

BRAND NEW MEDICAL SPACE FOR SALE & LEASE

NEW ALBANY HEALTHCARE PLAZA

6353-6357 N. Hamilton Road Westerville, Ohio 43081



6,000 +/- SF Building For Sale
1,100 - 8,000 +/- SF Space For Lease



Appraisal Brokerage Consulting Development

Alex Marsh
amarsh@rweiler.com
10 N. High St. Suite 401
Columbus, Ohio 43215
614-221-4286
www.rweiler.com

Property Description

Brand new medical space available in the New Albany/Westerville Submarket!

The buildings can be finished specifically for your needs. Enjoy the benefits of City of Columbus taxes while servicing clients in the successful New Albany & Westerville Markets. This area has some of the strongest demographics and household incomes in Central Ohio! Dr Robin Beran with Columbus Laser will be occupying half of the **completed building** creating a medical synergy within the development. This is an incredible opportunity for any medical user to lease brand new space specifically designed for their needs. In addition, there is a 6,000 +/- SF **building under construction** (adjacent to the existing medical building) that is for sale.

Address: 6353 - 6357 N Hamilton Rd
Westerville, OH 43081

County: Franklin

PID: 010-294891
010-294892

Location: Between Warner Rd
and SR-161

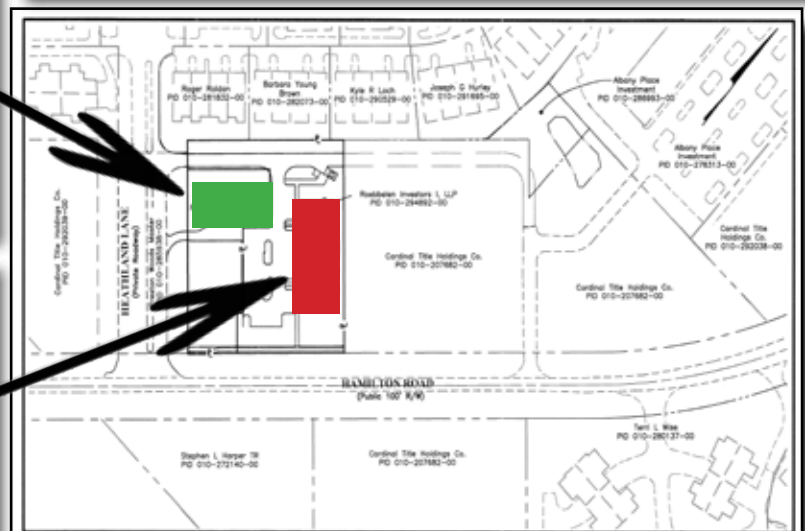


Available For Sale - Building under construction

Address: 6353 N Hamilton Rd

6,000 +/- SF building (build to suit) adjacent to the completed medical building.

Sale Price: Negotiable



Available For Lease - Completed building:

