

EXCLUSIVE

853 S. Hamilton Road

Whitehall, OH

**AVAILABLE
RETAIL PROPERTY**

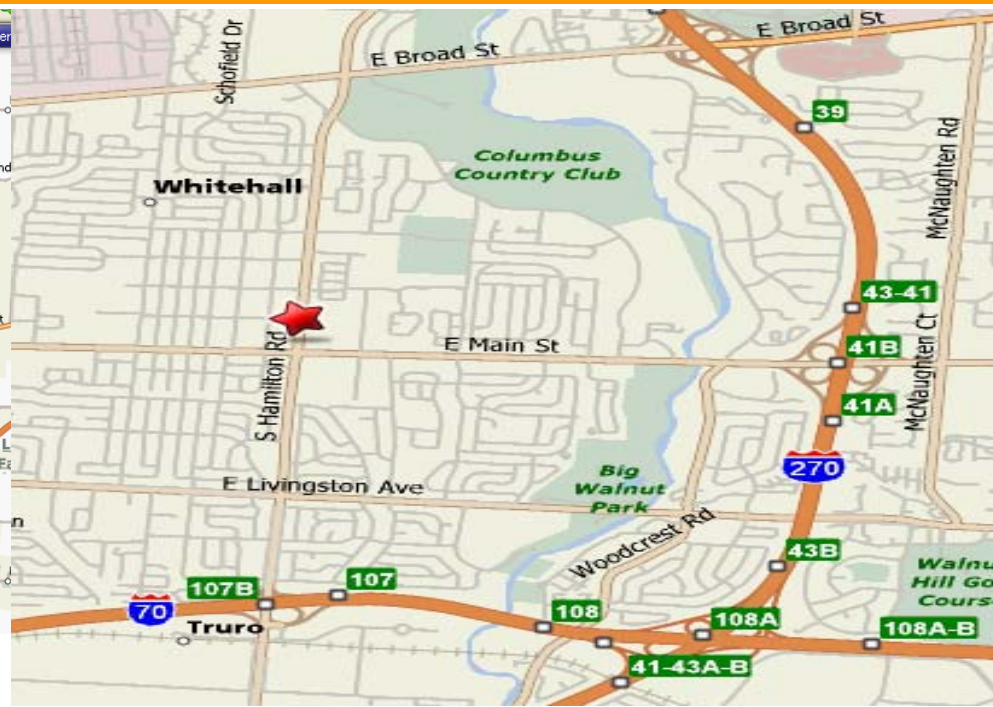
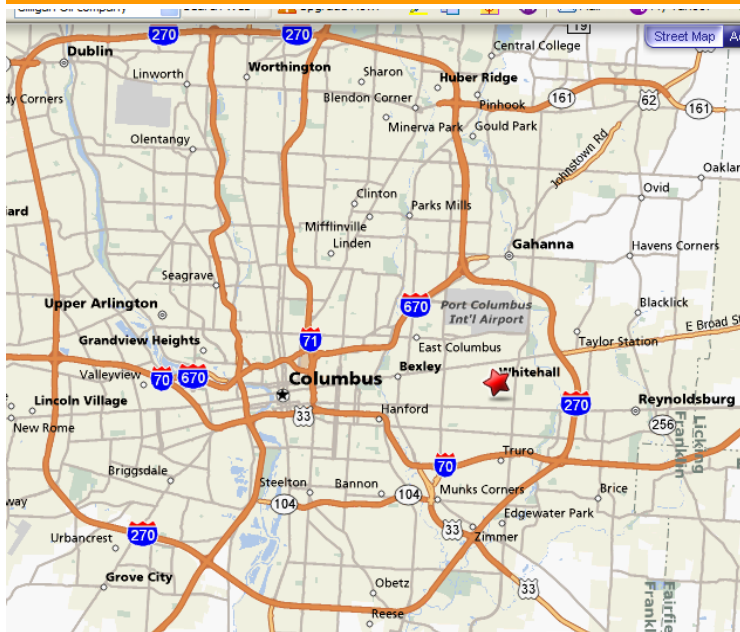
Presented by



Steve Master

Commercial Real Estate Specialist
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**Former Valvoline Oil location
Development Opportunity**



**Former Oil & Lube Facility
1,326 Square Foot Building
13' high ceilings w/ basement
Excellent redevelopment opportunity**

Located on major artery on east side of Columbus

The information contained within this packet is from sources that are believed to be accurate. This does not guarantee their accuracy. An independent investigation of this property should be conducted to better analyze all data.

