



### PROPERTY HIGHLIGHTS

- New mixed-use development located at the SR-161/Hamilton Road interchange and relocated Hamilton Road with 225,000 s.f. of retail and 500,000 s.f. of medical in first phase
- Well positioned to serve the high growth areas of New Albany, Westerville, Gahanna, and northeast Columbus and Franklin County  
*"...The best undeveloped commercial site in central Ohio, due to its size, location and surrounding demographics..." Chris Boring, principal at Boulevard Strategies*
- Minutes from the growing New Albany Business Park, with a daytime employee population of nearly 15,000, including Abercrombie & Fitch, Discover Financial Services, Bob Evans Farms, Inc., Facebook, Amazon and other major employers
- Situated within 200-acre mixed-use project: 600,000 s.f. of office, hotel, and 1,000,000 s.f. of retail, restaurant and entertainment space
- Average Daily Traffic Counts:  
SR-161 - 70,000      Hamilton Road - 25,000  
Interstate 270 - 153,000      Dublin-Granville Road - 18,000
- Major retailers south of the development include:



### KEY DEMOGRAPHICS

5-MILE TRADE AREA

CURRENT ESTIMATED POPULATION	153,987
POPULATION (5 Years)	16,971
HOUSEHOLDS	62,476
AVG. HOUSEHOLD INCOME	\$109,099
HOUSEHOLDS EARNING MORE THAN \$75K	52.6%
MEDIAN AGE	36
DAYTIME POPULATION	105,205
BUSINESSES	5,262
EMPLOYEES	71,591
OFFICE WORKERS	75.2%
RETAIL EXPENDITURE (Total)	\$2.21 B

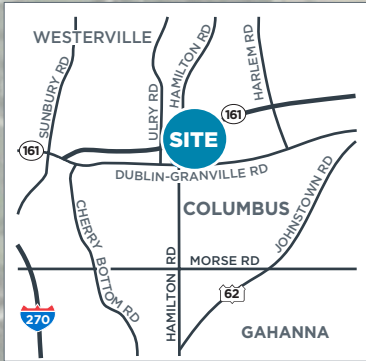
[www.HamiltonQuarter.net](http://www.HamiltonQuarter.net)

### FOR MORE INFORMATION

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Inspired ideas.  
Integrated real estate solutions.



**2-MINUTE DRIVE TIME TO NEW ALBANY BUSINESS PARK**

**THE OHIO STATE UNIVERSITY**  
WEXNER MEDICAL CENTER

- + 31-acre campus
- + 500,000 square feet
- Phase 1 (+200,000 SF) construction start - Fall 2019
- 2,500+ daily trips to the site
- Average employee salary \$100,000+

**PHASE 1 RETAIL**

- Sitework commenced August 2018
- Delivery to retail tenants Summer 2019
- Opening October 2019
- Construction April 2019

