



**4574, 4550 NORTH
& 4530 HAMILTON RD**

COLUMBUS, OH 43230

5.86 Acres | Gahanna, Ohio | Residential Opportunity | General
Commercial | Neighborhood Commercial

N HAMILTON RD

LISTING PRICE:

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KW GREATER COLUMBUS
KELLERWILLIAMS, REALTY



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EXCLUSIVELY LISTED BY:

Mark Sullivan

KW GREATER COLUMBUS

sullivan@kw.com

(614) 537-3888

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Executive Summary

4574, 4550 & 4530 N HAMILTON RD
COLUMBUS, OH 43230

The Hamilton Road Land Assemblage represents a rare opportunity to control 5.86 contiguous acres along the North Hamilton Road corridor in the City of Gahanna, Ohio. The assemblage includes 4574 N. Hamilton Road, 4550 N. Hamilton Road, and 4530 N. Hamilton Road, forming a unified development footprint within one of Central Ohio's most stable and desirable residential submarkets.

Positioned along a primary north-south corridor, the site benefits from strong visibility, convenient regional connectivity, and proximity to key employment and lifestyle destinations. Within minutes are Creekside District, Easton Town Center, John Glenn International Airport, and Interstate access points serving the Northeast Columbus growth corridor. This location places residents near major retail, dining, healthcare, and employment centers while maintaining the character of an established suburban community.

The City of Gahanna has consistently expressed preference for well-designed residential communities, particularly condominium and townhome developments that align with the city's long-term planning objectives. The site supports an anticipated density range of approximately 6-8 units per acre, creating the potential for a thoughtfully planned executive-style condominium or townhome community that complements surrounding neighborhoods while delivering attainable density for modern residential product.

Infrastructure readiness strengthens the site's development potential. Public water service, stormwater infrastructure, and a sewer easement are already in place, reducing entitlement risk and helping streamline development timelines. Electric service is also available along the corridor, supporting efficient utility connectivity for future construction.

From a lifestyle perspective, the property benefits from exceptional walkability and neighborhood integration, providing convenient access to nearby residential communities, parks, and daily amenities. Gahanna's extensive trail systems, park network, and vibrant civic environment continue to attract professionals, empty nesters, and established households seeking low-maintenance ownership housing within a high-quality school district and well-managed municipality.

The combination of assemblage scale, municipal alignment with mid-density residential development, existing utility infrastructure, and prime Northeast Columbus location positions this site as a compelling opportunity for developers seeking to deliver condominium or townhome product in the \$450,000-\$800,000 range, consistent with current market demand.

In a region where contiguous development parcels of this size are increasingly scarce, the Hamilton Road assemblage offers developers the ability to control an entire site footprint within a proven residential corridor, allowing for cohesive planning, efficient site design, and a residential community aligned with Gahanna's long-term vision.

Investment Highlights

Strategic Land Assemblage Opportunity

The Hamilton Road Land Assemblage combines three contiguous parcels totaling approximately 5.86 acres, creating a unified development footprint within the highly desirable City of Gahanna, Ohio.

Prime Northeast Columbus Location

Positioned along the North Hamilton Road corridor, the site benefits from strong visibility and convenient access to major employment, retail, and lifestyle destinations throughout the Northeast Columbus submarket.

Proximity to Major Regional Destinations

Located minutes from Easton Town Center, Creekside District, and John Glenn International Airport, placing future residents near major shopping, dining, and employment hubs.

Strong Regional Connectivity

Immediate access to Interstate corridors and key regional arterials provides efficient connectivity to downtown Columbus, the airport, and the broader Central Ohio market.

Development-Aligned Municipal Environment

The City of Gahanna supports well-designed residential communities, particularly condominium and townhome developments consistent with the city's long-term planning vision.

Optimal Residential Density Potential

The site supports an anticipated density of approximately 6–8 units per acre, ideal for a thoughtfully designed executive-style condominium or townhome community.

Existing Utility Infrastructure

Public water service, stormwater infrastructure, sewer easement, and electric service are already in place, reducing development risk and supporting efficient project timelines.

Highly Livable Community Setting

Surrounded by established neighborhoods, parks, and extensive trail systems, the location appeals to professionals, empty nesters, and buyers seeking low-maintenance ownership housing in a strong school district.

Rare Contiguous Development Parcel

Large, assembled sites of this scale are increasingly scarce in the Gahanna market, offering developers the opportunity to control a cohesive development footprint within a proven residential corridor.

