

Exclusive: Developer planning mixed-use, residential projects near Hamilton Quarter

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CHRISTOFF DEVELOPMENT

West Albany Crossing will be a new mixed-use center northwest of the intersection of Warner and Hamilton roads, including three buildings totaling 31,500 square feet, including some space for a prospective salon and a restaurant with a patio. It'll target a mix of medical, office and retail tenants.

A developer is targeting the growing Hamilton Road corridor with two new projects.

[Chris Christoff](#), principal of New Albany-based [Christoff Land & Development LLC](#), says he's bullish on the Hamilton Road thoroughfare, where northeast Columbus meets New Albany and Westerville. The area has seen plenty of new development and a growing population.

"We're right in the middle of a great, growing corridor," he told me. "That whole area is ripe for a big boom shortly and I think big things are happening there. With all the development it will be really nice."

The first project, [West Albany Crossing](#), will be a mixed-use center with three buildings totaling 31,500 square feet. It will have medical, office and retail tenants, including some space for a prospective salon and a restaurant with a patio. It's at the northwest corner of the intersection of Warner and Hamilton roads, just west of New Albany.

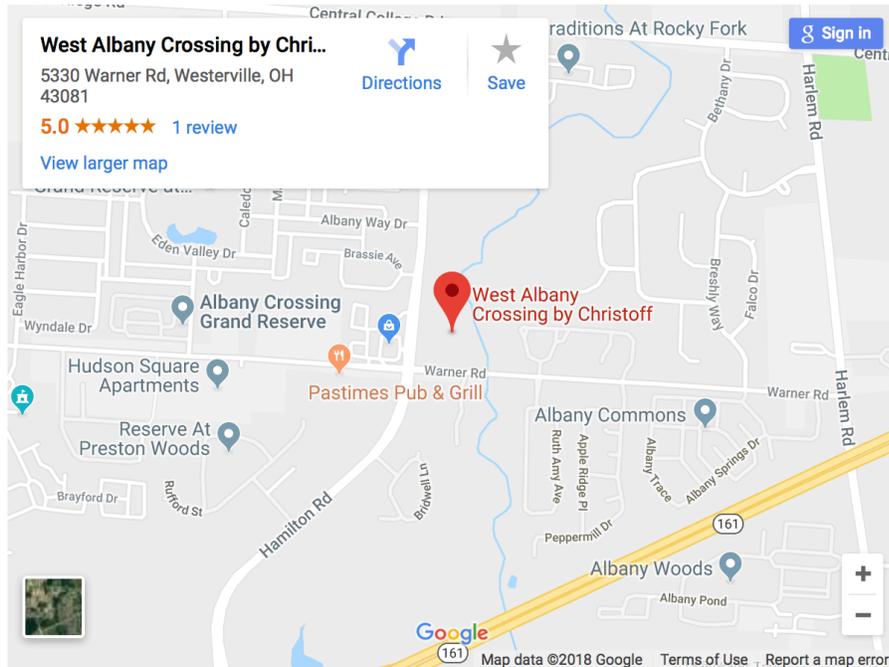
Christoff said he's in discussions with potential tenants but couldn't disclose any end users yet. [Robert Weiler Co.](#) agents [Alex Marsh](#) and Jake Diamond are managing leasing.

"There's a lot of development and change here. It's hard to believe how much it's changing and how it will change in the next few years," Marsh told me. "That strip will sit in Columbus and have a little lower operating expense, which is nice."

Marsh has been involved in other leasing deals in the area and said the recent announcement that Ohio State is building [an outpatient surgery center](#) at the [Hamilton Quarter](#) development just to the south further contributes to a need for more commercial space.

"You just have a lot of people in that area now, and (businesses) want to be able to target those markets," Marsh said. "It makes this area unique, because it's accessible from a lot of different communities."

A project cost for West Albany Crossing wasn't immediately available.



Christoff is also involved in a high-end 43-unit apartment proposal, 43 at New Albany, about a mile to the south on two acres on the west side of Hamilton Road. The developer is preparing to submit drawings to the city of Columbus and begin the approval process so construction can begin before the end of the year.

The project would include a pair of two-story buildings with 27 two-bedroom units of around 887 square feet and 16 one-bedroom units around 617 square feet. The development would have an elevator, lobby, lounge, meeting room, outdoor space, fitness center and keyless entry systems. These units will target the "active adult" market of older users looking for high-quality rentals.

"We're seeing a lot of demand for senior housing with this project and the others down the road, and we think the market is right for more adult lifestyle," Christoff said.

[Hometeam Properties](#) would be property manager. Kochovski Construction would be general contractor with other construction partners, including [Contour Civil](#) Engineering and [New Wave Electric](#). [KB West Design](#) is architect.

Both Christoff projects are close to the [substantial Hamilton Quarter mixed-use development](#) in the works by Casto, a 200-acre development bringing 600,000 square feet of office and hotel space, and 1 million square feet of retail, restaurant and entertainment space.

Casto's demographics for the area show 70,000 daily travelers on Route 161 and 25,000 on Hamilton Road. The population in a 5-mile radius tops 150,000 with an average household income over \$109,000.



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