSIC, AND THE PRESTIGIOUS NEW ALBANY CLASSIC GRAND PRX, ONE OF THE TOP EQUESTRIAN EVENTS IN THE COUNTRY.

NEW ALBANY'S SCHOOL DISTRICT IS UNIQUE, WITH ALL ITS SCHOOLS LOCATED ON A SINGLE 26-ACRE CAMPUS. THE DISTRICT FEATURES EIGHT INTERCONNECTED BUILDINGS SERVING K-12 STUDENTS, SURROUNDED BY TREE-LINED WALKWAYS AND AN 80-ACRE NATURE PRESERVE. IT IS THE ONLY DISTRICT IN OHIO WHERE EVERY SCHOOL HAS EARNED THE "NATIONAL BLUE RIBBON SCHOOL OF EXCELLENCE" DESIGNATION FROM THE U.S. DEPARTMENT OF EDUCATION.

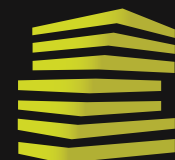
NEIGHBORING GAHANNA IS ANOTHER THRIVING COMMUNITY IN NORTHEAST FRANKLIN COUNTY. JUST EIGHT MILES FROM DOWNTOWN COLUMBUS AND MINUTES FROM THE COLUMBUS INTERNATIONAL AIRPORT, GAHANNA HAS BEEN RECOGNIZED AS ONE OF OHIO MAGAZINE'S "BEST HOMETOWNS."

THE CITY IS SERVED BY THE HIGHLY REGARDED GAHANNA JEFFERSON PUBLIC SCHOOL DISTRICT, KNOWN FOR ITS STRONG ACADEMIC PROGRAMS. LINCOLN HIGH SCHOOL, THE DISTRICT'S PUBLIC HIGH SCHOOL, CONSISTENTLY RANKS AMONG THE BEST IN THE STATE.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	10,864	81,842	185,056
HOUSEHOLDS	4,954	36,685	77,057
EMPLOYEES	2,131	19,305	77,521
MED HH INCOME	\$89,209	\$102,162	\$97,958

AREA RETAIL | RESTAURANTS



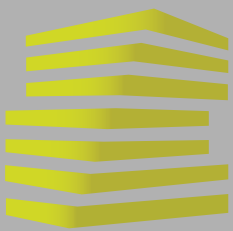
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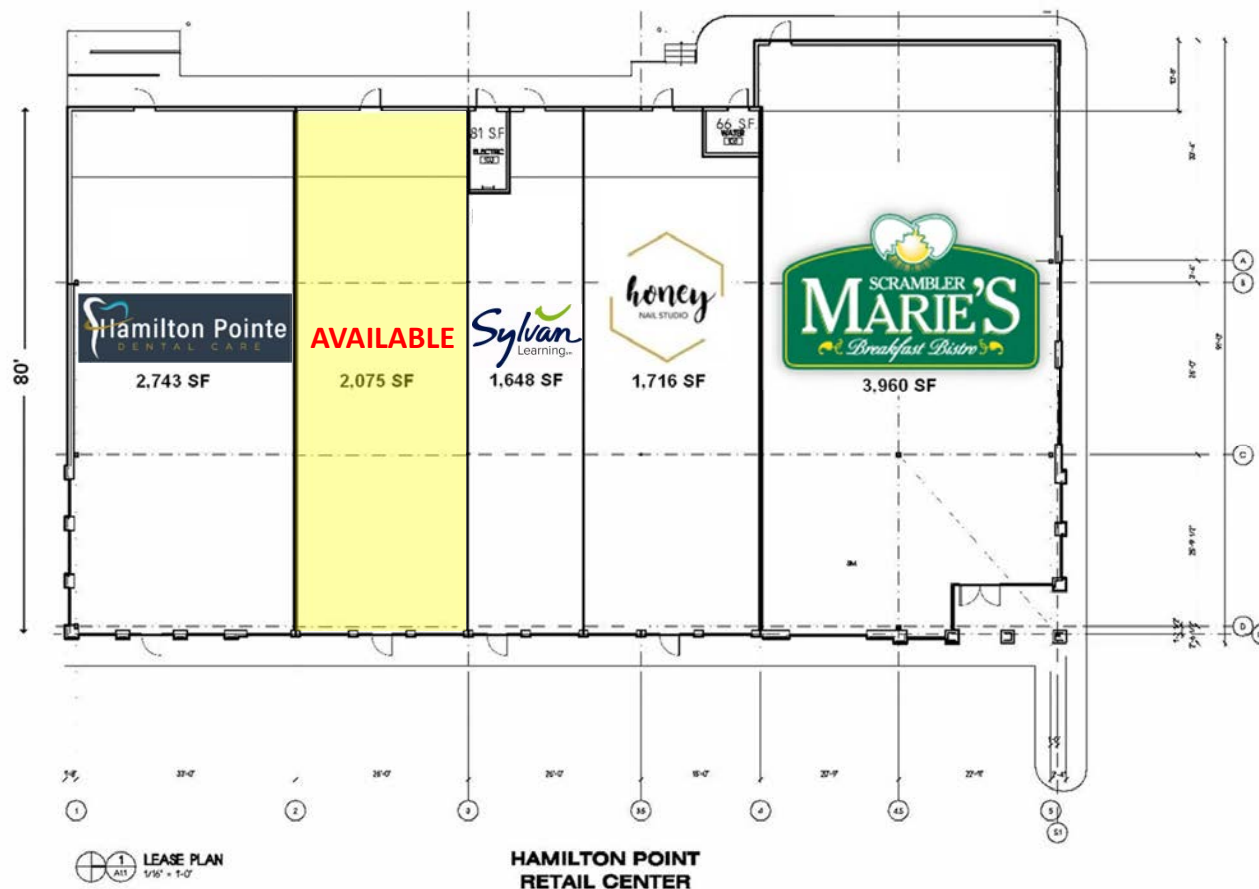


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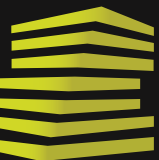
SITE PLAN + DETAILS

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- +/- 2,075 SF Available – Former Veterinary Practice
- Prime retail | medical space in a high-visibility center along northeast Columbus' busiest corridor
- Just 8 miles from Intel's new multi-billion-dollar chip facility – a game-changing development for the area
- Heavy traffic exposure to nearly 20,000 vehicles per day on N. Hamilton Road
- Monument signage available for added visibility
- Lease Rate: \$25.00 PSF NNN + \$12.00 Op. Expenses
- CAM: \$6.32 | Taxes: \$5.14 | Insurance: \$0.54
- Don't miss this rare opportunity in a rapidly growing market - contact our brokers today for additional information



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MARKET AERIAL

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