Address: 6357 N Hamilton Rd

Space Available: 1,100 - 8,000 +/- SF

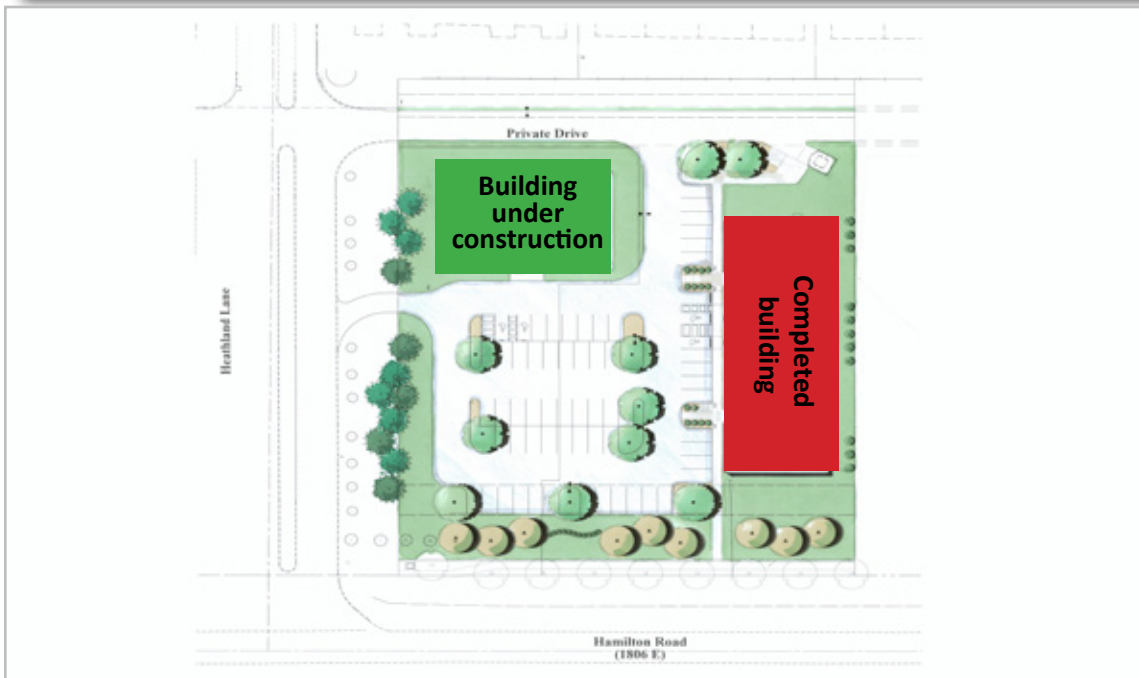
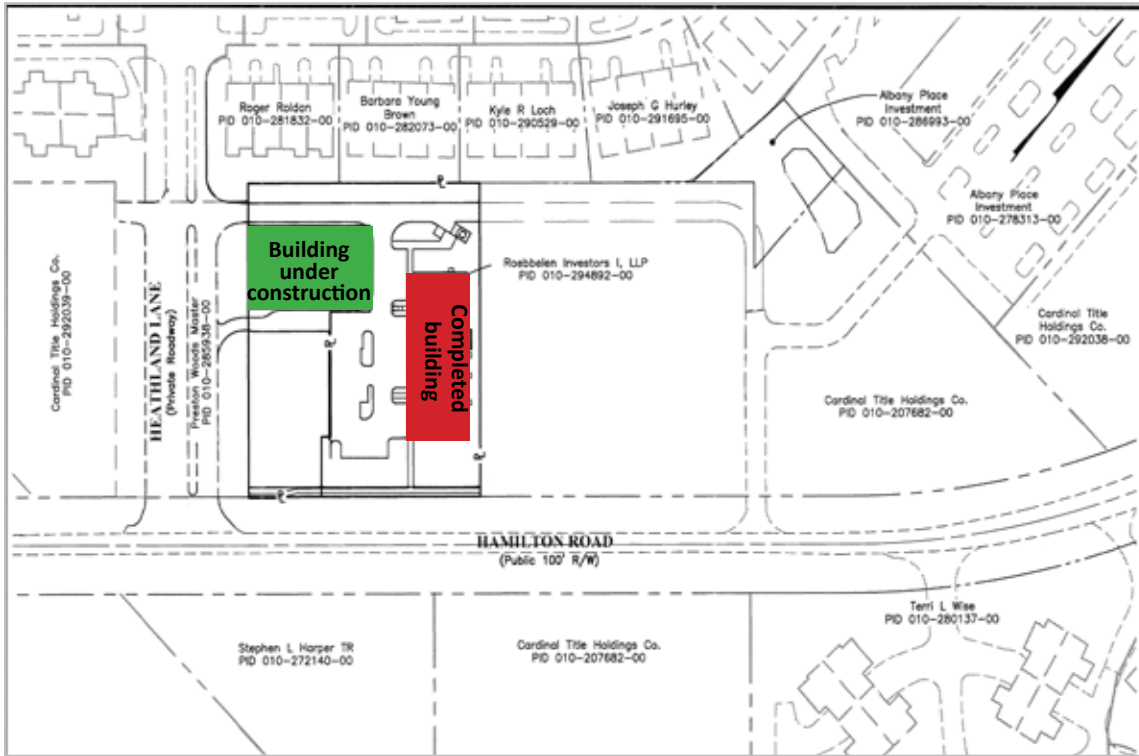
Min. Divisible: 1,100 +/- SF