Schottenstein: The trusted name
in Central Ohio Real Estate



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Real Estate LLC

Vital Stats of the Area

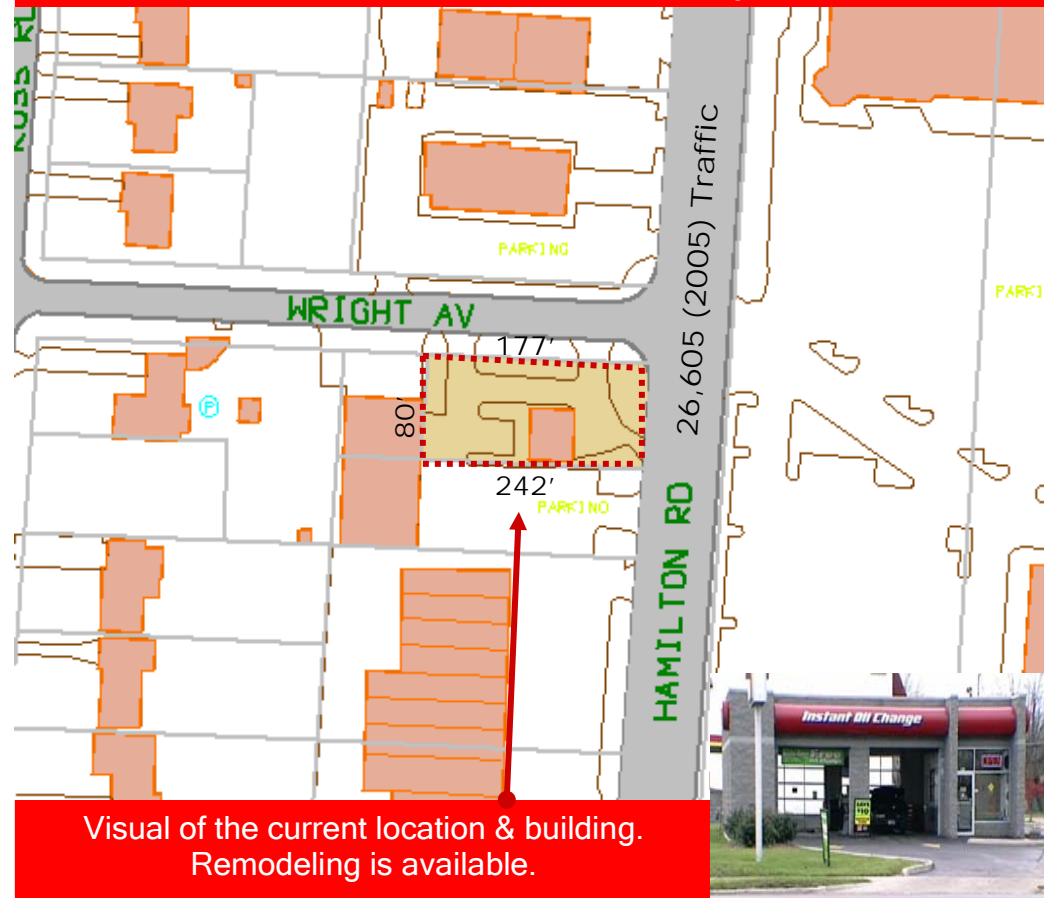
Estimated Demographics (2000)

Radius:	1 Mile	3 Mile	5 Mile
Population	24,665	135,385	265,816
# HH:	11,147	62,171	118,676
Avg Median Income:	\$ 37,938	\$40,835	\$41,794
Unemployment rate	4.0%	5.0%	5.0%
Population Inc. ('00-'10)	29 (0%)	1,655 (1%)	7,682 (3%)

Other Useful Facts

- Adjacent to other retail development & a rebuilt Kroger facility
- High Traffic Count
- Very dense population
- Building is only 18 years old
- Building has a basement

Available immediately.



Visual of the current location & building.
Remodeling is available.

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