

5610 N. Hamilton Rd  
Columbus, OH 43230

For Lease



## Medical Office Building For Lease

Lease Rate:  
\$19.50 PSF NNN

2023 Estimated Op Ex:  
\$10.75 PSF

Available Space:  
4,965 SF

- Prominent office/medical space in New Albany
- Heavy retail corridor
- Located at signalized corner of N. Hamilton & Preserve Blvd.
- Former Ohio Health urgent care
- Single story, entry immediate from parking lot
- Large waiting area, exams w/plumbing, lab, xray
- Outstanding lighted signage facing N. Hamilton and above main suite entry
- Proximity to \$20B Intel development region
- 30,000+ VPD traffic count



Amy Osborn  
614.545.4094  
aosborn@AltterraRE.com

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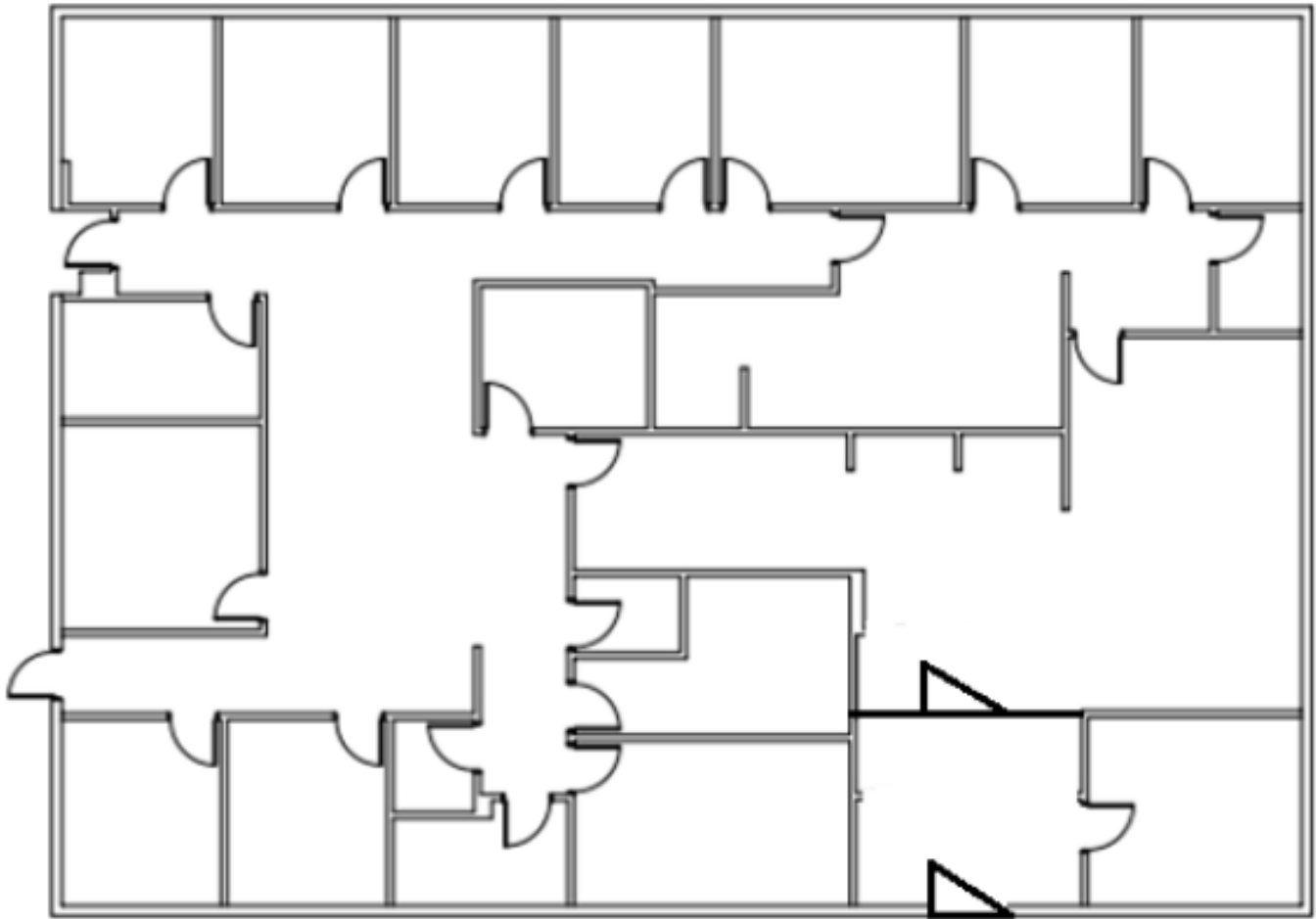
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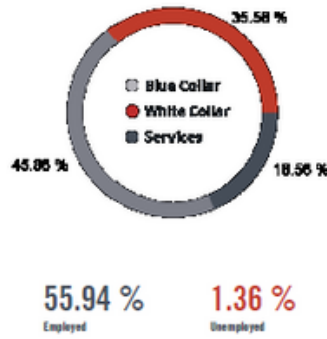
## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5610-5650 Hamilton Rd , New Albany, OH 43054

Catylist Research

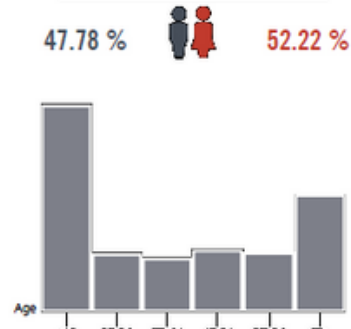
CITY, STATE	<b>New Albany, OH</b>
POPULATION	<b>67,297</b>
AVG. HHSIZE	<b>2.37</b>
MEDIAN HH INCOME	<b>\$75,647</b>
HOME OWNERSHIP	
Renters:	<b>10,477</b>
Owners:	<b>18,003</b>

### EMPLOYMENT



**55.94 %** Employed  
**1.36 %** Unemployed

### GENDER & AGE



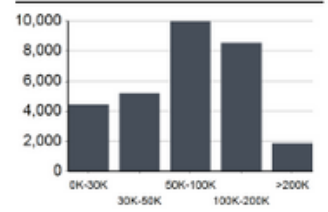
### RACE & ETHNICITY

White:	75.44 %
Asian:	10.18 %
Native American:	0.02 %
Pacific Islanders:	0.00 %
African-American:	8.59 %
Hispanic:	3.00 %
Two or More Races:	2.77 %

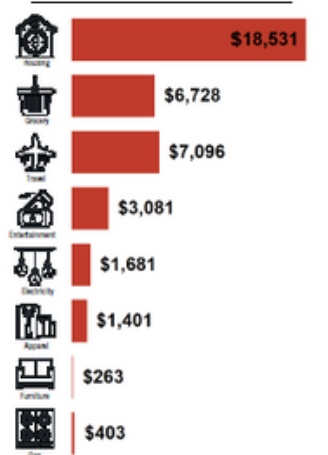
### EDUCATION

High School Grad:	19.47 %
Some College:	20.75 %
Associates:	6.85 %
Bachelors:	54.19 %

### INCOME BY HOUSEHOLD



### HH SPENDING



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