

RETAIL FOR SALE

# 5524 N. HAMILTON ROAD

Columbus, OH 43230



## 5524 N. HAMILTON ROAD

**SALE PRICE REDUCED:** \$3,895,000

### LOCATION INFORMATION

**FREEWAY ACCESS:** I-270 via Morse Rd  
or SR-161

**SUB-MARKET:** Northeast

**PROXIMITY:** 13 minutes to CMH  
17 minutes to downtown  
8 minutes to New Albany  
10 minutes to Easton

### PROPERTY INFORMATION

**TOTAL BUILDING SF:** 22,860 SF

**ACREAGE:** 2.68

**YEAR BUILT:** 2016

**PARKING SPACES:** 130 (5.69/1,000 SF)

**ZONING:** LC-4 (Columbus)

**TRAFFIC COUNT:** 21,000+ ADT



### OVERVIEW

Located along the N. Hamilton Road retail corridor just south of the new Hamilton Quarter mixed use development, which consists of over 700,000 SF of Class A office and over 1 M SF of new retail development. In the immediate vicinity, there is also a brand new 200,000 SF Ohio State University Wexner Medical Center hospital and over 800 new apartment units.

The site is accessed via SR 161 and Hamilton Road interchange to the north or via I-270 and Morse Road interchange to the south. The site offers excellent demographics with a total population of over 73,000 within a 3 mile radius and average household income of over \$115,000.

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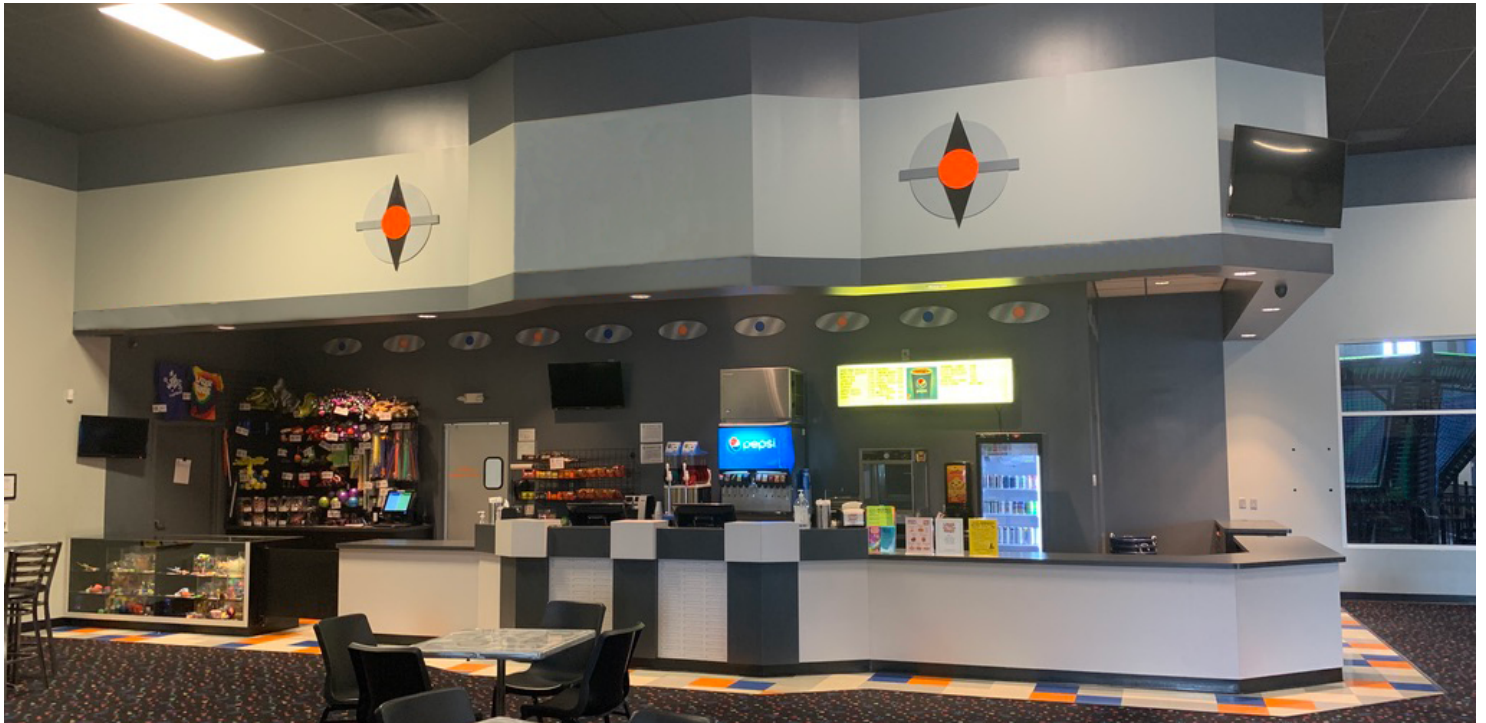