Lease Rate: \$17.50/SF NNN

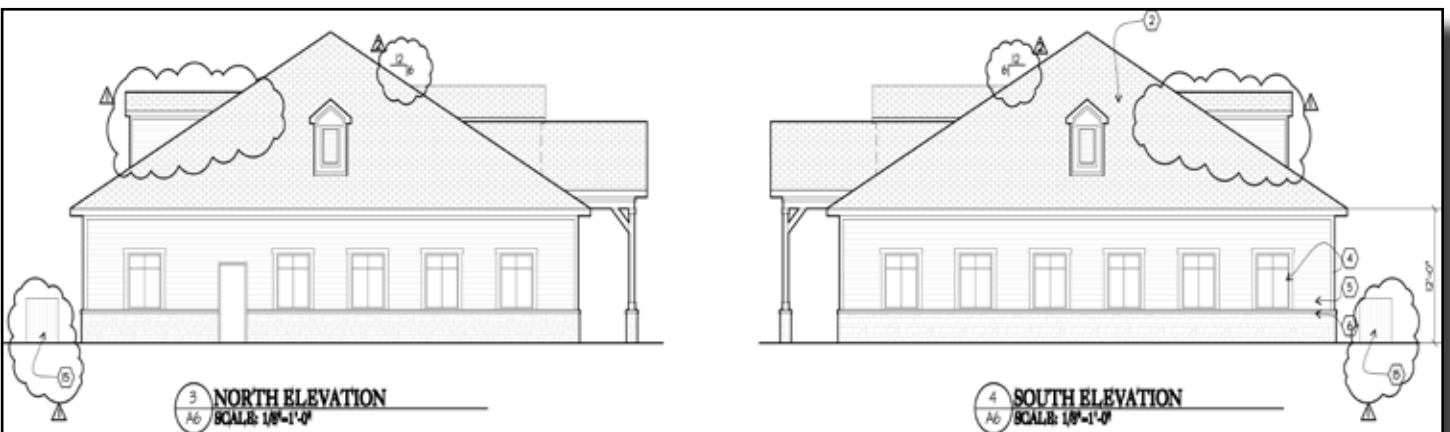
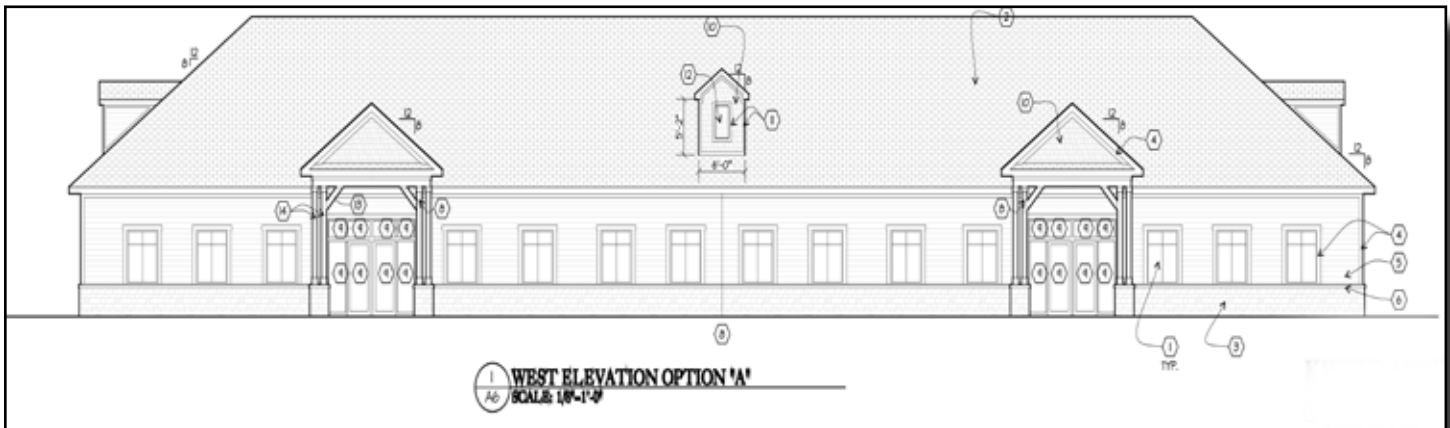
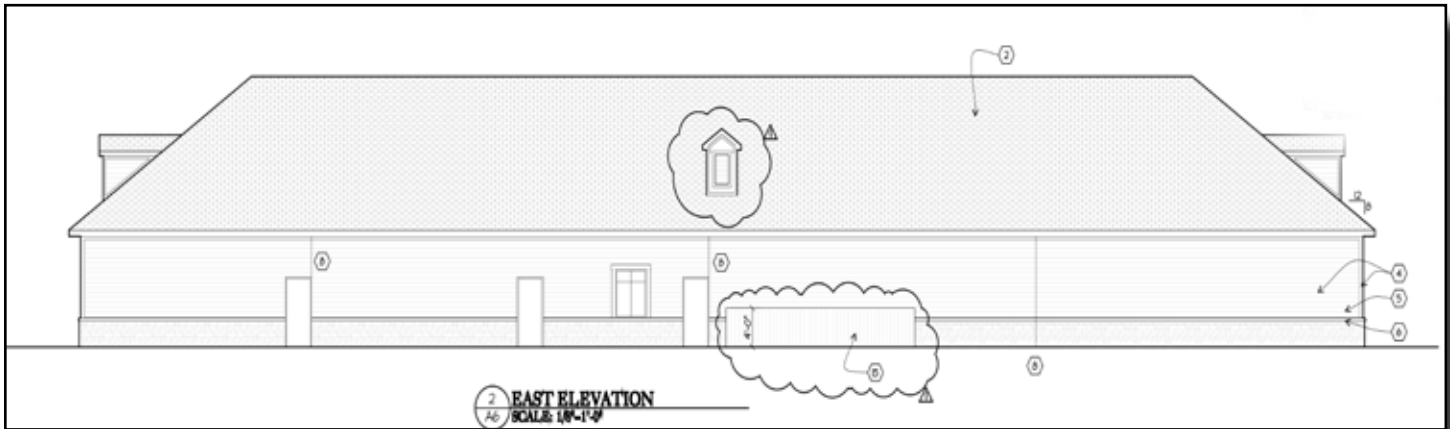


