



SALE /  
LEASE

## 5524 N HAMILTON RD

Columbus, OH 43230



### FOR SALE OR LEASE

#### OFFERING SUMMARY

Available SF: 22,860 SF

Sale Price/Lease Rate: Negotiable

Lot Size: 2.68 Acres

Year Built: 2016

Building Size: 22,860 SF

Zoning: LC4 Limited Regional  
Scale Commercial

#### LOCATION OVERVIEW

This property is located in the Preserve North neighborhood of Columbus, Ohio. This area has experienced growth with the development of Hamilton Quarter. It is located just south of other new construction such as Big Lots headquarters, Target, Ohio State University Wexner Medical Center, etc.

#### PROPERTY HIGHLIGHTS

- 22,860 SF commercial building
- Currently built out as an entertainment venue
- Game and party rooms, concession stand, kitchen, office and storage areas
- Situated on a large lot with plenty of parking
- Located in a growing office and retail area

#### PROPERTY WEBSITE

[bit.ly/3pbXk30](http://bit.ly/3pbXk30)

CBC-ASPIRE.COM

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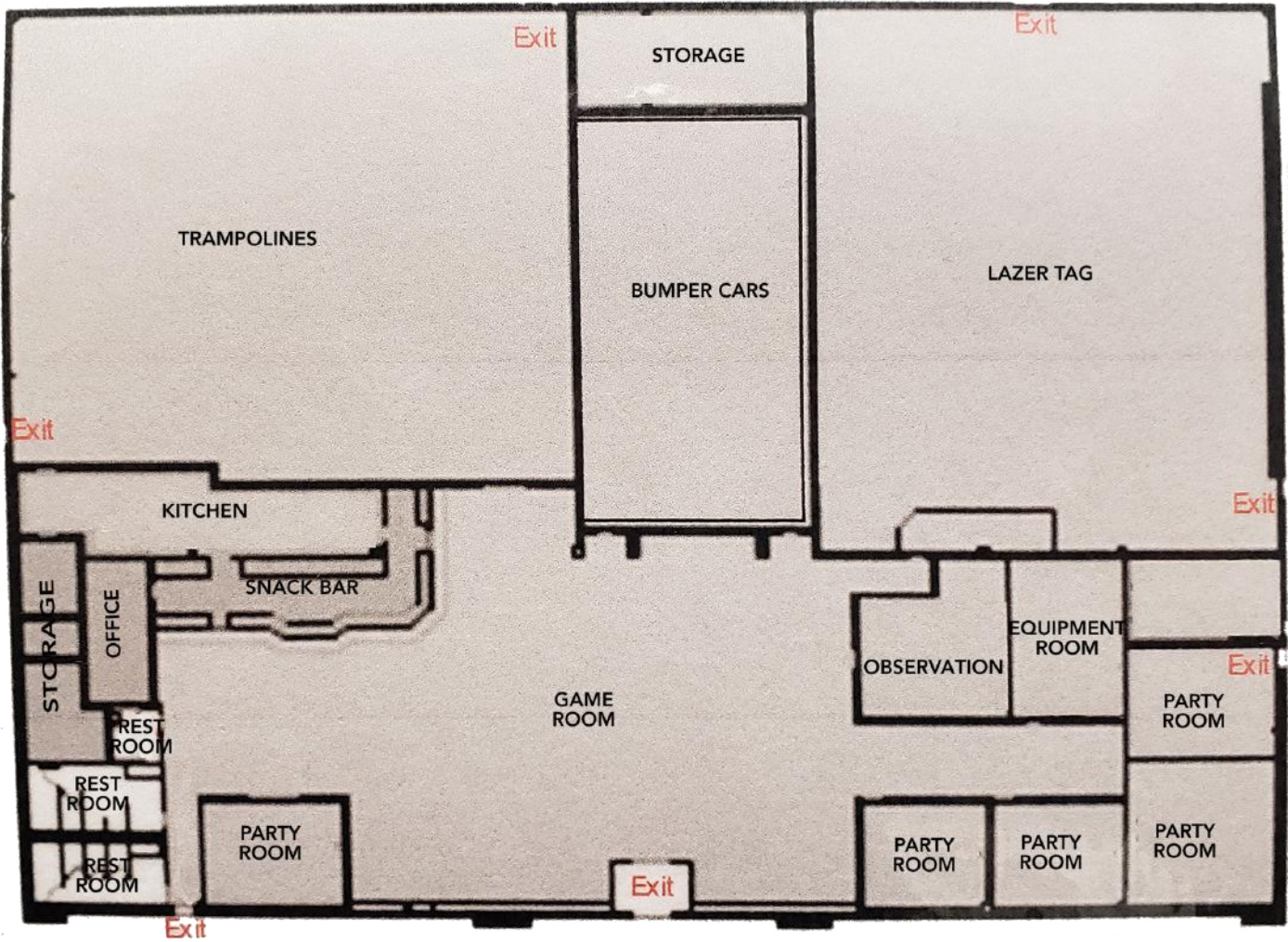
**ASPIRE REALTY SERVICES**



