



420 S. Hamilton Road Whitehall, OH 43213

OFFICE OWNER-USER OR DEVELOPMENT OPPORTUNITY

EXCLUSIVE LISTING TEAM

TABLE OF CONTENTS

- 3 Executive Summary
- 4 Exterior Photographs
- 5 Interior Photographs
- 6 Office Space and Land
- 7 Office Space Only
- 8 Development Opportunity

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420 S. Hamilton Road



EXECUTIVE SUMMARY

NAI Ohio Equities

This unique opportunity offers an existing office building and adjacent development land in one of Whitehall's most flexible commercial corridors. Available together or separately, the property provides options for owner-users, investors, and developers seeking immediate occupancy, future expansion, or redevelopment potential. Located along South Hamilton Road with approximately 21,000 vehicles per day and convenient access to I-70 and I-270, the site offers strong visibility, accessibility, and long-term upside.

Entire Offering

- Two Parcels Totaling ± 1.30 Acres
- Existing Office Building + Vacant
- Development Land
- Available Together or Separately

Parcel 1: 090-000072-00

- $\pm 4,452$ SF Office Building
- ± 0.65 Acres
- Owner-User or Investment Opportunity

Parcel 2: 090-008788-00

- ± 0.65 Acres Vacant Commercial Land
- SH (South Hamilton) Zoning
- Development Opportunity
- $\pm 21,000$ VPD