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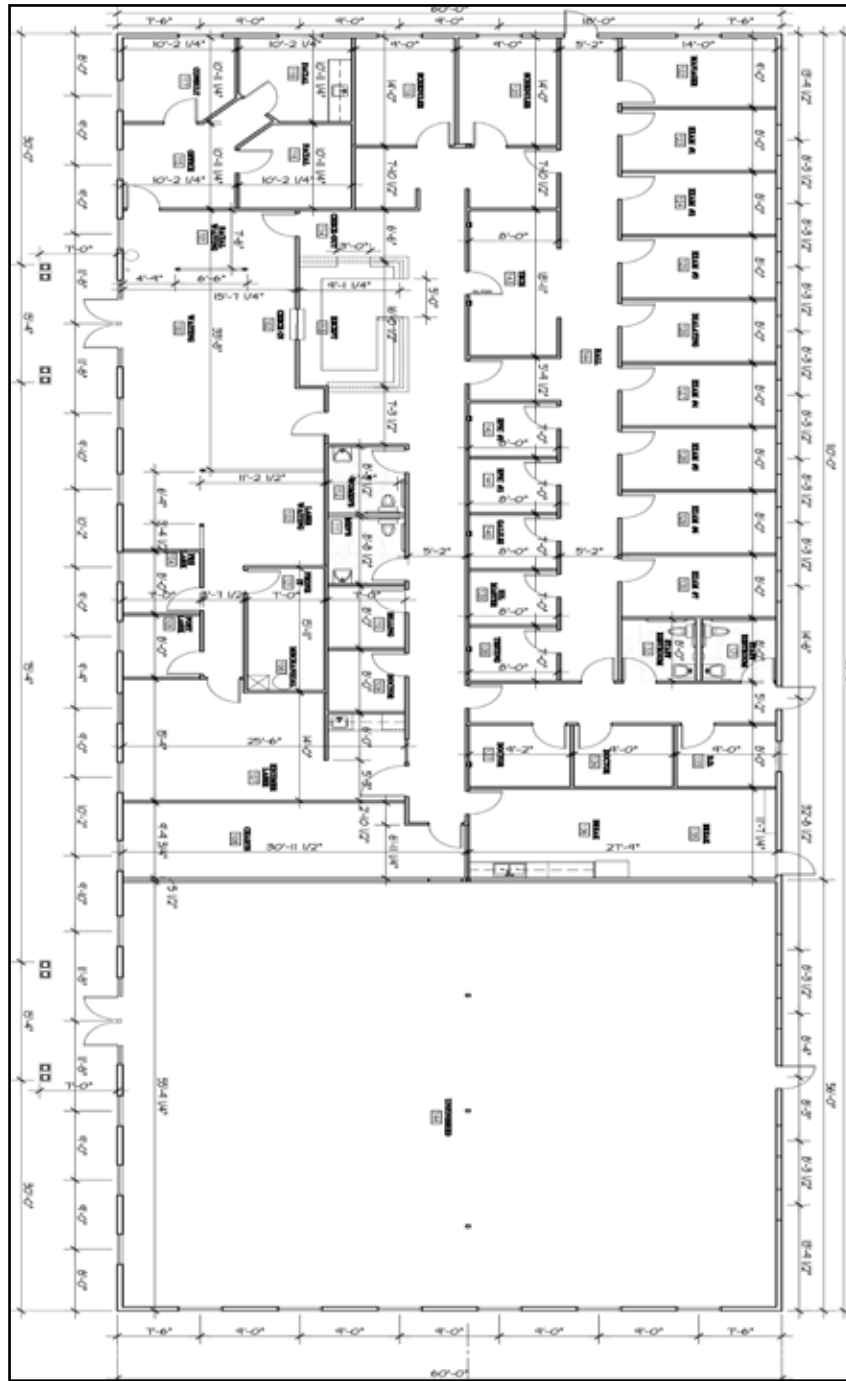
Site Map



Elevation Renderings



Potential Floor Plan



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Property Location



Great Location!

New Albany/Westerville Submarket
Westerville Schools
City of Columbus Taxes
5-10 minutes to Polaris or Easton
Minutes to SR-161



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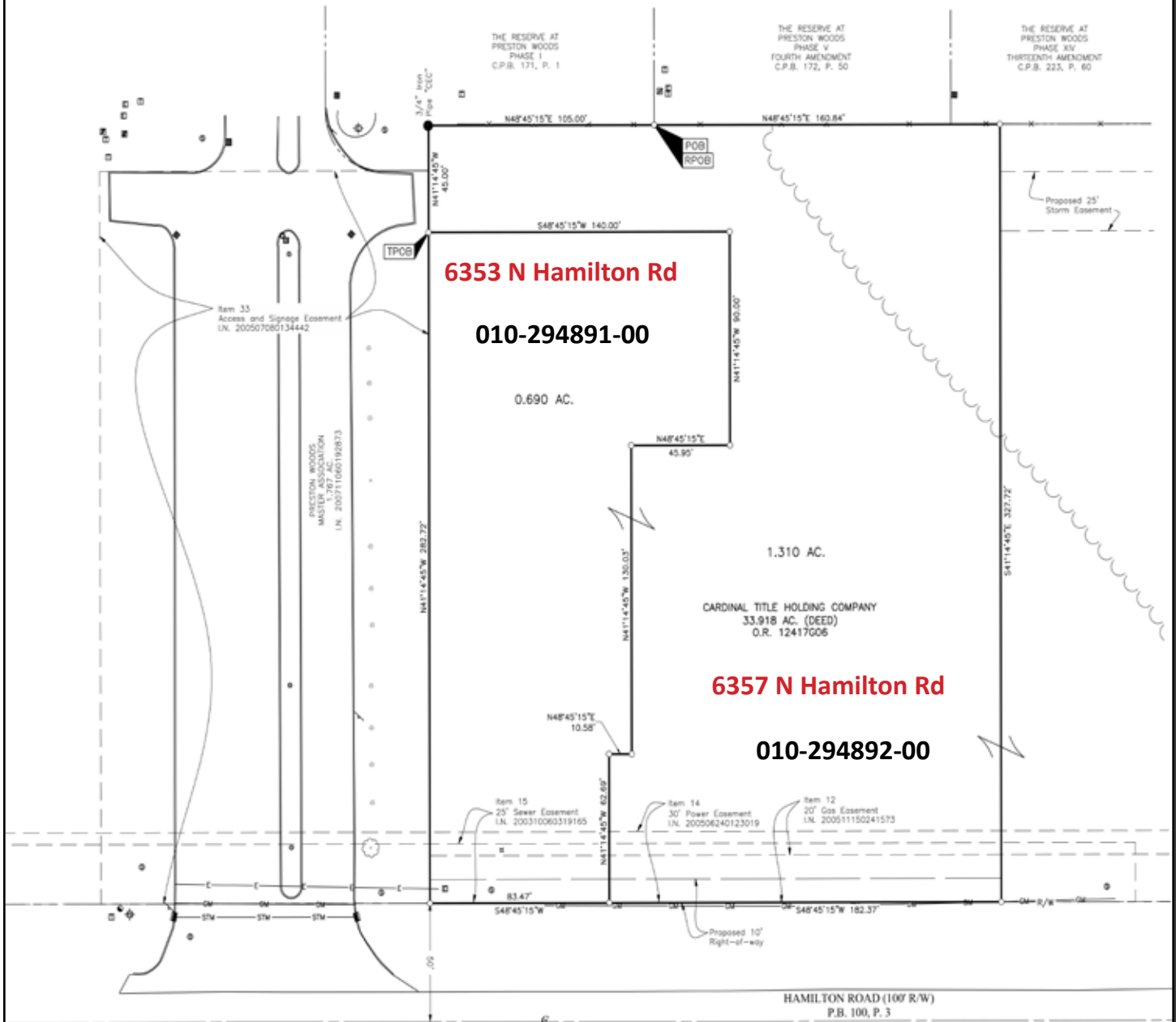
Survey Map

