

# Hotel Site Available with Freeway Exposure

2.1 acres available at State Route 161 & Hamilton Road | Columbus, Ohio



Site plan is conceptual and subject to change without notice.

- Site zoned for hotel use with 75' height district
- Located on the prime corner of the State Route 161/Hamilton Road interchange
- Well positioned to serve the high growth area of New Albany and the 161 corridor, in addition to northeast Columbus and Franklin County
- Inbound from the growing New Albany Business Park, which is comprised of multiple sectors of industries and currently supports nearly 15,000 jobs created since the Park's inception in 1998
- The 2.1 acre site is situated at a key position in the 200-acre mixed-use project, which is projected to include 1,100,000 s.f. of office and 1,000,000 s.f. of retail, restaurant and entertainment space

**Location**  
 Northeast quadrant of Hamilton Road and Dublin-Granville Road, Columbus, Ohio (40.0807, -82.8505)  
[Click to navigate to Google Maps](#)

**Traffic Counts**  
 State Route 161: 90,236  
 Hamilton Road: 22,507  
 Interstate 270: 196,183  
 Dublin-Granville Road: 25,134

**Key Demographics**

	5-Mile Radius
Current Estimated Population	160,739
Projected Population (5 Years)	170,620
Current Estimated Households	64,050
Average Household Income	\$118,279
Households Earning More than \$75K	56.7%
Median Age	37 years
Daytime Population	105,173
Number of Businesses	5,241
Number of Employees	66,548
Percentage of Office Workers	75.3%
Total Retail Expenditures	\$2.4 B

## Property Contact

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## Major Local Employers



World Headquarters  
2,500 employees



Operations Center  
1,743 employees



World Headquarters  
510 employees



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