

DEVELOPMENT SITE

Suitable for wide range of uses - retail, medical/professional offices, financial institutions, daycare



Community Commercial (CC) Zoning
31,614 vehicles per day

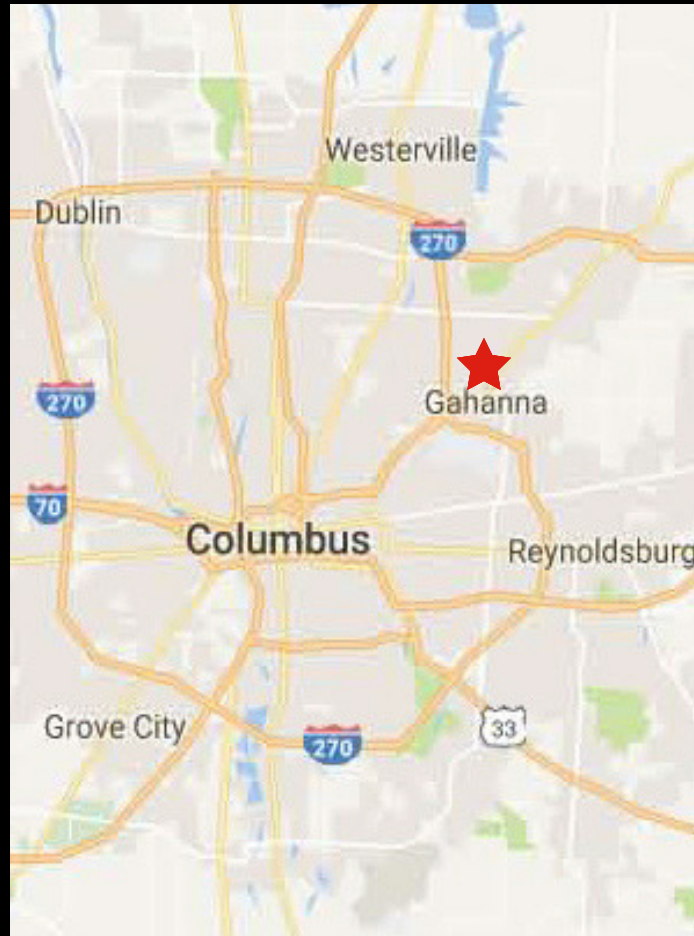
219 N HAMILTON RD, GAHANNA, OH

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Alterra Real Estate
614.365.9000
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Site Features



Distance to:

John Glenn Intl Airport	2.0 miles
I-270/I-670 Interchange	1.5 miles
2 minutes to I-270 entrance at Hamilton Road	

- 31,614 vehicles per day on Hamilton Rd, north of Morrison Rd
- Community Commercial (CC) zoning allows many varied retail/commercial uses
- Site has access to necessary utilities
- Gahanna just completed roundabout at property
- Quick entry to I-270 at Hamilton Road and at I-670
- City of Gahanna is business friendly - tax incentives may be available

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Gahanna Community Profile

DEMOGRAPHICS

33,248 People (2010 Census)

Median Age = 38.8 years old
22,459 of population over 25 years
76% of population over 18 years
12.5% over 65 years

HOUSEHOLDS

12,931 Households
Median Size = 2.6 people
69.17% Households are families
Median Household Income = \$72,474
Median Home Value = \$187,000
Average Home Sales Price = \$210,000

HOMES & NEIGHBORHOODS

13,577 Housing Units:
9,759 Single Family
2,859 Multi-Unit

Homeowner vacancy rate: 1.2%
Rental vacancy Rate: 6.5%
30% of Units Built since 1990

WORKFORCE DISTRIBUTION

Management, Professional 46.5%
Service 10.1%
Sales & Office 29.7%
Construction, Extraction, & Maintenance 5.7%
Production, Transportation & Material 8.1%

Source www.gahanna.gov

[Click Here for info - DOING BUSINESS IN GAHANNA, OH](#)

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