**BIGLOTS!**  
800+ Jobs | 320,000 SF  
Opened Spring 2018

**FAIRFIELD INN & SUITES**  
Marriott  
121 Rooms  
Opening 2019

FUTURE 100-ROOM HOTEL

FUTURE RESTAURANT

FUTURE OFFICE

EXISTING OFFICE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

RETAIL DEVELOPMENT PHASE 2

**OhioHealth**  
FREESTANDING COMMUNITY LOCATION  
OPENED JUNE 2018

**WESLEY WOODS**  
at New Albany  
SENIOR HOUSING  
OPENED 2016

**FIRST**  
first financial bank

**FIVE14**  
CHURCH

**Hibes**  
Little Stripes  
Little League

3 MILES  
270

DUBLIN-GRANVILLE RD

161

70,000 ADT

25,000 ADT

12' PYLON

Sale or Build-to-Suit

125,000 SF

20' PYLON

50' PYLON

PERMANENT GREENSPACE

**HQ FLATS**  
800 MULTI-FAMILY Units  
Phase I opened June 2018

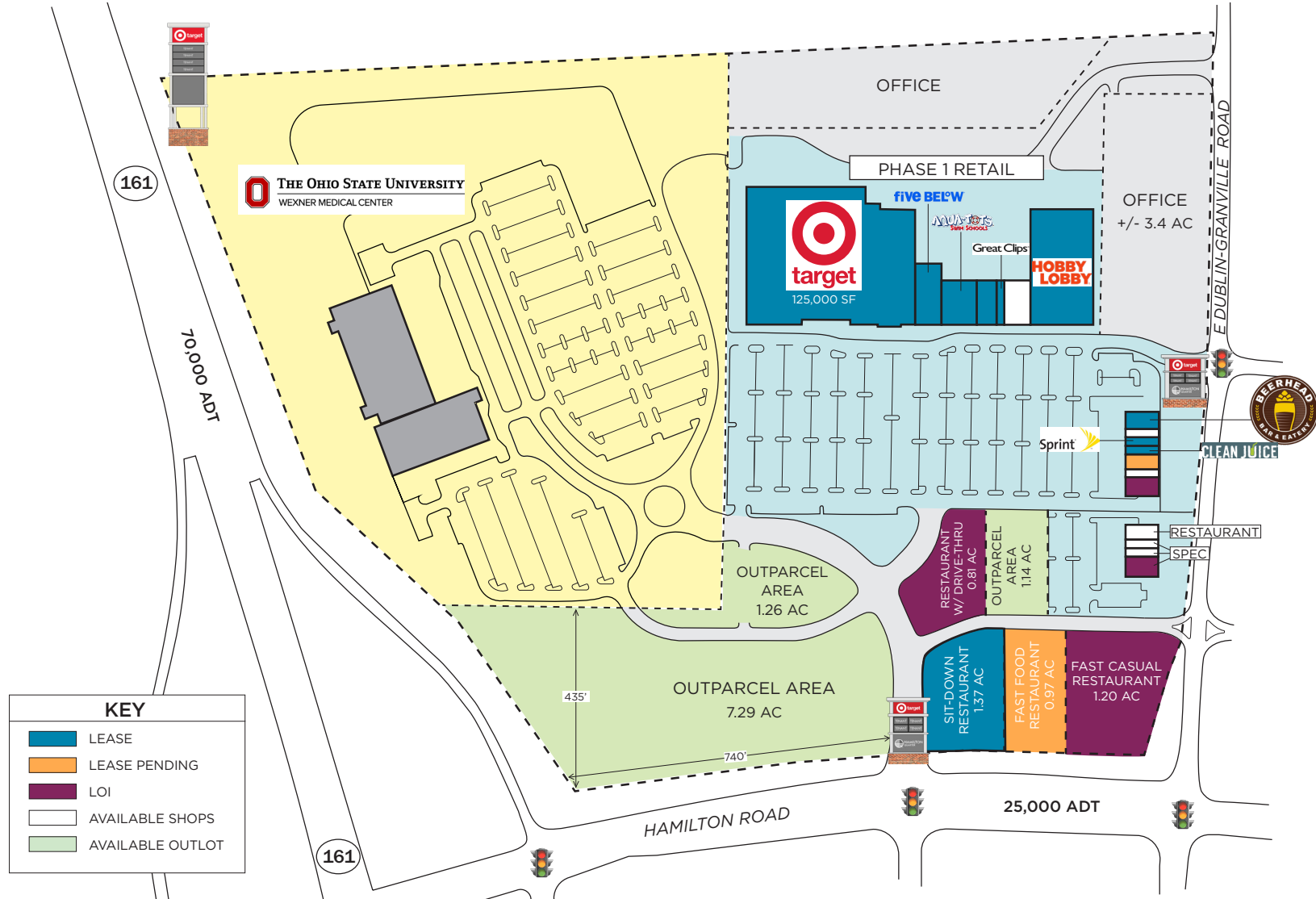
Westerville

New Albany

Columbus

Gahanna

Site plan is conceptual and subject to change without notice.



KEY	
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	LEASE
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	LEASE PENDING
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	LOI
<span style="display:inline-block; width:15px; height:10px; border:1px solid black;"></span>	AVAILABLE SHOPS
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	AVAILABLE OUTLOT

Site plan is conceptual; building configurations and sizes are subject to change without notice

PYLON SIGN



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