



West Albany Crossing Phase 1

Now Leasing: Building 1

Warner Road & Hamilton Road (West Albany)

Westerville, Ohio 43081 (Franklin County)

Photo: Master Plan



Owned & Developed by:

Christoff



Christoff

West Albany Crossing (Phase 1)

Overview

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

The first phase of the project owned by the Hondros Family includes approximately 6,500 square feet of retail/restaurant space sitting on 1.909 acres. The building will be constructed on the northern most side of Hamilton Road with over 247' of frontage. Future phases include retail, restaurant, medical, and office related uses.

The wood-steel frame structure consist of metal, brick, stone, glass and storefront-style facade on all four sides of the external skin with building overhangs (protect pedestrians from the elements), energy efficient LED/ fluorescent lighting, white roof and roof insulation.

The building is surrounded to the south, east and west with sidewalks extending the length of the building inviting pedestrian access to the building entrances, outdoor patio, rear parking and future adjacent development areas.

Drive and Parking cross easements are provided across the entire master plan to insure the designed function of the parking and internal vehicular circulation system is accessible across all Sub-Areas.

The proposed restaurant space will include an outdoor patio engaging the public space around the property. The patio area will be equipped with optional garage door(s) or movable glass enclosures which will allow the patio area to be opened or closed through the cooler months of the year.

Additional information can be found at www.WestAlbanyCrossing.com or contact us at 614.304.1078 | via email info@christoff.com



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Executive Summary

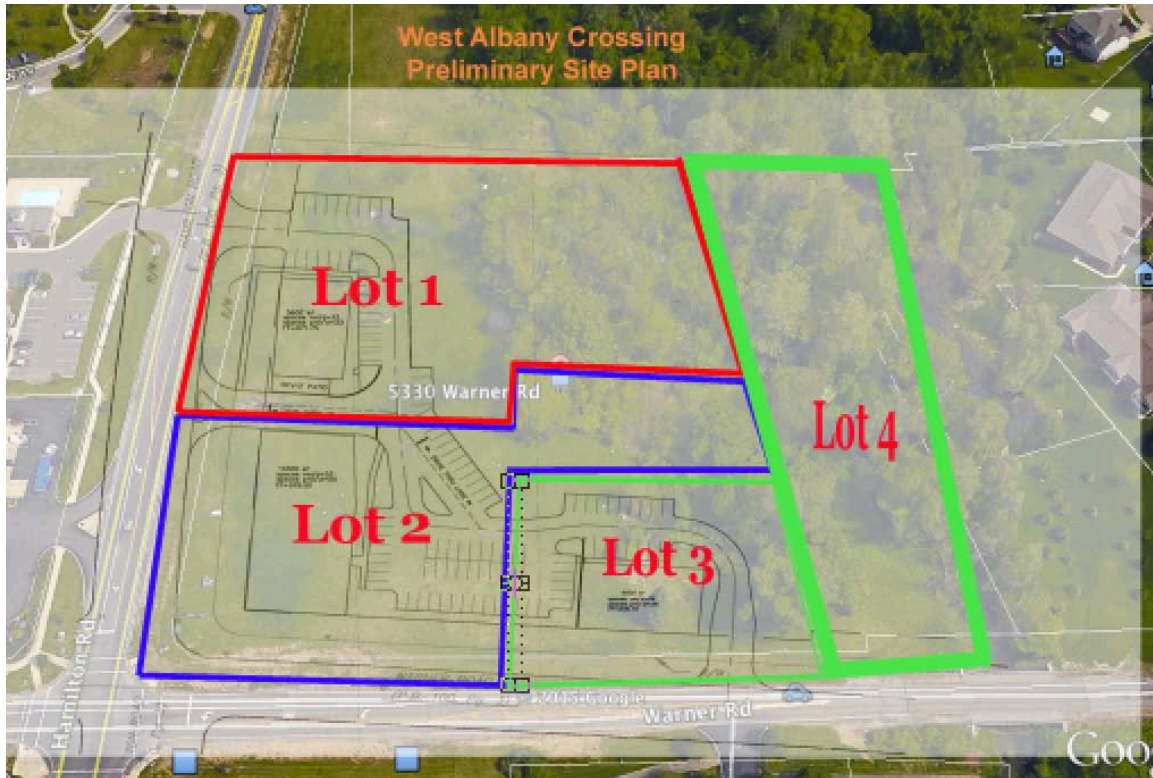
Address:	West Albany Crossing 5330 Warner Road Westerville, Ohio 43081
County:	Franklin
Property Size:	6.418 +/- Acres
Building Size:	+/-6,500 SF (Phase 1 Leasing Now)
Year Built:	New Construction
Total Available Space:	Minimum: 1,500 SF / up to 6,166 SF
Outdoor Patio:	717 SF
Zoning:	Commercial (C4)
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



