

FOR SALE



\$990,000

5470 Hamilton Rd, Columbus, OH 43230

- Approximately +/-1.86 acres of commercial ground on high traffic Hamilton Road, just south of the newly developed Hamilton Quarters.
- Multiple uses for this ground in the New Albany/ Gahanna area retail corridor.
- Property is currently in Plain Township, ripe for annexation and redevelopment.
- Includes +/- 1,899 Sq Ft building.
- Cell tower lease is not included.

BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
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COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE:614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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Property Information

LEGAL

Legal Property Description:	Commercial Parcel for Sale
Price:	\$990,000
Parcel:	220-000869-00

LAND

Land Acreage:	1.86 +/- AC
Class Group:	C

STRUCTURAL

Building Square Footage:	1,899 +/- Sq Ft
Lot Specifics:	Prime Frontage to High Traffic Hamilton Rd
Floors Above Ground:	1
Year Built:	1960

ADDITIONAL INFO

Utilities:	City
Taxes (2024):	\$22,456.46

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Estimated Drive Times

Local Locations

Drive Time in Minutes (Miles Away)

Closest Gas Station (Kroger Gas)	2 min (.2 mi)
Closest Grocery Store (Meijer)	3 min (.7 mi)
Closest Restaurant (Greek Express)	2 min (.2 mi)
Closest Pharmacy (Walgreens)	2 min (.4 mi)
Closest Major Hospital (OH Health)	21 min (17.3 mi)
Closest POI (Dwntn New Albany)	8 min (3.4 mi)

Regional Locations

The Ohio State University	21 min (14.8 mi)
Downtown Columbus	20 min (13.1 mi)
Easton Town Center	12 min (6.5 mi)
Polaris Mall	15 min (10.5 mi)
Lower.com Field (Columbus Crew)	22 min (13.9 mi)
Nationwide Arena (Blue Jackets)	21 min (13.2 mi)
North High Street (Location)	19 min (13.5 mi)
Columbus Zoo and Aquarium	24 min (18.2 mi)
Zoombezi Bay Waterpark	25 min (19 mi)
Franklin Park Conservatory	21 min (10.9 mi)
COSI	22 min (15.2 mi)

[GOOGLE MAPS \(Link\)](#)

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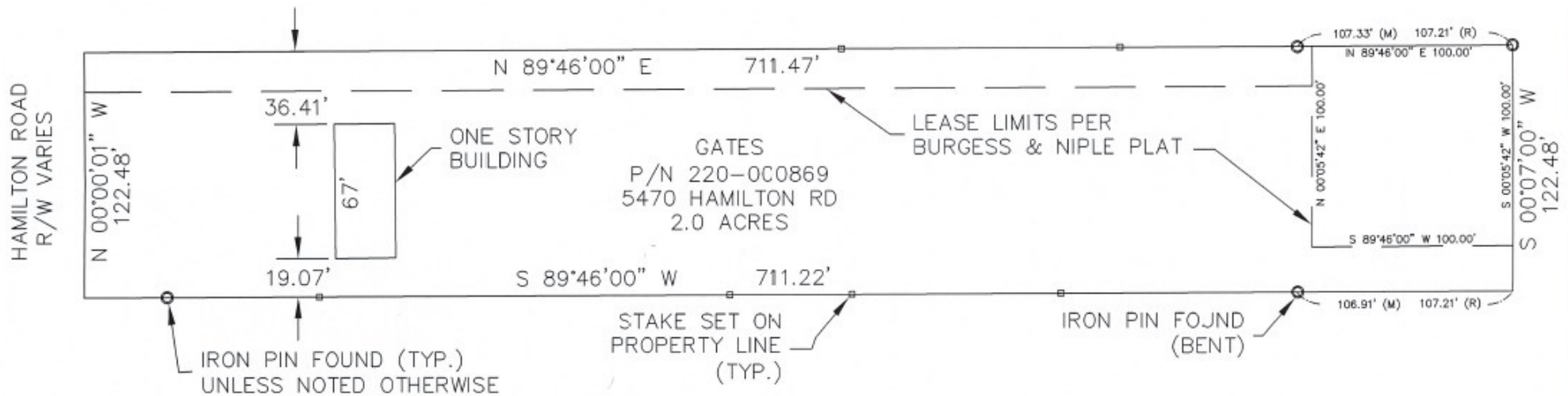
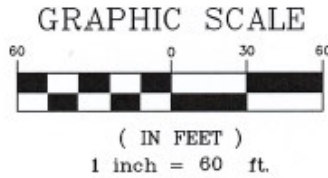
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