ALTA/ACSM LAND TITLE SURVEY

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16

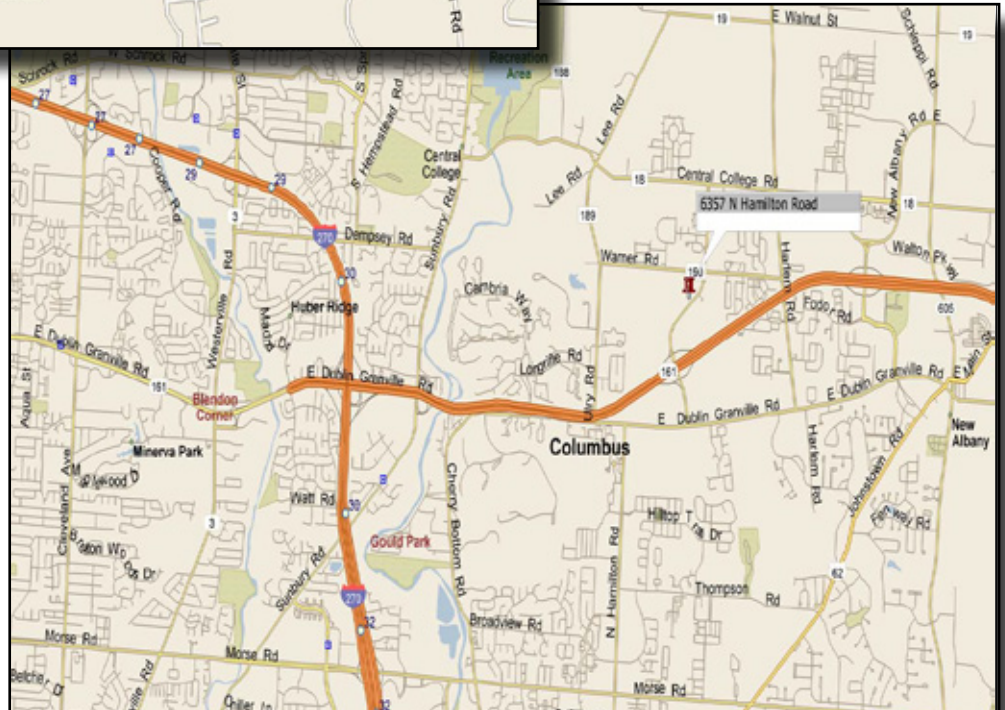
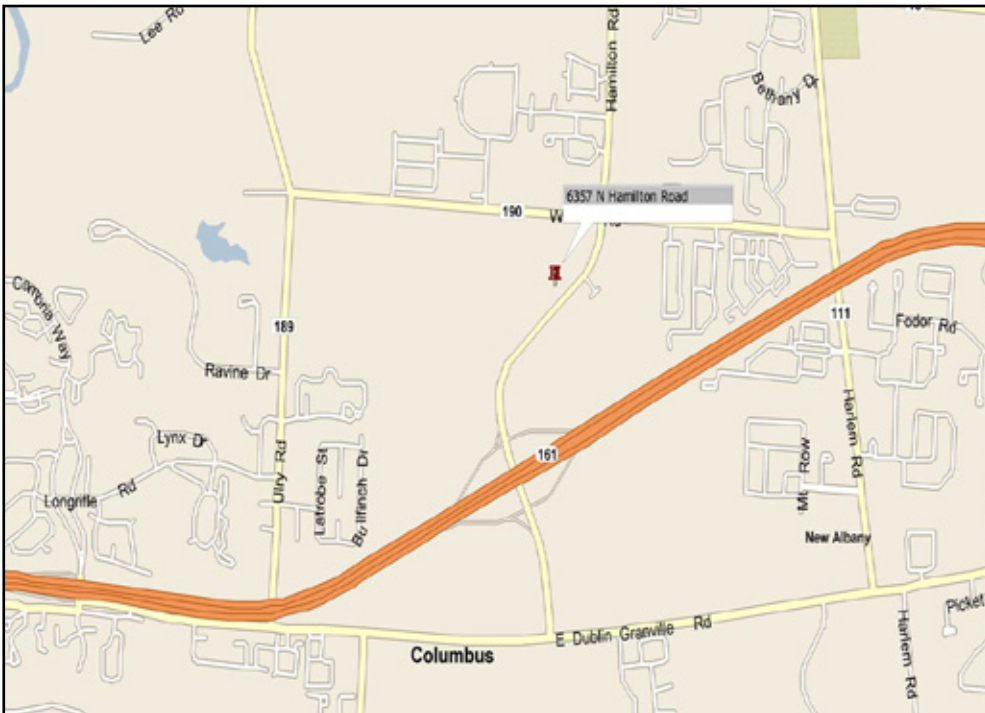
UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



