

Christoff



Hondros Crossing www.HondrosCrossing.com

A Mixed-Use Development



Warner Road & Hamilton Road (West Albany) Westerville, Ohio 43081 (Franklin County)

Photo Of Primary Trade Area

Owned & Developed by:

Christoff



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Proposed Elevations (Buildings 1, 2 & 3)

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Corner Building 3 Story with Restaurant/Roof Top Bar Area - Now Leasing



Afton Building - Afton Blu Salon & Zoom Room Fully Leased



Hondros Building - Now Leasing



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Overview:

Hondros Crossing is a 6.4 acre mixed-use development located in Westerville, Ohio that is being developed by Christoff Land & Development, LLC.

The development land is situated in West Albany a high growth, high traffic area with easy access to SR-161, Hamilton Road, Dublin Granville Road and Central College Road (all within 1 mile); Interstate 270 is within 3.5 miles. This site offers excellent visibility and accessibility with access points to Hamilton Road (468.5' frontage) & Warner Road (492.14' frontage), which is signalized. The development land is adjacent to United Dairy Farmers, a proposed new CVS, and new multi-family housing.

The population in the primary trade area is estimated at 130,611, estimated households at 51,164, and average household income is approximately \$103,347 with a median age of 37 years.

The traffic counts on SR-161 are approximately 55,000 cars per day and the future extension of Hamilton Road will increase the traffic count within this corridor offering future users a significant upside in a growing area within the New Albany corridor. The site will offer users a superior alternative to their local competition due to superior access and roadways, site flexibility and proximity to the following trade areas Columbus, Westerville, New Albany and Gahanna.

According to *Business First, a proposed \$250 million mixed-use development (Hamilton Quarter) at Hamilton Road near Route 161 has support of city council. In addition, an estimated \$25 million of public infrastructure work connecting Route 161 interchange at Dublin-Granville to the residential and retail corridors along Hamilton between Dublin-Granville and Morse roads will be a boost to the market.

*Source: <http://www.bizjournals.com/columbus/print-edition/2015/07/10/250m-development-eyed-for-hamilton-161.html>

*Source: <http://www.bizjournals.com/columbus/news/2015/07/15/city-council-supports-economic-plan-for-250m-mixed.html>

Website: www.HondrosCrossing.com



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Executive Summary:

Address:	Hondros Crossing 5330 Warner Road Westerville, Ohio 43081
County:	Franklin
Property Size:	6.418 +/- Acres
Land Sale/Lease Price:	negotiable
Building Size:	+/-47,000 SF (proposed site design includes 3 buildings & optional drive-thru)
Year Built:	New Construction
Total Available Space:	Minimum 2,500 SF / up to 47,000 SF
Rental Rate:	Negotiable
Operating Expense/CAM:	Estimated at \$5.00/SF
Zoning:	Commercial (Proposed Mixed-Use)
Utilities:	Water, Gas, Electric, Telephone
Traffic Count:	Hamilton Road – 21,000 (south of 161) – 8,000 (north of 161) Interstate 270 – 153,000 SR-161 – 55,000
Demographics:	2010 Census Population – 125,685 <i>Current Estimated Population – 130,611</i> 2019 Projected Population - 138,309



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Subarea Plan



Overall Development Plan

Lot 1: (Zoned C-4) **Leasing (Building 1)** – Christoff will be constructing up to +/-6,500 square feet of retail on this subarea. Lot 1 is located on the north side of Hamilton Road with over 247' of frontage on Hamilton Road. The building will be pulled toward the sidewalks, providing a "hard line" interface with the street so businesses are oriented towards the street (Hamilton Road).

Lot 2: (Zoned C-4) **Leasing (Building 2)** – Christoff will be constructing up to +/-40,000 square feet mixed-use three story building with rooftop. This prime signalized corner ground sits on Warner road and Hamilton road and is available for lease to a Retailer, Restaurateur, Fast Food, Medical, Bank, Grocery store user.

Lot 3: (Zoned C-2) **Fully Leased (Building 3)** – Christoff will be constructing up to +/-5,700 square feet of retail on this subarea. This beautiful scenic site is contiguous to Rocky Fork Creek with approximately 2.6 acres allocated as a Conservation Easement area with Open Space corresponding to the 100 year flood plain of Rocky Fork Creek.