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PLAT OF SURVEY FOR: ED GATES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN, RANGE 16, TOWNSHIP 2, QUARTER TOWNSHIP 3, UNITED STATES MILITARY LAND AND BEING 2.0 ACRES AS DESCRIBED IN OR 2365 J10 OF THE COUNTY RECORDERS OFFICE



DRAWN BY:	SZ	DATE:	5/4/2012
CHECKED BY:	TAE	DRAWING NO.:	1



CERTIFICATION:

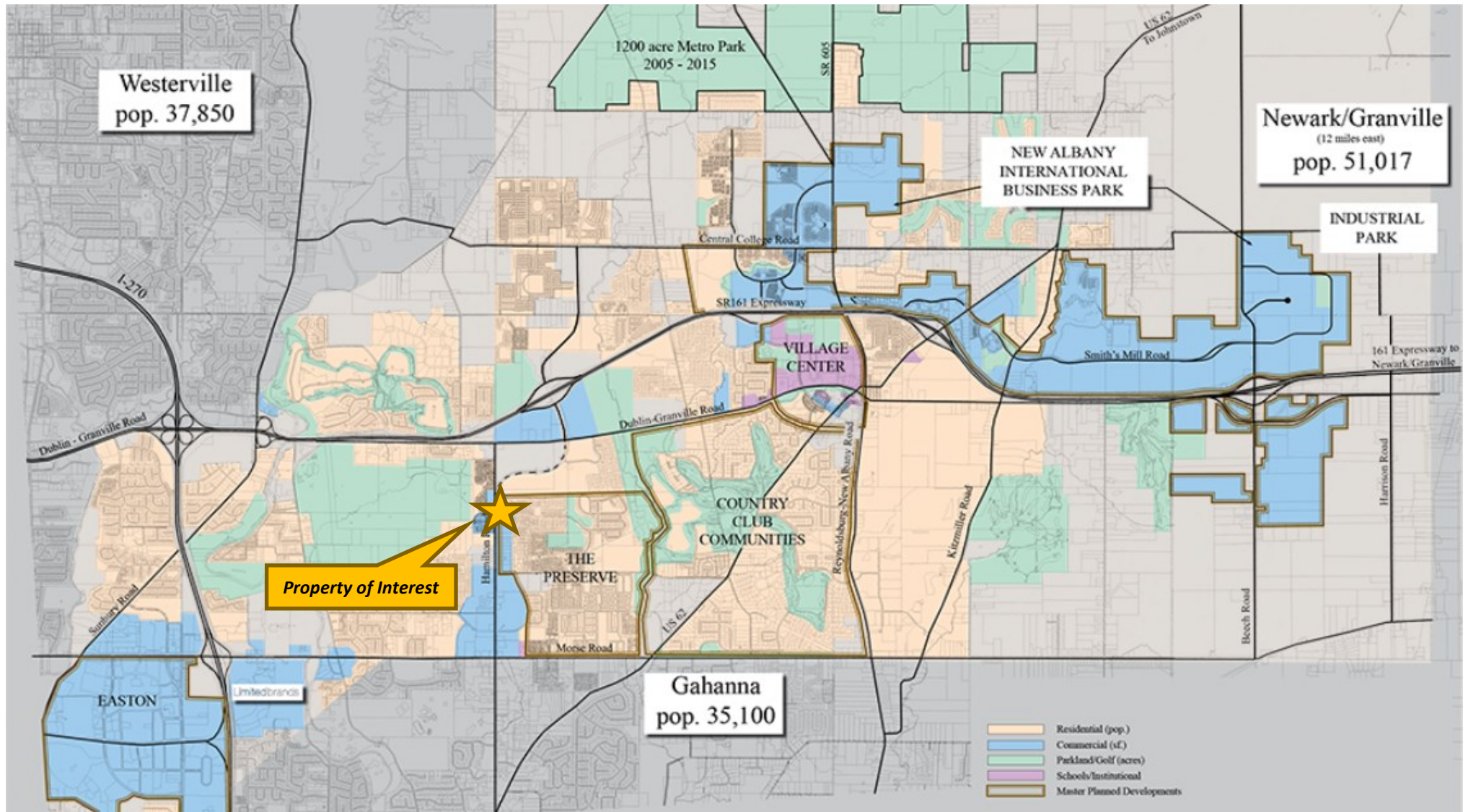
It is hereby certified that the forgoing Location Survey was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is a boundary retracement utilizing existing recorded deeds in the Franklin County Recorders office and a zoning site plan as drawn by Burgess & Niple, Ltd in December 1984.

All Information shown herein has been compiled from record (OR 2365 J 10) Franklin County Recorders office and from an actual field survey. In addition, side and rear setbacks were not given in said recorded plat. Property subject to all right-of-ways and easements of record.