PROPERTY DETAILS

Property Name	Hamilton Road Land Assemblage
Addresses	4574 N Hamilton Rd, 4550 N Hamilton Rd, 4530 N Hamilton Rd
City / State	Gahanna, Ohio
County	Franklin County
Parcel Numbers (APN)	025-011245, 025-010281, 027-000002
Total Site Area	±5.86 Acres
Parcel 1 Size	±1.80 Acres
Parcel 2 Size	±1.80 Acres
Parcel 3 Size	±2.26 Acres
Property Type	Land Assemblage
Asset Type	Residential Development Land
Development Potential	Condominium / Townhome Community
Estimated Density	±6–8 Units per Acre
Utility Availability	Public Water, Sewer Easement, Stormwater Infrastructure, Electric Service
Location	North Hamilton Road Corridor
Nearby Retail	Easton Town Center
Nearby Airport	John Glenn Columbus International Airport
Nearby Lifestyle District	Creekside District – Gahanna
Submarket	Northeast Columbus / Gahanna Residential Corridor

Parcel Information

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No	County	Parcel	Legal Description	Size (AC)
1	Franklin	025-011245	TERRY ACRES LOT 3	1.80
2	Franklin	025-010281	TERRY ACRES 2	1.80
3	Franklin	027-000002	TERRY ACRES LOT 1 & 0.482 ACRE	2.26
			TOTAL	5.86 AC ±

N HAMILTON RD

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Photos

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N HAMILTON RD

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Location Overview

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Proximity to Key Amenities

meijer KOHL'S



DOLLAR TREE



POPEYES



CHIPOTLE

MEXICAN GRILL

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DICK'S
SPORTING GOODS

WHOLE
FOODS
MARKET



TRADER JOE'S

TARGET

COSTCO
WHOLESALE

Chick-fil-A

Kroger
FRESH FOR EVERYONE™



PIZZA
PAPA JOHN'S



John Glenn Columbus
International Airport



HAMILTON RD. LAND ASSEMBLAGE
SUBJECT PROPERTY

About Gahanna, Ohio

Gahanna, Ohio, is a thriving community in Franklin County known for its high quality of life, "Herb Capital" status, and strategic location within the Columbus metropolitan region. Positioned along major transportation corridors such as Interstate 270 and U.S. Route 62, Gahanna provides convenient access to Columbus and key logistics networks throughout Central Ohio. With a population of approximately 35,500 and steady regional growth, the city supports a diverse economy driven by professional services, healthcare, insurance, and retail sectors. Gahanna is also home to cultural and historic landmarks including the Creekside District and the Ohio Herb Center, attracting visitors and supporting a vibrant local community. This stable and accessible market presents attractive opportunities for corporate operations, business growth, and long-term real estate investment.

Demographic Highlights (5-Mile Radius)

Population (2024 Estimate)

182,639

2029 Population Projection

182,831

Average Household Income

\$103,883

Median Household Income

\$78,781



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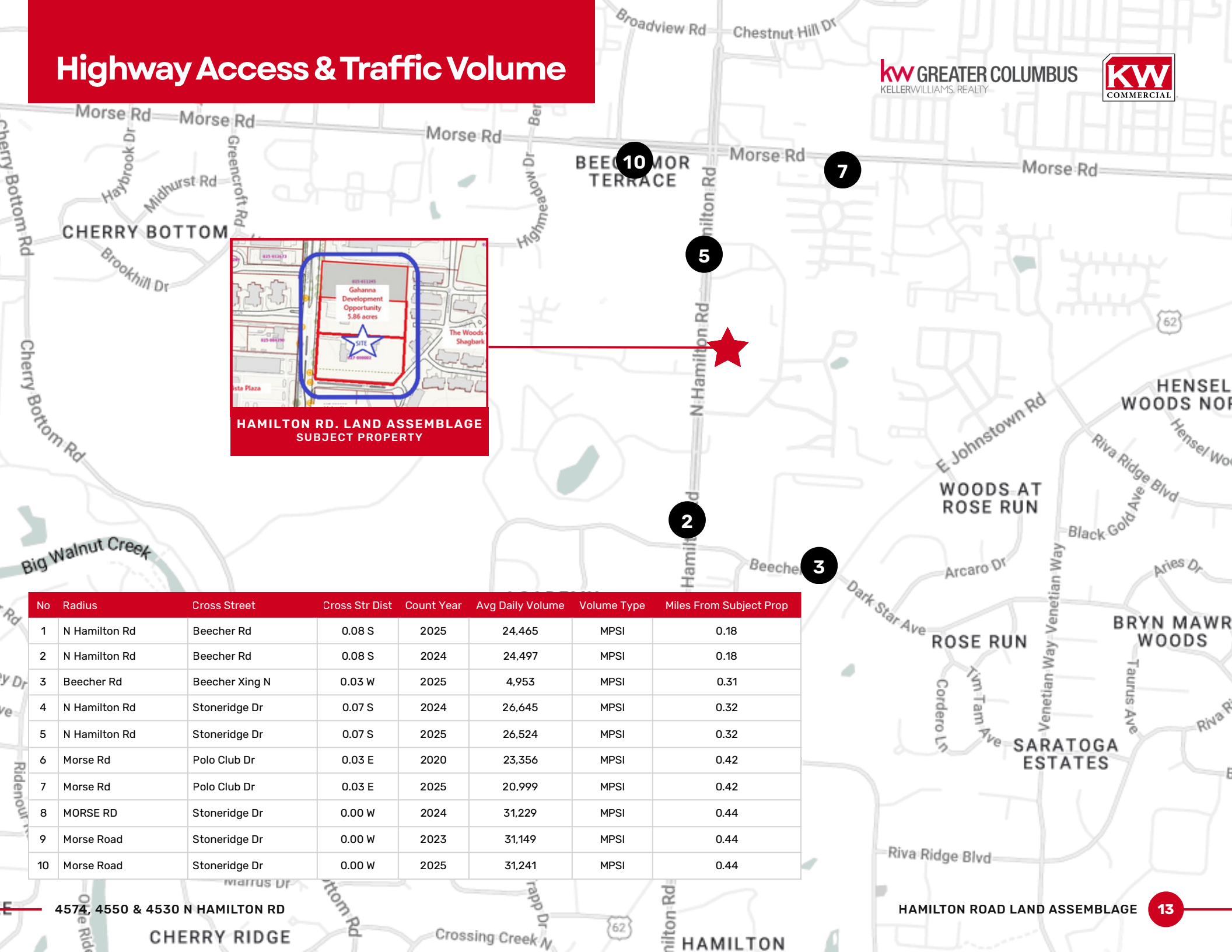
HAMILTON ROAD LAND ASSEMBLAGE