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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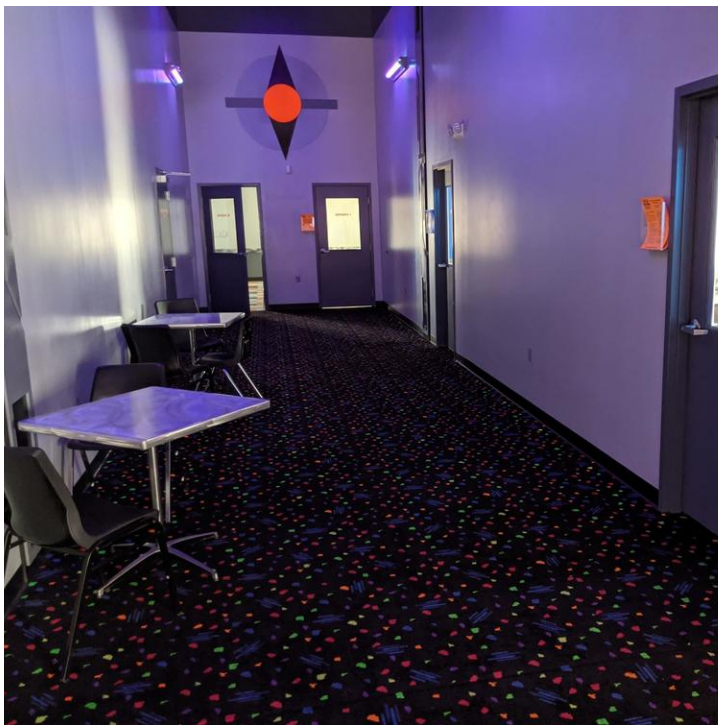
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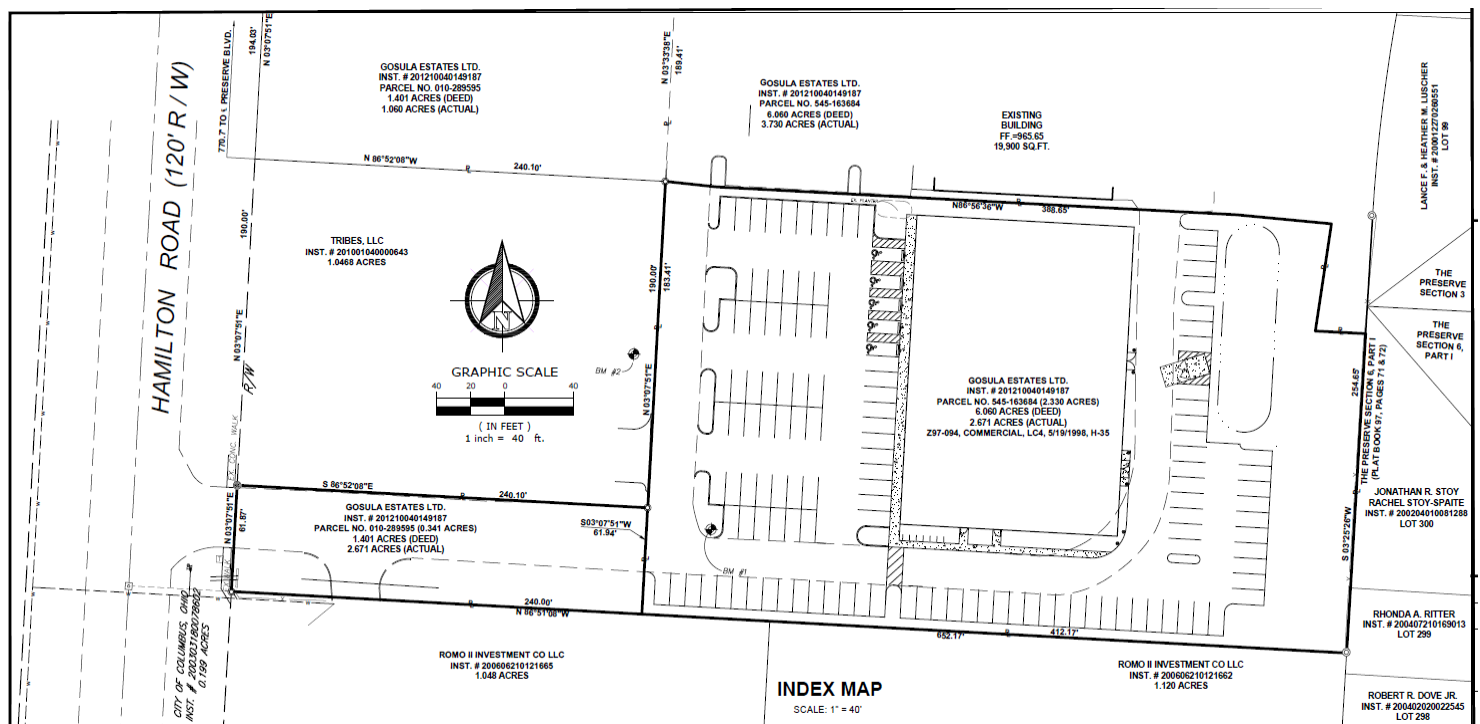
