

WEST ALBANY SHOPPES

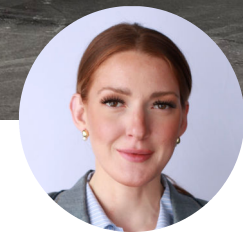
NEW RETAIL FOR LEASE

6470-6490 N. HAMILTON, WESTERVILLE, OH 43081



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

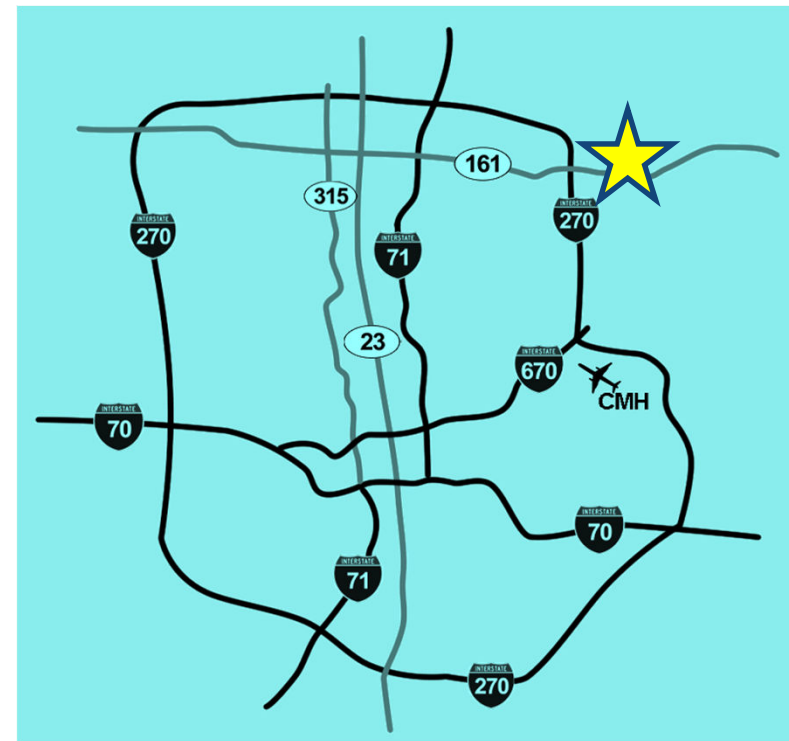
PROPERTY HIGHLIGHTS

WEST ALBANY SHOPPES

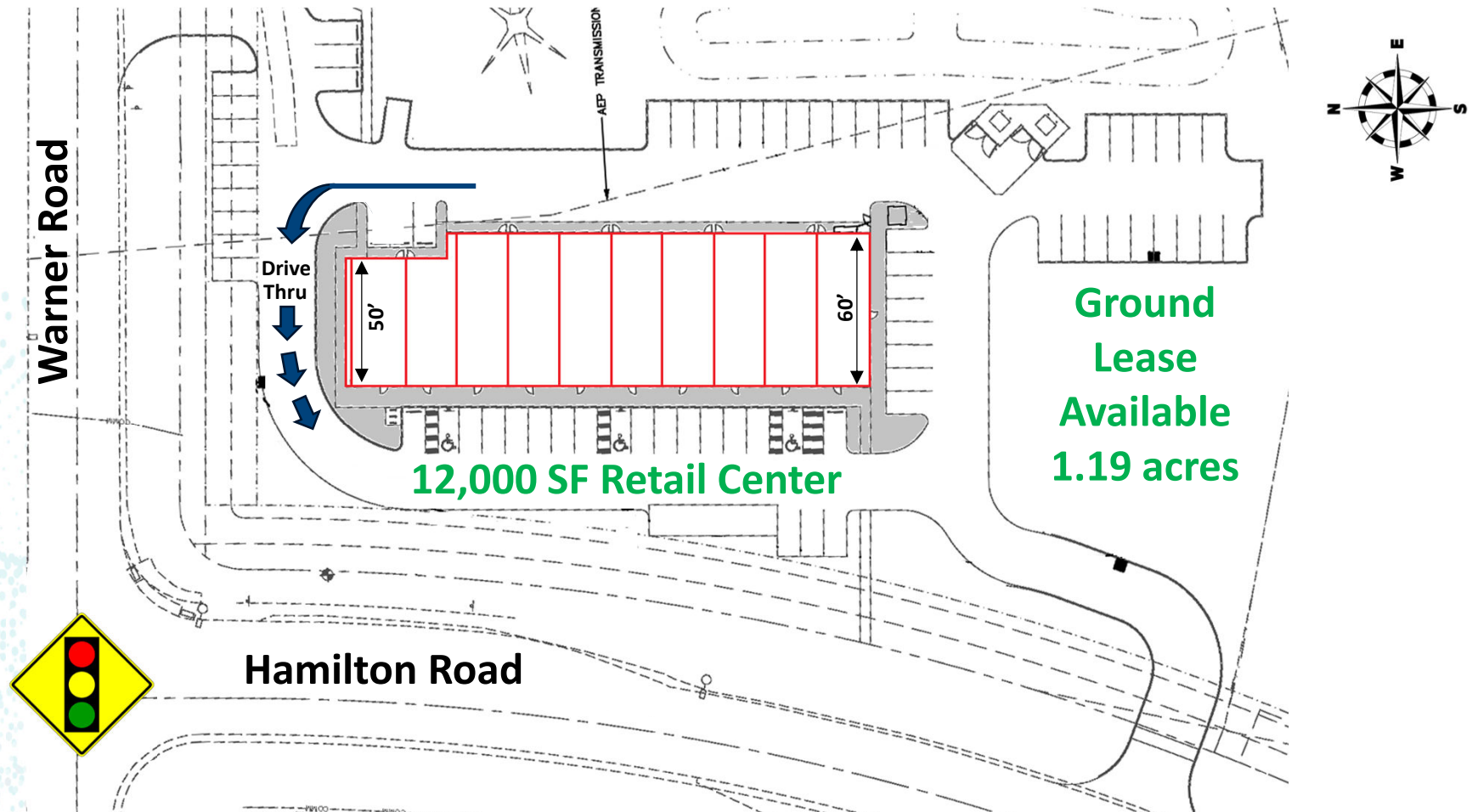
NEW RETAIL FOR LEASE

3470-6490 N. HAMILTON ROAD, WESTERVILLE, OH 43081

- End cap with drive-thru available
- +/- 12,000 SF multi-tenant retail center now completing construction (July 2026)
- Close proximity to State Route 161 with 98,359 vehicles per day (source: MORPC 2025)
- Rapidly growing area near the new Intel chip facility
- 17,104 vehicles per day on N. Hamilton Road (source: MORPC 2025)
- 55 parking spaces
- Excellent demographics—average HH income over \$126,064 (5-mile radius)
- Lease rates: \$35.00 - \$50.00 psf NNN



SITE PLAN & RENDERING



SITE AERIAL



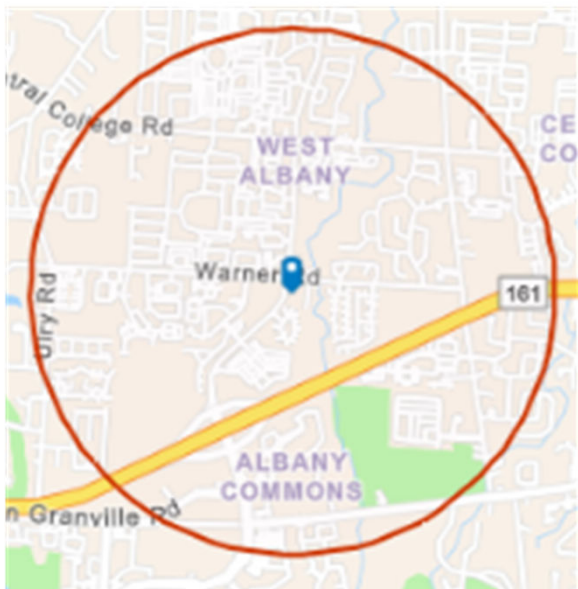
LOCAL AERIAL



1. **Identify the problem.** The first step in the problem-solving process is to identify the problem. This involves recognizing the issue, understanding its scope, and determining the impact it has on the organization.



1-MILE RADIUS DEMOS



KEY FACTS

11,442

Population



1.9

Average
Household Size



39.1

Median Age

\$99,398

Median Household Income

BUSINESS



170

Total Businesses



1,093

Total Employees

EDUCATION



2%

No High School
Diploma



17%

High School