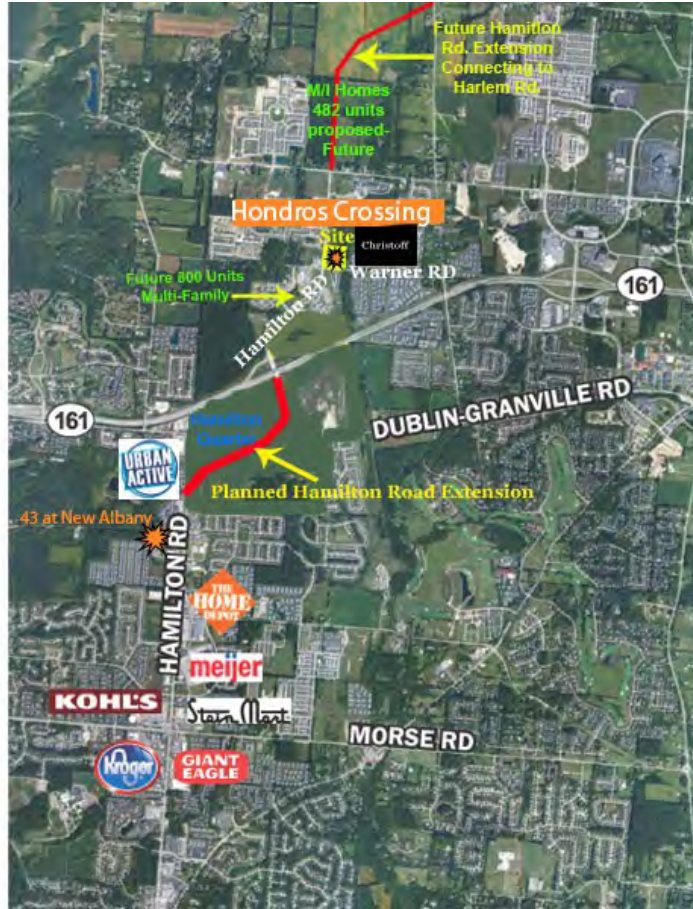
Lot 4: Christoff will Donate Rocky Fork Creek Land to City of Columbus (Parks & Recs)



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Site Details:



- Located in high growth, high traffic area with easy access to Port Columbus International Airport, downtown Columbus and major employers across central Ohio.
- Outstanding location at Hamilton Road and Warner Road with frontage on both.
- In the middle of one of the most stable and strongest growth markets in the Midwest.
- Site offers excellent visibility and accessibility.
- Signalized intersection/access points.
- The City was not involved in the purchase of the property; Developer & Partners own 100% of parcel.
- Developer commitment to the environment is at the forefront of this project focused on the preservation of wetland and natural habitat within the development. Rocky Fork Creek is adjacent to the site with beautiful scenic views and open space.