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Street Maps



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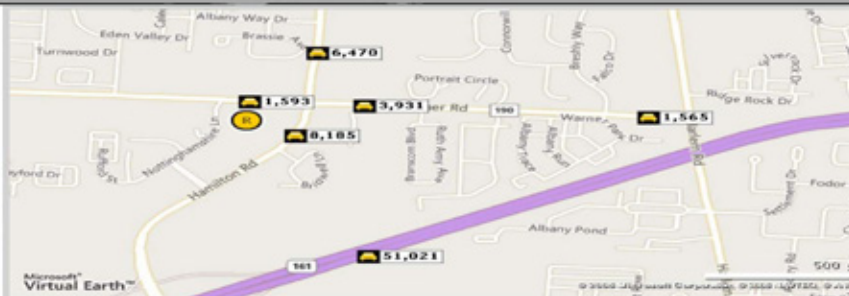
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Demographics & Traffic

Demographic Summary Report

Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	8,121	56,773	146,078
2015 Estimate	7,396	52,980	137,156
2010 Census	5,834	47,636	128,029
Growth 2015 - 2020	9.80%	7.16%	6.51%
Growth 2010 - 2015	26.77%	11.22%	7.13%
2015 Population by Hispanic Origin			
	190	1,429	4,233
2015 Population By Race			
	7,396	52,980	137,156
White	6,195 83.76%	43,694 82.47%	110,024 80.22%
Black	602 8.14%	4,899 9.25%	17,540 12.86%
Am. Indian & Alaskan	11 0.15%	102 0.19%	307 0.22%
Asian	406 5.49%	2,998 5.66%	5,700 4.16%
Hawaiian & Pacific Island	2 0.03%	17 0.03%	57 0.04%
Other	179 2.42%	1,271 2.40%	3,428 2.50%
Households			
2020 Projection	3,775	25,190	59,585
2015 Estimate	3,430	23,456	55,857
2010 Census	2,670	20,903	51,795
Growth 2015 - 2020	10.06%	7.39%	6.67%
Growth 2010 - 2015	28.46%	12.21%	7.84%
Owner Occupied	2,555 74.49%	15,008 63.98%	38,429 68.80%
Renter Occupied	875 25.51%	8,448 36.02%	17,428 31.20%
2015 Households by HH Income			
	3,429	23,457	55,856
Income: <\$25,000	164 4.78%	2,026 8.64%	6,166 11.04%
Income: \$25,000 - \$50,000	549 16.01%	4,445 18.95%	10,199 18.26%
Income: \$50,000 - \$75,000	867 25.28%	4,620 19.70%	10,541 18.87%
Income: \$75,000 - \$100,000	373 10.88%	3,047 12.99%	7,972 14.27%
Income: \$100,000 - \$125,000	767 22.37%	3,474 14.81%	7,464 13.36%
Income: \$125,000 - \$150,000	174 5.07%	1,610 6.86%	4,064 7.28%
Income: \$150,000 - \$200,000	248 7.23%	2,021 8.62%	4,983 8.92%
Income: \$200,000+	267 8.37%	2,214 9.44%	4,467 8.00%
2015 Avg Household Income	\$102,705	\$102,589	\$98,133
2015 Med Household Income	\$84,014	\$80,230	\$78,205

Traffic Count Report



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject P
1 Warner Rd	Hamilton Rd	0.10 E	2014 1,593	1,593	MPSI	.05
2 Hamilton Rd	Warner Rd	0.09 N	2011 9,258	9,258	MPSI	.10
3 Hamilton Rd	Glenabby Dr	0.05 SW	2014 8,185	8,185	MPSI	.10
4 Warner Rd	Ashford Ridge Rd	0.01 W	2014 3,931	3,931	MPSI	.21
5 Hamilton Rd	Warner Rd	0.14 S	2011 5,996	5,996	MPSI	.22
6 Hamilton Rd	Warner Rd	0.14 S	2008 6,485	6,485	AAADT	.22
7 Hamilton Rd	Brassie Ave	0.01 N	2014 6,470	6,470	MPSI	.22
8 State Route 161	Hamilton Rd	0.38 SW	2011 52,163	52,163	MPSI	.43
9 State Rte 161	Hamilton Rd	0.38 SW	2014 51,021	51,021	MPSI	.43
10 Warner Rd	Warner Park Dr	0.03 E	2014 1,565	1,565	MPSI	.70



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Relevant Article

<http://www.bizjournals.com/columbus/news/2016/03/01/bridge-park-style-development-detailed-for.html>

Hamilton Quarter development detailed for Hamilton Road and 161

Mar 1, 2016, 4:23pm EST Updated: Mar 2, 2016, 11:30am EST

Developers have outlined plans for a 330-acre mixed-use district at Route 161 and Hamilton Road, with a rerouting of Hamilton Road to make way for residences, offices, retail and restaurants.