Graduate



25%

Some
College



56%

Bachelor's/Grad/Prof
Degree

INCOME



\$74,043

Per Capita
Income



\$99,398

Median
Household
Income



\$114,103

Average
Household
Income

EMPLOYMENT



78

White
Collar %



14

Blue
Collar %



8

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

68,411

Population



2.2

Average
Household Size



38.5

Median Age

\$106,145

Median Household Income

BUSINESS



1,572

Total Businesses



18,896

Total Employees

EDUCATION



3%

No High School
Diploma



16%

High School
Graduate



24%

Some
College



57%

Bachelor's/Grad/Prof
Degree

INCOME



\$71,876

Per Capita
Income



\$106,145

Median
Household
Income



\$124,053

Average
Household
Income

EMPLOYMENT



77.2

White
Collar %



12.6

Blue
Collar %



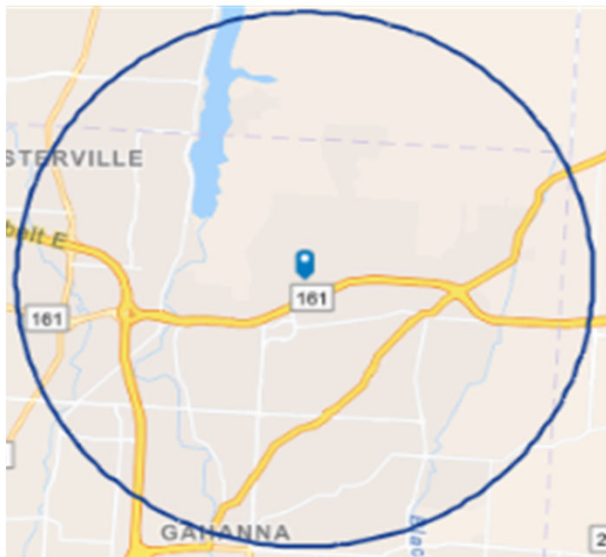
10.2

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

154,115

Population



2.4

Average
Household Size



39.1

Median Age

\$107,454

Median Household Income

BUSINESS



4,843

Total Businesses



65,526

Total Employees

EDUCATION



3%

No High School
Diploma



18%

High School
Graduate



24%

Some
College



55%

Bachelor's/Grad/Prof
Degree

INCOME



\$64,842

Per Capita
Income



\$107,454

Median
Household
Income



\$126,064

Average
Household
Income

EMPLOYMENT



78

White
Collar %



12

Blue
Collar %



10

Services
%

equity | brokerage

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