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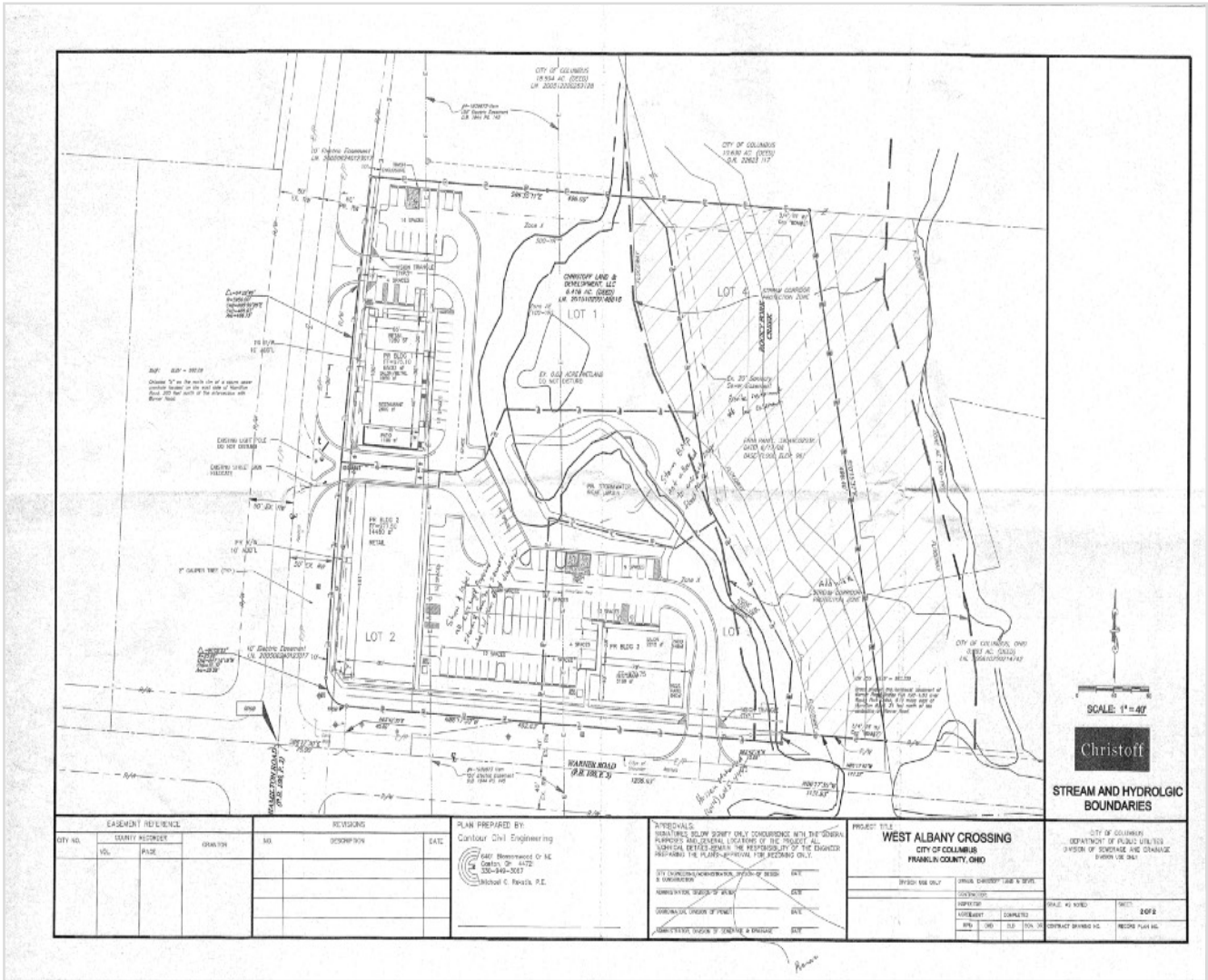
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Preliminary Site Design:



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Preliminary Site Design:



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THE TEAM

Christoff and Hondros Family


The logo for Christoff, featuring the word "Christoff" in a white serif font centered within a solid black rectangular background.

The Christoff Group is a private real estate development company. The principals at Christoff believe in achieving superior returns on capital by pursuing an opportunistic strategy with a focus on high yielding, risk-adjusted developments involving land, mixed use, residential, multi-family and commercial projects located in high-growth markets.

Christoff develops projects that positively impact and improve lives. The company works closely with hand-picked and highly trained leaders in the field - including architects, engineers, sub-contractors, real estate brokers, bankers, lawyers and state/local governmental officials.

The logo for Hondros Family of Companies, featuring the word "HONDROS" in a large, white, serif font above the words "FAMILY OF COMPANIES" in a smaller, white, sans-serif font, both contained within a dark blue rectangular background.

Hondros Family of Companies was founded almost 50 years ago by John G. Hondros, under the name The Ohio Real Estate Preparatory School. The school, now known as Hondros College, successfully expanded to offer both pre-licensing and continuing professional education courses for the real estate, appraisal, mortgage, insurance, home inspection, and securities industries. Today, Hondros College is proud to have educated more than a million professionals in Ohio and an ever-growing number of states in the classroom and online. Hondros College is part of Hondros Education Group, a family of renowned national education brands owned by John and Linda Hondros.

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Columbus U.S. Market Access:

U.S. MARKET ACCESS



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*Source www.columbusregion.com