West Albany Crossing

Site Information: Master Plan

Overall Development Plan



Lot 1: (Zoned C-4) **For Lease (Building 1)** – Hondros 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) **For Lease (Building 2)** – Christoff/Hondros will be constructing up to +/-14,000 square feet or optional +/-28,000 mixed-use two story building. This prime signalized corner ground sits on Warner road and Hamilton road and is available for lease to a Retailer, Restaurateur, Fast Food, Gas Station, Medical, Bank, Grocery store user.

Lot 3: (Zoned C-2) **For Lease (Building 3)** – Christoff will be constructing up to +/-6,000 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. This subarea is ideal for a Restaurant, Salon, Medical users with office/residential use allowed on 2nd floor (potential 2 story building).

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



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West Albany Crossing

Preliminary Building Elevations:



REAR ELEVATION (PARKING LOT SIDE)



SOUTH SIDE ELEVATION

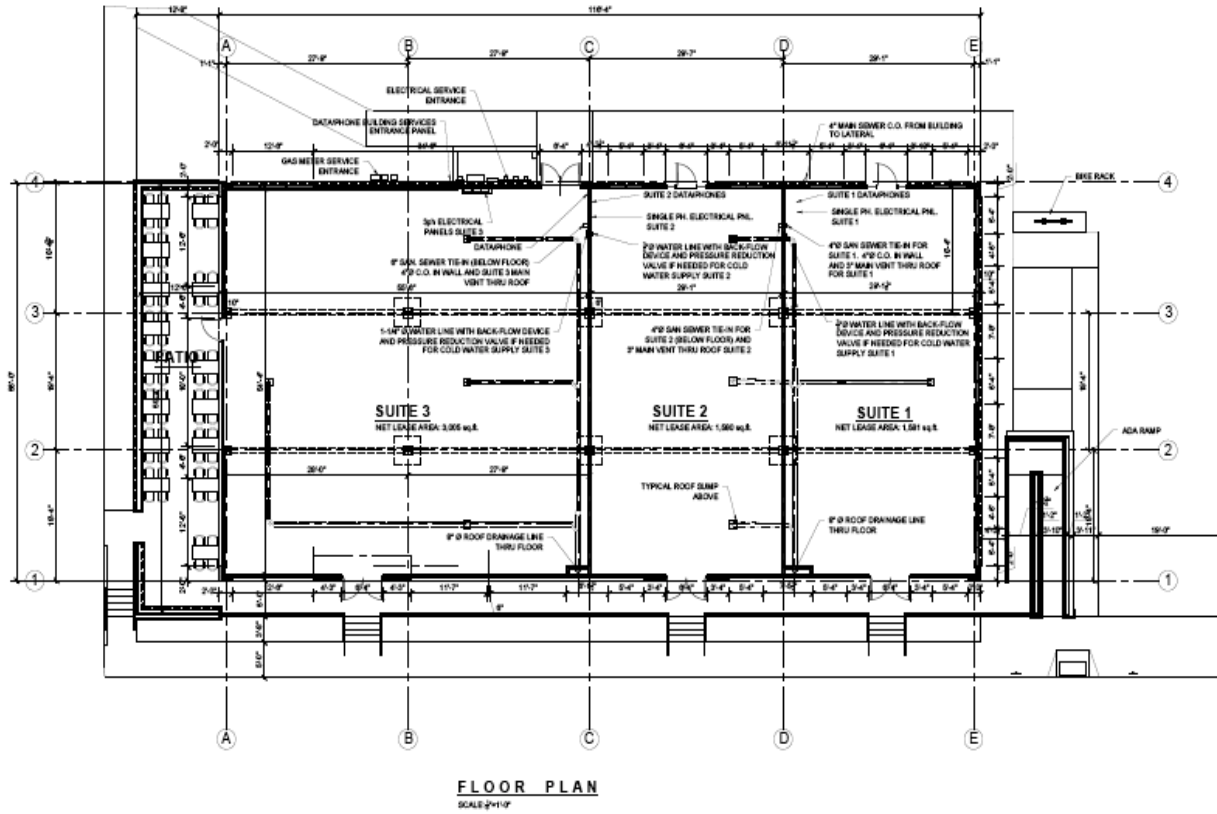
Note: All site plans and conceptual building renderings are subject to change.