Casto Communities, Daimler Group Inc. and New Albany Co. on Tuesday offered more details for their Hamilton Quarter project, including a timeline that calls for October completion of a first phase of roadway realignment.

The rest of the "S-Curve" – connecting the Hamilton Road highway exit directly into Hamilton Road to the west – will be completed in early 2017, at which point other roadway improvements are slated to begin.

A portion of Dublin Granville Road also will be rerouted to make way for construction of a Central Boulevard – a walkable "destination" of shops and restaurants within the wider development.

The Hamilton Road S-Curve last year earned public support. EMH&T Inc. is serving as engineer.

Construction would begin in late 2016 or early 2017 on 700,000 square feet of offices and 1 million square feet of retail, restaurant and entertainment space, the joint venture said, along with up to 800 multifamily units and 130 senior living units.

"Daimler, together with our partners Casto and the New Albany Co., have worked alongside the city of Columbus to create both a unique deal structure and master plan to develop one of the most well-positioned office sites in Columbus in terms of visibility, accessibility, and proximity to on-site and nearby amenities," Daimler Chairman Bob White Sr. said in a press release.

Evan Weese
Staff reporter
Columbus Business First



DAIMLER GROUP

Casto, Daimler Group and New Albany Co. are planning 700,000 square feet of offices, 1 million square feet of retail and restaurant space, and up to 800 multifamily units and 130 senior living units at Hamilton Quarter.

City Highlights

Demographics

Population: 7,724

Households: 13,568
Home value: \$212,800
Population:
Proper 38,703
Area 85,634
Median Age: 38
College-educated 49.9%

Location

Easy to get from here to there...
It is a short commute from Westerville to other major Ohio cities:

AKRON, 120 miles NE
CINCINNATI, 117 miles S
CLEVELAND, 127 miles N
DAYTON, 89 miles SW
TOLEDO, 137 miles NW
YOUNGSTOWN, 167 miles NE

Westerville spans two counties--nearly 8.5 square miles in Franklin County and approximately three square miles in Delaware County.

Central Ohio roads are well-designed and maintained, making driving pleasant and efficient in comparison to many other metropolitan areas.

Why Westerville?
Westerville is located within 500 miles of 50% of the entire U.S. and Canadian populations. The Central Ohio Transportation Authority (COTA) provides affordable, clean bus transportation throughout Columbus and its suburbs.

Business & Employment

Businesses 5,600+
Employees 50,451
Chamber members 600
Unemployment 5.2%
Top industry Health Care/Social Assistance
Household Income \$82,893

Top Employers

Employer	Employees	Employer	Employees
JP Morgan Chase Bank	4200	Evel Logistics	506
Mount Carmel Health Systems	2050	City of Westerville	420
Westerville City Schools	1549	OhioHealth	398
Alliance Data Systems	955	Emerson Network Power	394
Inventiv Health	806	Bank of America	325
Affinion Corporation	675	Worthington Cylinders	315
Otterbein University	655	MRS Associates	275
Progressive Medical	520	ABB	155

Quality Education

Area Colleges & Universities	Students	Website
Capital University	3.6K+	capital.edu
Col. College of Art & Design	1.3K+	ccad.edu
Col. State Community College	31K+	cscoc.edu
Devy Institute of Technology	enrollment unlisted	col. devry.edu
Franklin University	11K+	franklin.edu
Fortis College	enrollment unlisted	fortis.edu
Ohio Dominican University	3K	ohiodominican.edu
Otterbein University	3K	otterbein.edu
The Ohio State University	63K+	osu.edu

Westerville City Schools

The Westerville City School District is the 10th-largest school district in the state. For the past five years, Westerville City Schools has earned the state's highest report card rating of "Excellent"; the last three of those years included the designation of "Excellent with Distinction." On average, more than 80% of Westerville Schools graduates pursue a postsecondary education at colleges and universities around the world.

SchoolMatch has honored the Westerville City School District for 19 consecutive years with its "What Parents Want Award" for providing the curriculum and academic rigor parents desire most for their children. Only 16 percent of the nation's 15,571 public school systems earn this recognition.

Otterbein University

For more information, visit us online at westervillechamber.com
Otterbein serves more than 2,500 traditional and adult undergraduate students enrolled in 73 majors and 44 minors and more than 450 graduate students enrolled in master's programs in allied health, business administration, education, educational mathematics and nursing, as well as the doctor of nursing practice program.

Demographics

Population: 7,724

Median Age: 37
Per Capita Income: \$62,131
Households: 2,644
Avg. Household Size: 3.21
Median Household Income: \$172,321
Median Family Income: \$156,932
Median Housing Unit Value: \$473,000
Residents with bachelor's degree or higher: 79%



Location

Three freeway intersections adjacent to State Route 161
4 minutes to Interstate 270
10 minutes to Port Columbus International Airport
15 minutes to downtown Columbus
20 minutes from Rickenbacker Port Authority

Business Park Profile

12,000 employees
3,000+ acres
5.6 million square feet of development
More than \$1.4 billion in committed private investment

Business Incentives

15-year, 100% tax abatement
Enterprise zone
Grants and infrastructure loans
Fiber optic/technology grants
New Albany TechStart support

Infrastructure

Shovel ready sites
High speed fiber optic network
Dual feed electric capabilities