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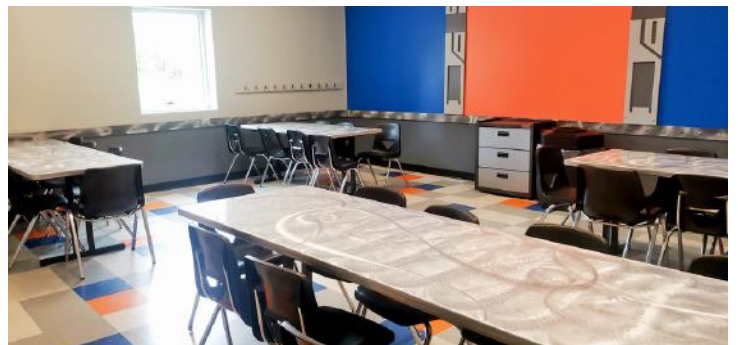
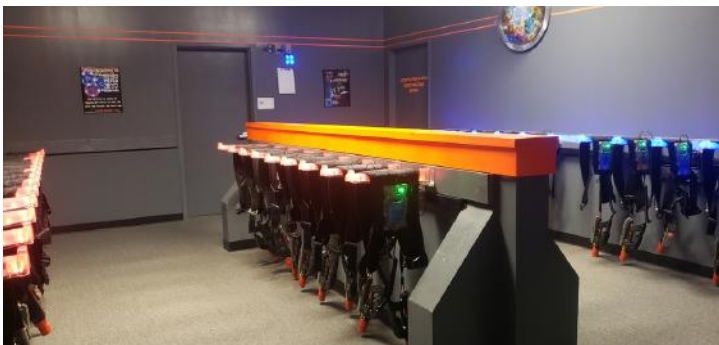
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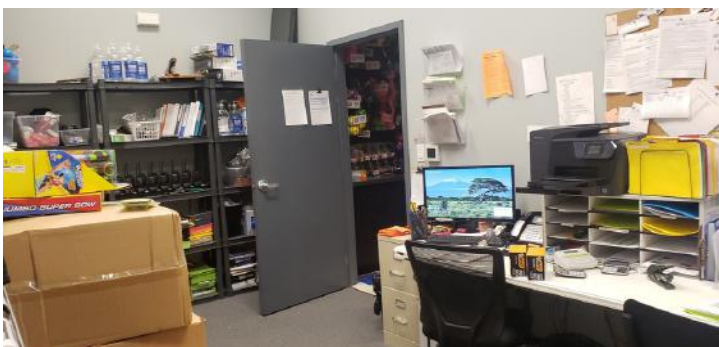
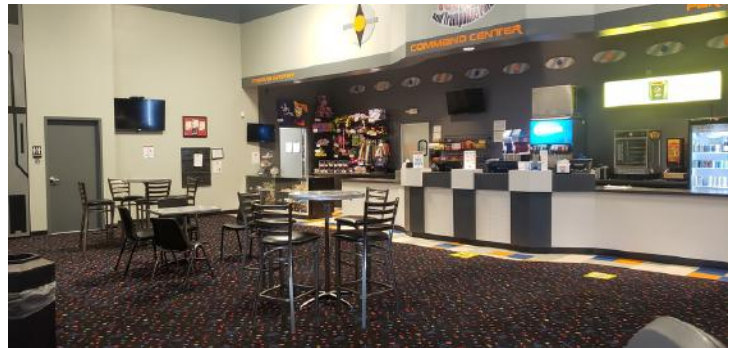
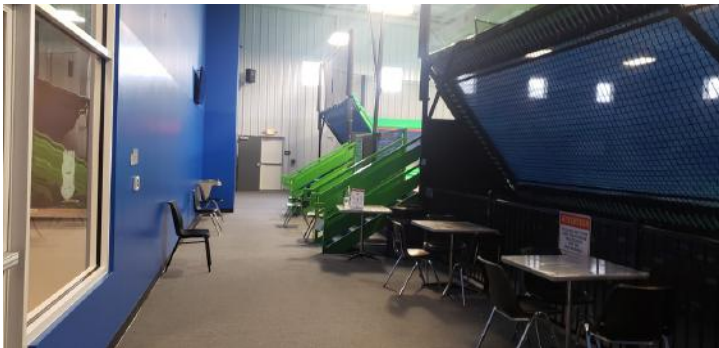
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,045	53,326	140,867
Average age	33.8	37.0	36.3

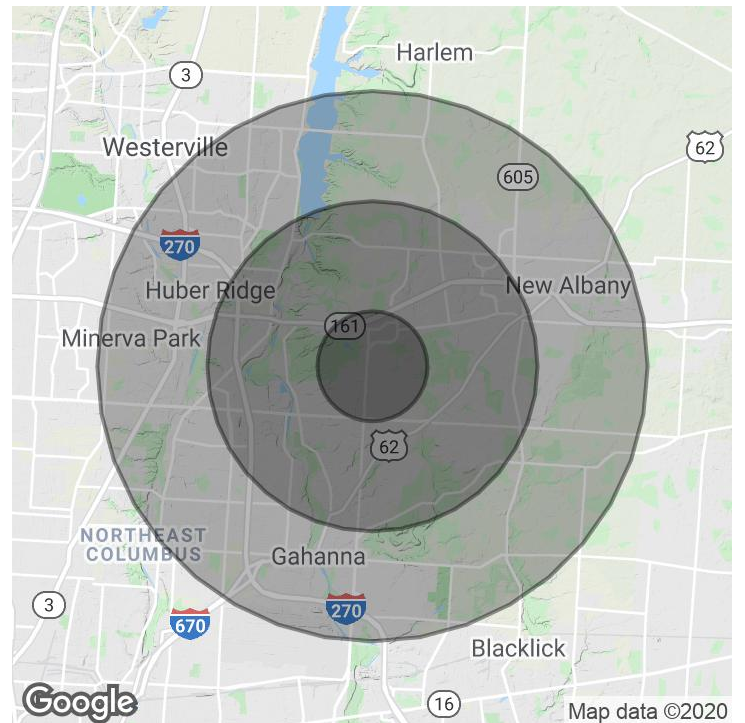
### HOUSEHOLDS & INCOME

	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 2010 US Census

### CROSS STREETS

	DIR	YEAR	COUNT
N Hamilton Rd & Roundabout Blvd	S	2012	23,094 AADT
Hamilton Road & Menerey Ln	S	2019	25,173 AADT



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