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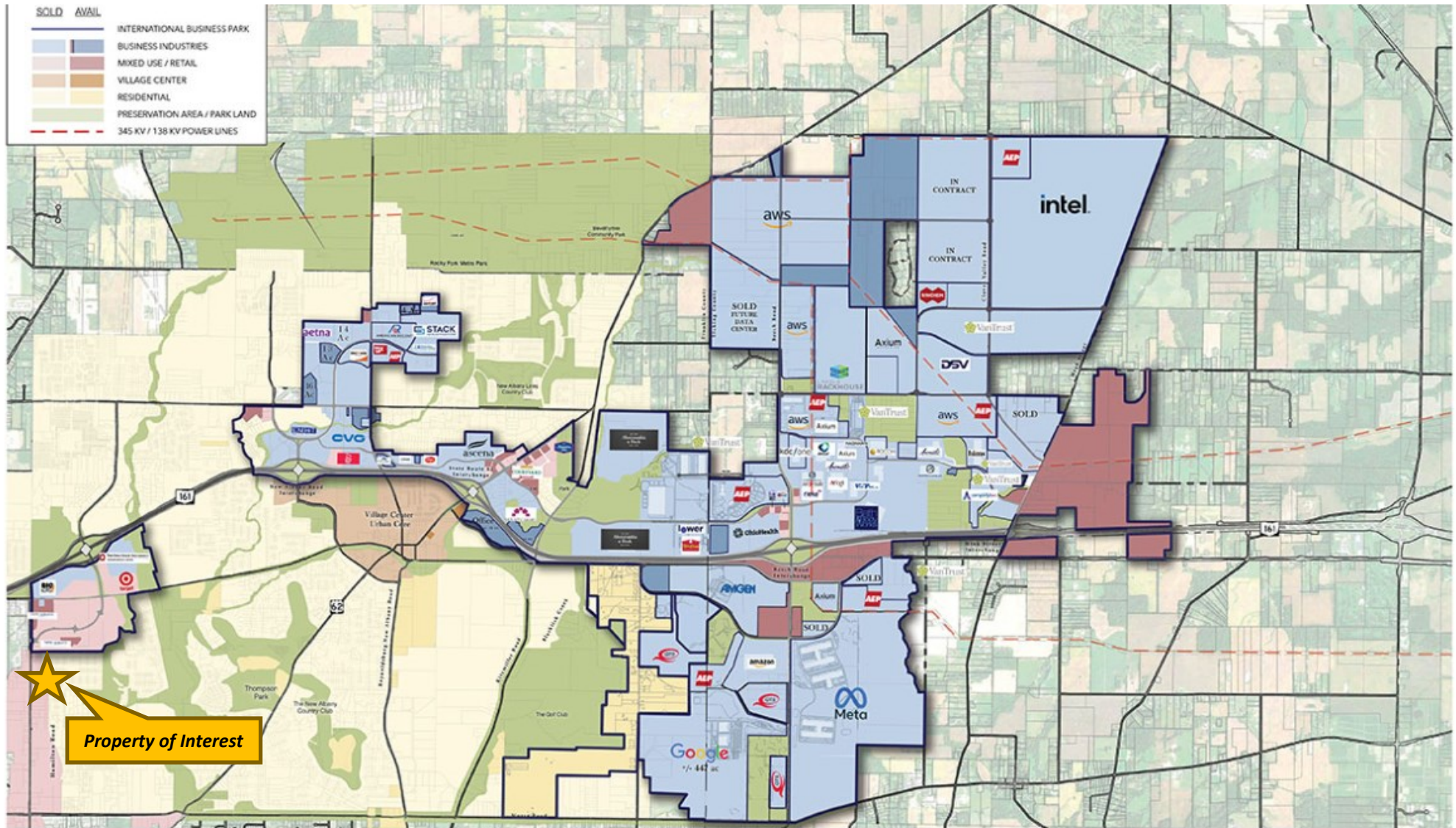


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Aerial



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Trade Aerial

To: Route 161 and New Albany



To: Morse Road and Route 62



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TRAFFIC COUNT (2024)

Street	Avg Daily Volume
N Hamilton Rd - Blendon Pl Dr	20,479
N Hamilton Rd - Hilltop TrlDr	18,722
N Hamilton Rd - Thompson Rd	21,385

NEARBY MAJOR ROADS & HIGHWAYS



SITE LOCATION

DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		7,729	46,159	107,074
Households (2023)		6,094	27,390	57,788
Avg Household Income (2023)		\$82,925	\$92,759	\$82,641

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Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

