

5610-5650 N HAMILTON RD, COLUMBUS, OH 43230

FOR SALE

Medical Office Building For Sale



For More Information:

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Executive Summary // **FOR SALE**



OFFERING SUMMARY

Sale Price:	\$1,954,285
Available SF:	0 SF
Lot Size:	1.12 Acres
Year Built:	2005
Building Size:	7,200 SF
Zoning:	CPD
Market:	Northeast
Price / SF:	\$271.43

PROPERTY OVERVIEW

Elford Realty is pleased to present a 7,200 sf of medical office investment sale. The property is a two-tenant investment that has an OhioHealth Urgent Care and a Select Specialty Medical/OhioHealth joint venture rehabilitation group. Located on North Hamilton Rd the property is situated between Gahanna and New Albany. The subject property is one mile from 161 and two miles from I-270. North Hamilton Road has strong traffic counts of 23,000+ VPD with more expected with Hamilton Quarter development bringing in an Ohio State University Hospital, new Target store and over 1.2 million sf of retail, office, hotel and senior housing in the next 18-24 months.

PROPERTY HIGHLIGHTS

- 7,200 sf
- NOI = \$136,800
- \$1,954,285
- 7% CAP RATE
- Lighted ingress/egress
- Built in 2005
- Strong traffic counts – 23,000+ VPD
- Strong credit tenancy
- 5/1000 Parking

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Rent Roll // 5610-5650 N HAMILTON RD

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
OhioHealth Urgent Care, LLC	5610	4,965	09/01/18	08/31/23	\$94,335	68.96	\$19.00
OHRH, LLC	5650	2,235	05/01/19	04/30/22	\$42,465	31.04	\$19.00
Totals/Averages		7,200			\$136,800		\$19.00

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Location Maps // FOR SALE



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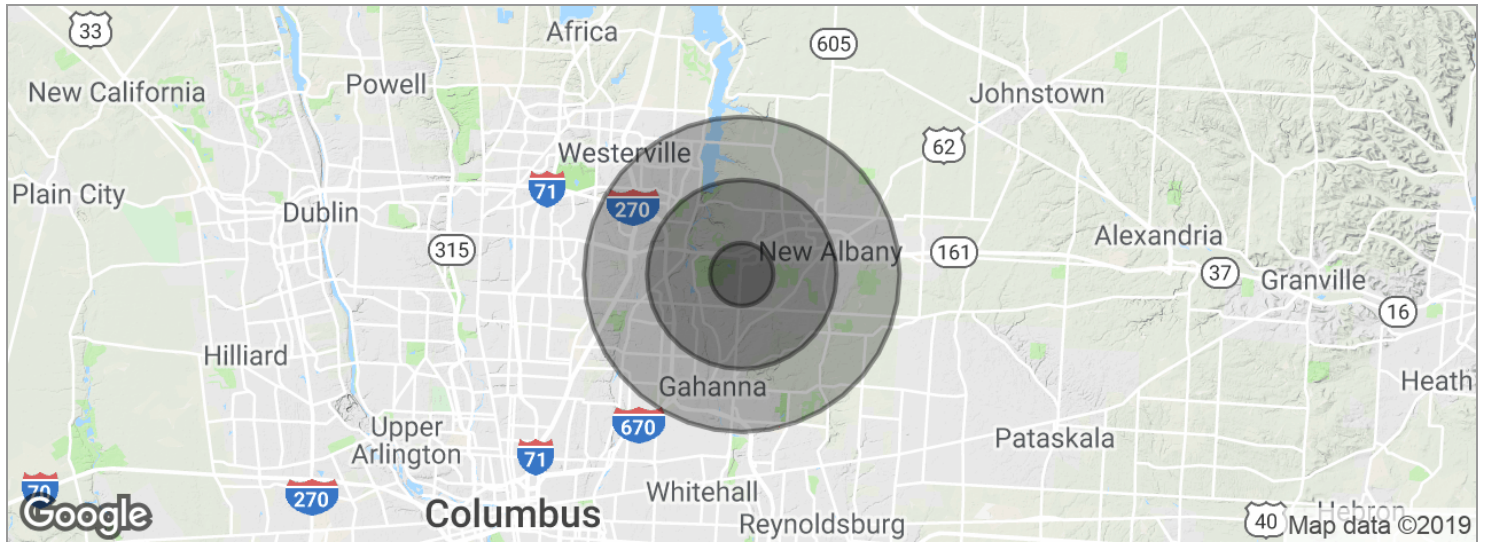
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Demographics Map // FOR SALE



POPULATION

1 MILE

3 MILES

5 MILES

Total population	7,943	53,969	143,294
Median age	34.0	36.8	36.3
Median age (Male)	33.9	36.3	35.6
Median age (Female)	34.4	37.1	37.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,637	23,341	58,316
# of persons per HH	2.2	2.3	2.5
Average HH income	\$80,638	\$90,921	\$85,688
Average house value	\$238,660	\$287,679	\$248,145

* Demographic data derived from 2010 US Census

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