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West Albany Crossing (Phase 1)

Preliminary Floor Plan:



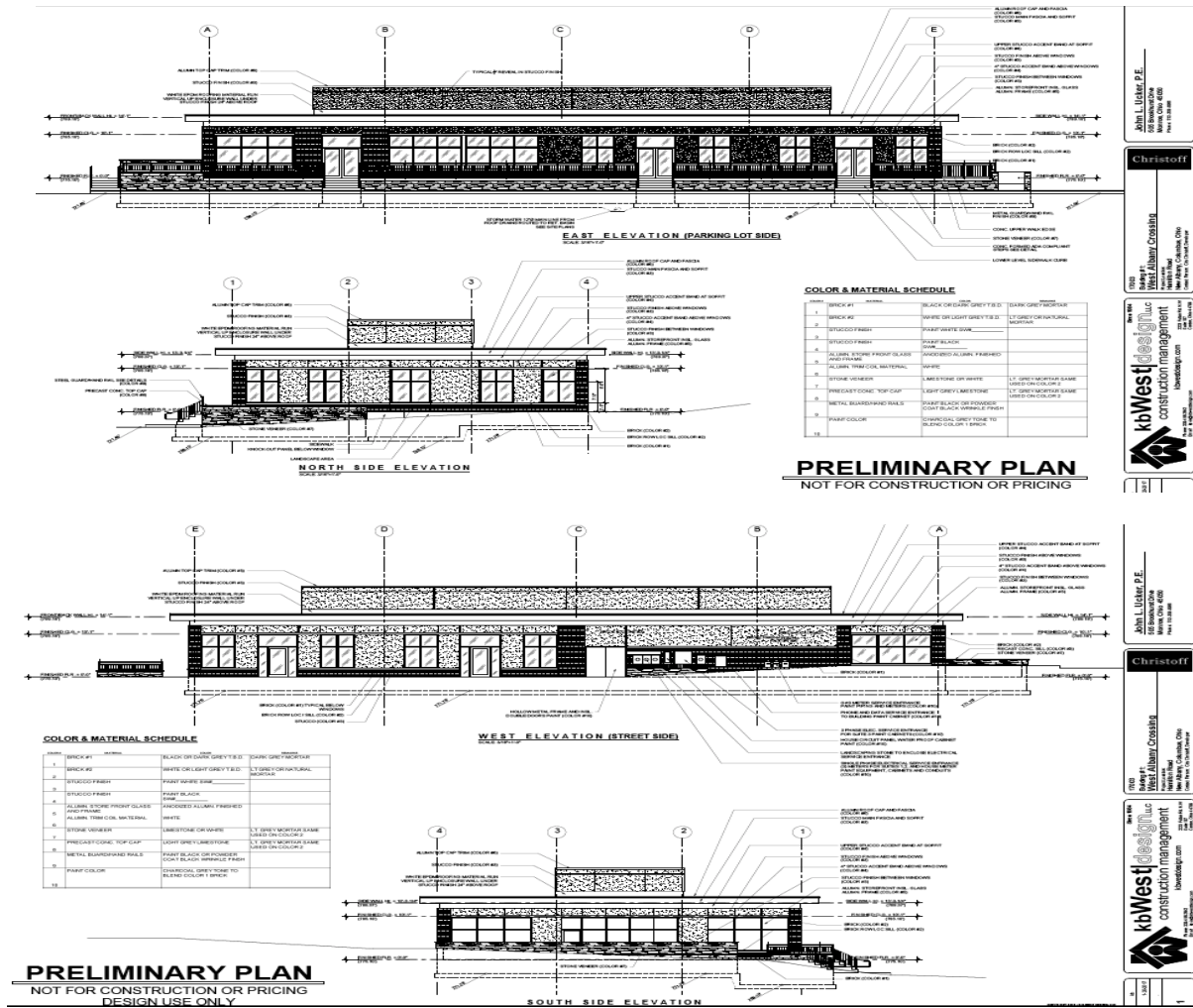
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Preliminary Building Rendering (Patio View):



West Albany Crossing

Preliminary Building Design:



Christoff

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 Suite 507
 New Albany, Ohio 43054
 614 304-1078

THE TEAM

Christoff and Hondros Family

Christoff

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.

HONDROS

EDUCATION GROUP

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. Hondros Education Group also includes Arizona School of Real Estate & Business, Hogan School of Real Estate, Hondros Learning, CompuCram®, Learn Mortgage, Schlicher-Kratz Institute, Hondros College of



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