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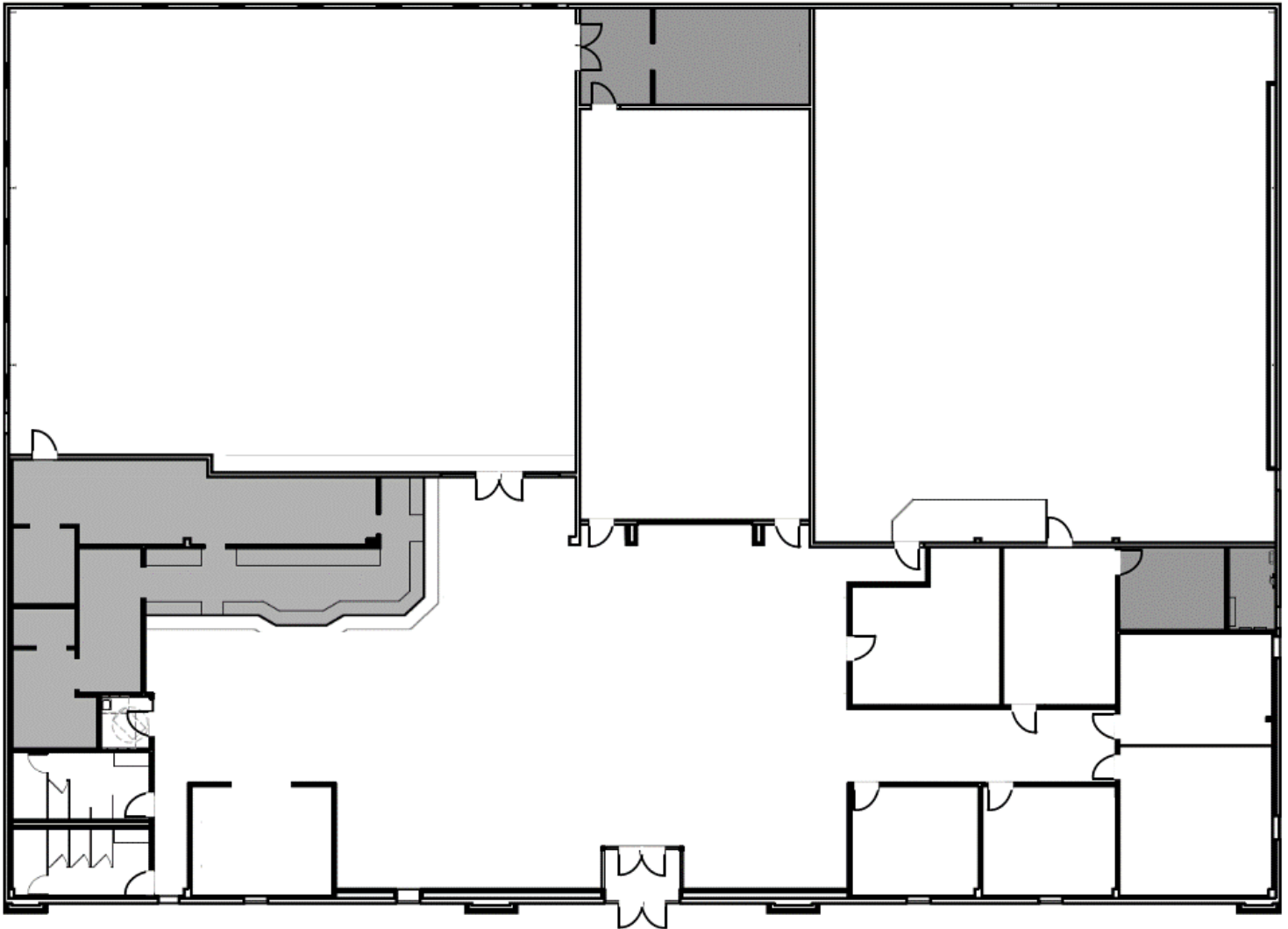
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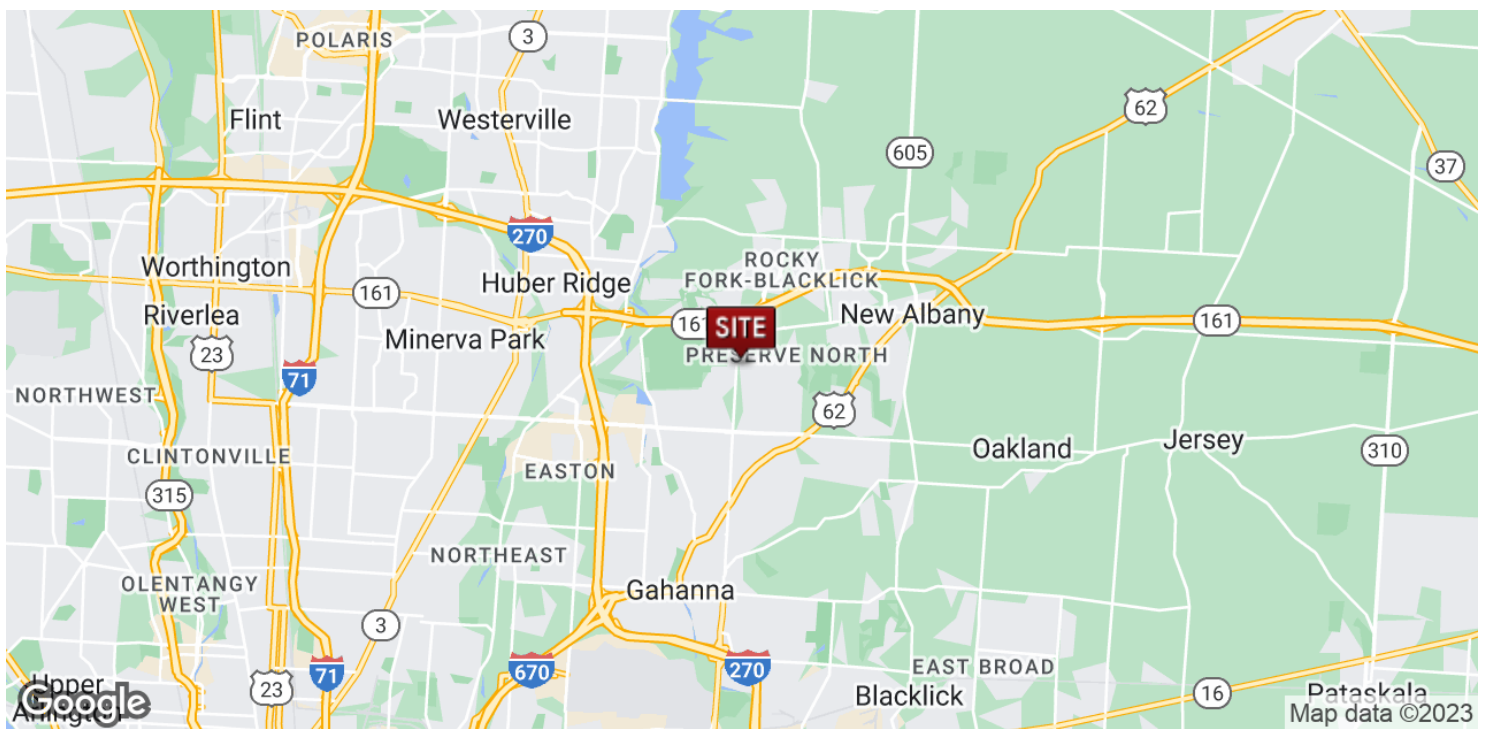