Top 10 Employers

Abercrombie & Fitch
Accel
Aetna
Bob Evans Farms
Discover Financial Services
KDC
Mount Carmel New Albany Surgical Hospital
PharmaForce (Luitpold Pharmaceuticals)
Tween Brands
U.S. Holdings

Retail Amenities

Market Square, pedestrian-friendly town center anchored by a library, restaurants, shops and offices
Smith's Mill Shoppes and Offices
Easton Town Center, award winning shopping and entertainment district 7 minutes away

Quality of Life

- Nationally renowned master planned community
- Nationally ranked public school system on 200-acre learning campus
- Pedestrian-friendly Market Square retail district
- 30+ miles of leisure trails connecting Market Square, neighborhoods and school campus
- Over 600 acres of public parks and green space
- Over 900 acres of private green space
- Wexner Park and Pavilion features a playground complex, a pavilion and green space for community gatherings
- Rose Run Streamside Park, a passive park in the heart of New Albany
- Jeanne B. McCoy Community Center for the Arts, a performing arts and educational facility in partnership with city and school system

Education

- New Albany Plain Local School on 200-acre learning community campus
- 20 minutes to The Ohio State University
- 15 minutes to Denison University
- 15 minutes to Columbus College of Art & Design
- 15 minutes to Capital University
- 15 minutes to Franklin University
- 10 minutes to Otterbein College
- 12 Minutes to Ohio Dominican College

Health

- Mount Carmel New Albany Surgical Hospital, state's only orthopedic surgical center
- Albany Health and Wellness Center, primary care practice and wellness services
- Variety of primary care and specialists
- Healthy New Albany, nonprofit established to promote community wellness
- New Albany Walking Club
- Future home of The Core - New Albany Center for Healthy Living

WESTERVILLE COMMUNITY PROFILE

NEW ALBANY COMMUNITY PROFILE



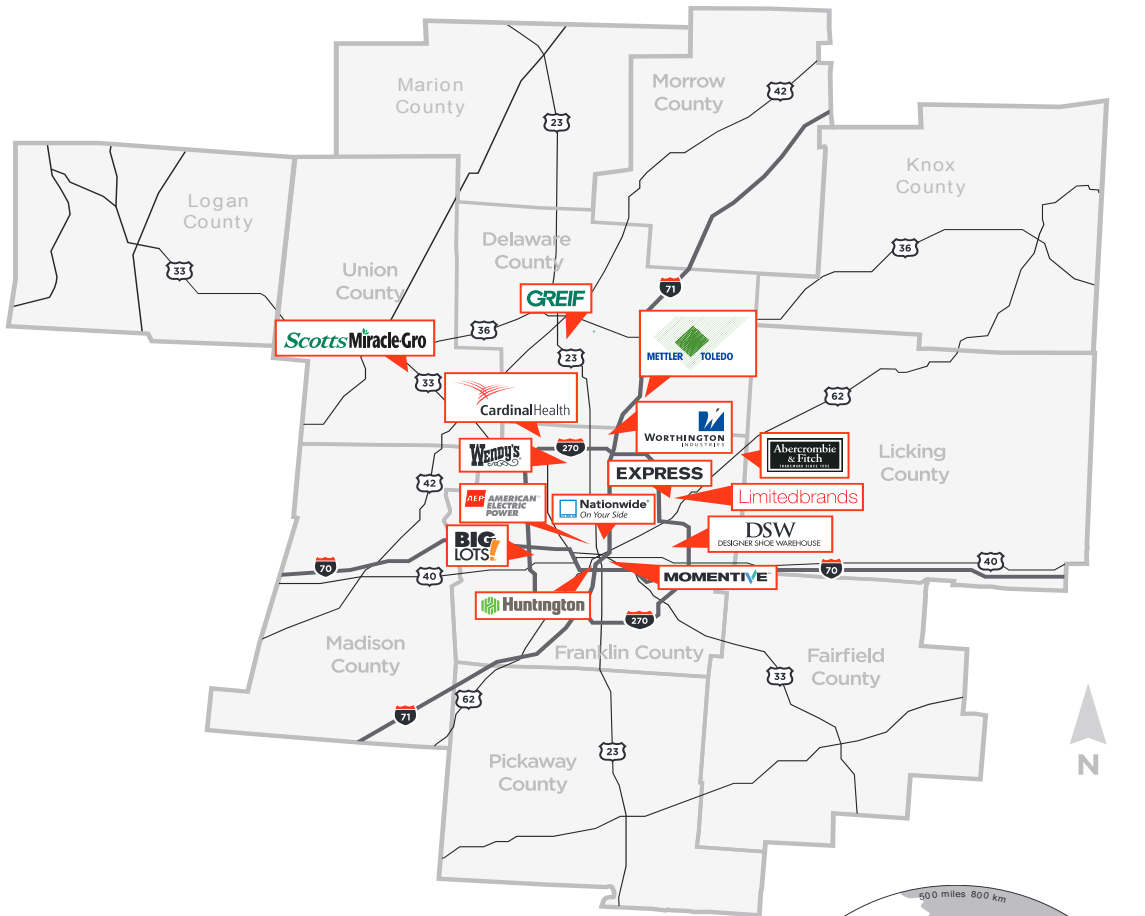
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City Highlights

FORTUNE 1000 HEADQUARTERS

THE COLUMBUS REGION



— Interstate/Limited Access Highway
— Major US/State Highways



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Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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