Demographic Summary Report

Category	1 Mile		3 Miles		5 Miles	
Population	11,882		74,880		182,639	
2029 Projection	11,776		74,901		182,831	
2024 Estimate	11,882		74,880		182,639	
2020 Census	12,545		75,440		183,251	
Growth 2024 – 2029		-0.89%		0.03%		0.11%
Growth 2020 – 2024		-5.28%		-0.74%		-0.33%
2024 Population by Hispanic Origin	417		2,953		8,706	
2024 Population	11,882		74,880		182,639	
White	8,036	67.63%	50,202	67.04%	103,057	56.43%
Black	1,930	16.24%	12,207	16.30%	48,525	26.57%
Am. Indian & Alaskan	27	0.23%	199	0.27%	536	0.29%
Asian	811	6.83%	4,646	6.20%	11,128	6.09%
Hawaiian & Pacific Island	5	0.04%	30	0.04%	54	0.03%
Other	1,072	9.02%	7,596	10.14%	19,339	10.59%
U.S. Armed Forces	1		68		136	
Households	5,481		31,455		73,900	
2029 Projection	5,430		31,434		73,943	
2024 Estimate	5,481		31,455		73,900	
2020 Census	5,791		31,822		74,285	
Growth 2024 – 2029		-0.93%		-0.07%		0.06%
Growth 2020 – 2024		-5.35%		-1.15%		-0.52%
Owner Occupied	2,950	53.82%	18,526	58.90%	41,066	55.57%
Renter Occupied	2,531	46.18%	12,929	41.10%	32,834	44.43%
2024 Households by HH Income	5,481		31,454		73,898	
Income: < \$25,000	560	10.22%	2,785	8.85%	7,720	10.45%
Income: \$25,000 – \$50,000	698	12.73%	4,799	15.26%	12,682	17.16%
Income: \$50,000 – \$75,000	1,268	23.13%	6,033	19.18%	15,161	20.52%
Income: \$75,000 – \$100,000	593	10.82%	3,999	12.71%	9,164	12.40%
Income: \$100,000 – \$125,000	842	15.36%	3,946	12.55%	9,275	12.55%
Income: \$125,000 – \$150,000	444	8.10%	2,760	8.77%	6,061	8.20%
Income: \$150,000 – \$200,000	536	9.78%	3,001	9.54%	6,107	8.26%
Income: \$200,000+	540	9.85%	4,131	13.13%	7,728	10.46%
2024 Avg Household Income	\$105,529		\$113,712		\$103,883	
2024 Med Household Income	\$84,043		\$88,190		\$78,781	

Highway Access & Traffic Volume

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**HAMILTON RD. LAND ASSEMBLAGE
SUBJECT PROPERTY**

No	Radius	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject Prop
1	N Hamilton Rd	Beecher Rd	0.08 S	2025	24,465	MPSI	0.18
2	N Hamilton Rd	Beecher Rd	0.08 S	2024	24,497	MPSI	0.18
3	Beecher Rd	Beecher Xing N	0.03 W	2025	4,953	MPSI	0.31
4	N Hamilton Rd	Stoneridge Dr	0.07 S	2024	26,645	MPSI	0.32
5	N Hamilton Rd	Stoneridge Dr	0.07 S	2025	26,524	MPSI	0.32
6	Morse Rd	Polo Club Dr	0.03 E	2020	23,356	MPSI	0.42
7	Morse Rd	Polo Club Dr	0.03 E	2025	20,999	MPSI	0.42
8	MORSE RD	Stoneridge Dr	0.00 W	2024	31,229	MPSI	0.44
9	Morse Road	Stoneridge Dr	0.00 W	2023	31,149	MPSI	0.44
10	Morse Road	Stoneridge Dr	0.00 W	2025	31,241	MPSI	0.44

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HAMILTON ROAD LAND ASSEMBLAGE

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