

A NEW MIXED-USE DEVELOPMENT



NORTON CROSSING

47,000 SQUARE FEET OF
PROPOSED OFFICE/MEDICAL SPACE

AT THE CORNER OF BROAD AND HAMILTON
IN THE CITY OF WHITEHALL

NEWMARK



PROPERTY DETAILS



NORTON CROSSING

47,000 SF of Office/Medical Space in the City of Whitehall



47,000 SF
TOTAL AVAILABILITY



\$27.00 NNN
ASKING LEASE RATE



5/1,000 SF
PARKING RATIO

Norton Crossing is a 21 acre site on a prominent corner of East Broad Street and South Hamilton Road in Whitehall, Ohio. This newly developed mixed use project will include office/medical, retail and 360 apartment units with a restaurant/community center.

PROPERTY HIGHLIGHTS

- Two premier Class A office/medical sites available, 25,000 SF and 22,000 SF respectively
- Office development incentives available based on job creation and growth
- Excellent freeway access off I-270 and East Broad Street
- 75% tax abatement for 15 years





OFFICE LOCATIONS



BUILDING B
22,000 SF

BUILDING A
25,000 SF



MIXED-USE COMMUNITY



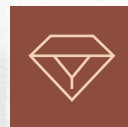
GATEWAY TO WHITEHALL

Sitting at the intersection of East Broad Street and South Hamilton Road, you can't get to the City of Whitehall without passing Norton Crossing



QUALITY ACCESS

Norton Crossing is minutes away from John Glenn International Airport, Downtown Columbus and Easton Town Center



LUXURY LIVING

The planned mixed-use development will include 360 apartment buildings, a 5,500 SF restaurant and a community park





WHITEHALL REIMAGINED



A COMPLETE TRANSFORMATION OF AN ESSENTIAL WHITEHALL CORRIDOR



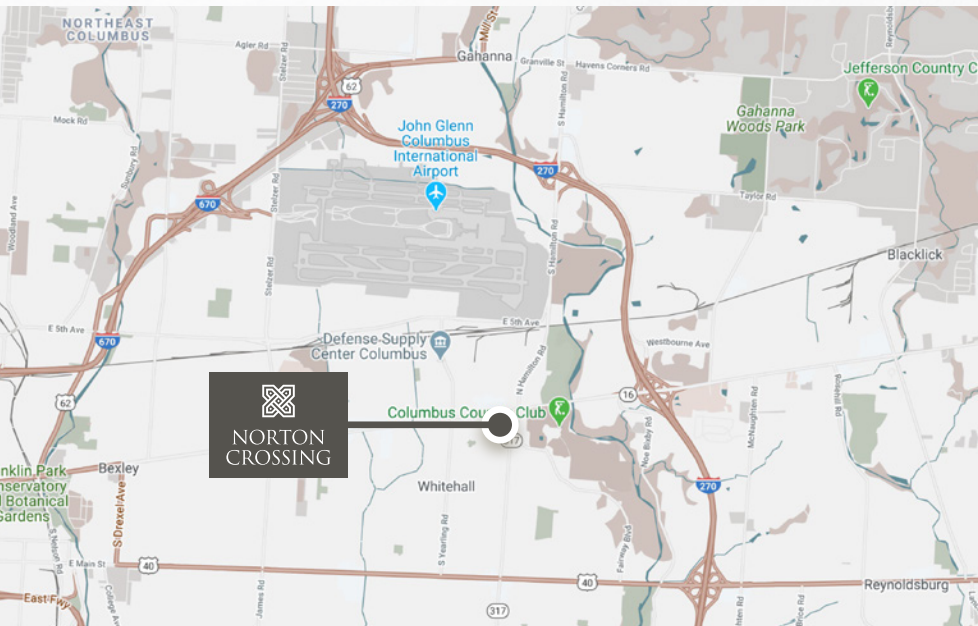
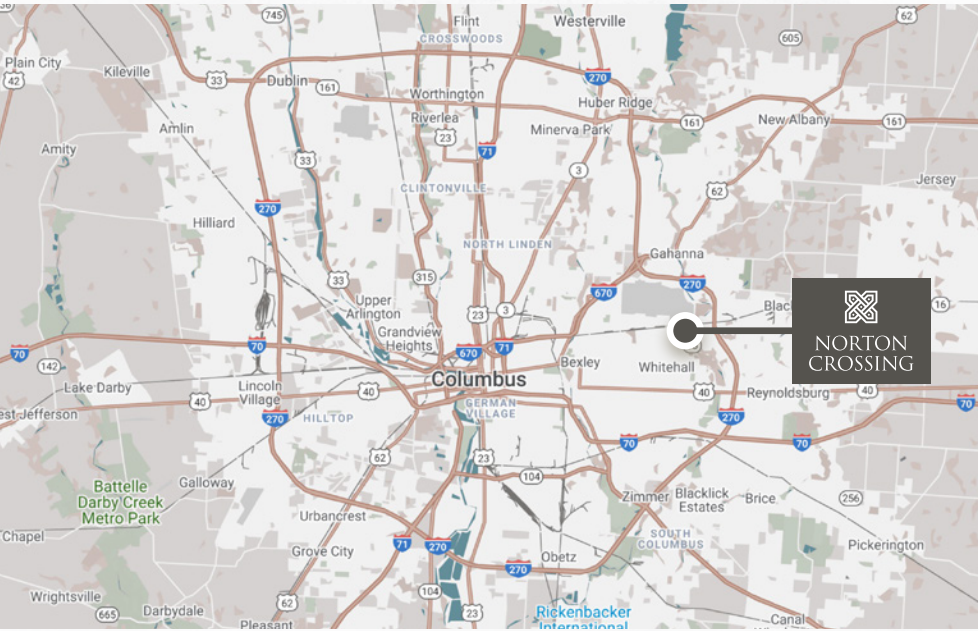
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PROPERTY LOCATION



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|
| Total Population | 10,406 | 89,983 | 259,458 |
| Projected Population | 10,514 | 90,015 | 260,262 |
| Median Age | 36.6 | 38.0 | 36.9 |
| Population Growth | 0.2% | 0.0% | 0.1% |
| Households | 4,561 | 37,600 | 104,520 |
| Average Household Size | 2.2 | 2.3 | 2.4 |
| Owner Occupied Units | 1,229 | 16,188 | 50,847 |
| Renter Occupied Units | 3,371 | 21,418 | 54,035 |

TRAFFIC COUNTS

| | |
|---------------------|------------|
| East Broad Street | 22,960 VPD |
| South Hamilton Road | 18,118 VPD |

OVER 40,000 VEHICLES PER DAY





AREA HIGHLIGHTS





MASTER PLAN



- 1. Luxury Apartments - West Block
- 2. Community Clubhouse/Restaurant
- 3. Luxury Apartments - East Block
- 4. Retail - 2.4 Acres, 8,500 SF
- 5. Community Park
- 6. Office Building A - 25,000 SF
- 7. Office Building B - 22,000 SF



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47,000 SF OF NEW OFFICE/MEDICAL SPACE IN WHITEHALL

For office leasing opportunities, please contact:

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NEWMARK

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