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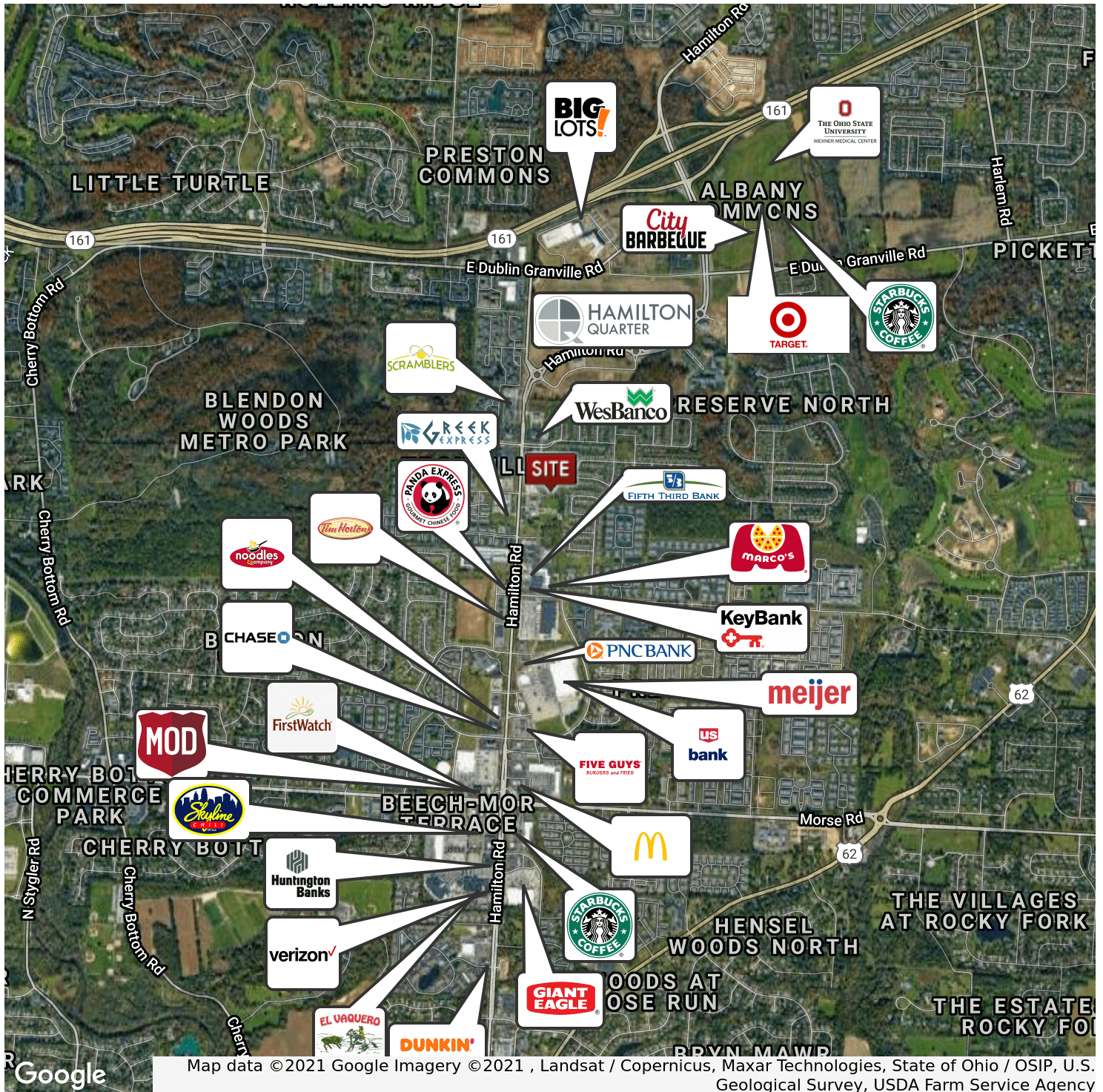
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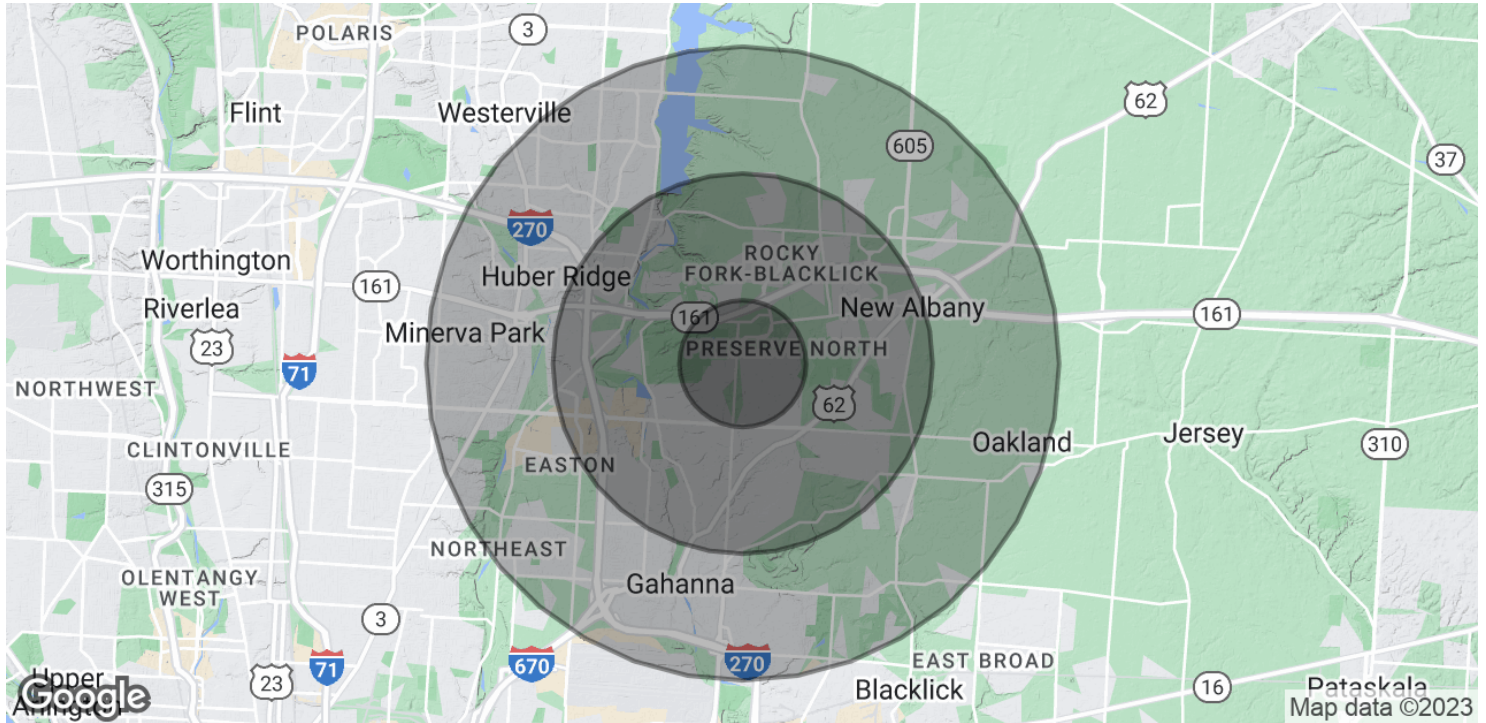
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,045	53,326	140,867
Average age	33.8	37.0	36.3
Average age (Male)	33.8	36.4	35.6
Average age (Female)	34.2	37.3	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,646	23,049	57,347
# of persons per HH	2.2	2.3	2.5
Average HH income	\$81,431	\$91,914	\$86,083
Average house value	\$239,399	\$292,679	\$249,621

\* Demographic data derived from 2020 ACS - US Census

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