EXTERIOR PHOTOGRAPHS

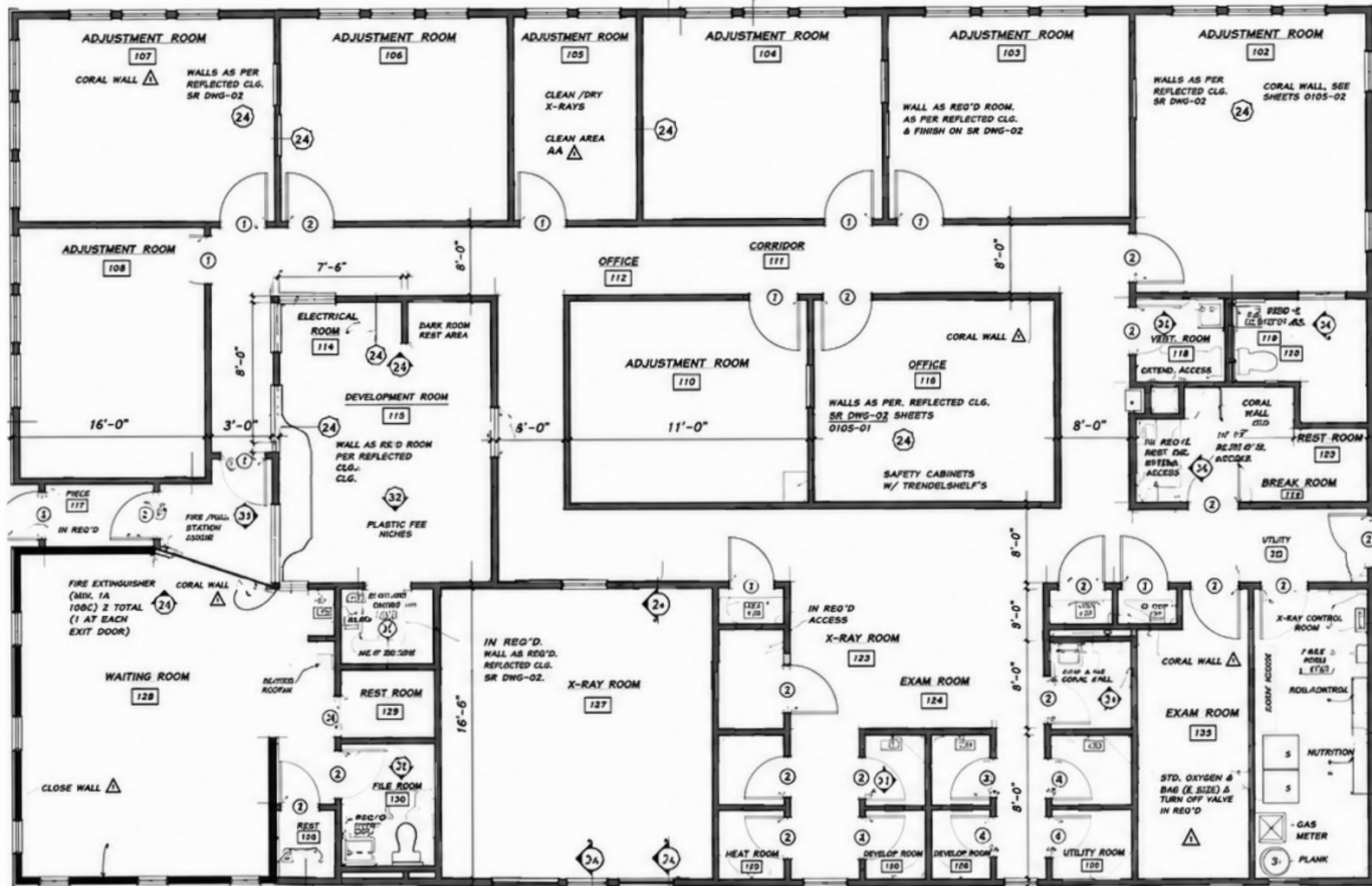
NAI Ohio Equities



INTERIOR PHOTOGRAPHS



FLOOR PLAN



*Floor Plan Enhanced

What you are Buying

- Move-in ready 4,452 SF office building on 0.651 acres; operational day one
- Additional 0.651-acre SH-zoned development parcel included
- 7 private offices, conference room, reception, waiting room, breakroom with kitchenette; fully functional layout for medical, professional, general or nonprofit use
- FF&E is negotiable
- Security cameras and systems included
- Recently updated mechanicals, one HVAC unit replaced, water heater 3 years old, new backflow system installed

Future Value Opportunities

- 0.651 acres of adjacent SH-zoned development land included in the offering
- Develop, ground lease, hold, or sell the vacant parcel separately in the future
- Expand the existing improvements or construct a second building
- Multiple exit strategies create value beyond the existing office building alone



Red Outline for Illustration Purposes Only

420 S. Hamilton Road

OFFICE SPACE AND LAND



\$1,212,500



1.30 ACRES



4,452 SF OFFICE
BUILDING



21,000 VPD

What you are Buying

- 4,452 SF single-story office building situated on 0.651 acres
- 0.275 AC of additional land behind the building within Parcel 1- available for parking expansion, accessory structure, outdoor space, or future addition. Subject to approvals
- 7 private offices ranging from 119–205 SF, conference room, reception, waiting room, open breakroom with kitchenette, dressing rooms, and 4 restrooms
- 15 surface parking spaces
- ADA compliant rear entrance with ramp and path to sidewalk
- Select furniture, fixtures, equipment, and security systems may be available with the sale
- Existing conference room technology may be available separately by negotiation
- Building includes existing intercom infrastructure



OFFICE SPACE ONLY



\$760,000



0.651 ACRES



4,452 SF OFFICE BUILDING



15 PARKING SPACES

What you are Buying

- ±0.651 acres of vacant commercial land on South Hamilton Road
- SH (South Hamilton District) zoning
- Approximately 21,000 vehicles per day
- Flat site with existing access and utilities nearby

Development Guidelines

- Front setback: 20 ft
- Side setbacks: 10 ft each
- Rear setback: 20 ft (40 ft where adjacent to residential)
- Open space minimum: 30%
- Max height: 4 stories (3 Stories within 75 feet of residential)
- Parking Permitted in Side and Rear Yards

Highest and Best Use

- Retail, restaurant, or drive-thru development supported by strong traffic counts
- Medical office or urgent care development within an established healthcare corridor
- Senior housing or assisted living; lower parking ratio, high revenue per unit
- Mixed-use redevelopment leveraging the flexibility of SH zoning



420 S. Hamilton Road

DEVELOPMENT OPPORTUNITY



\$452,000



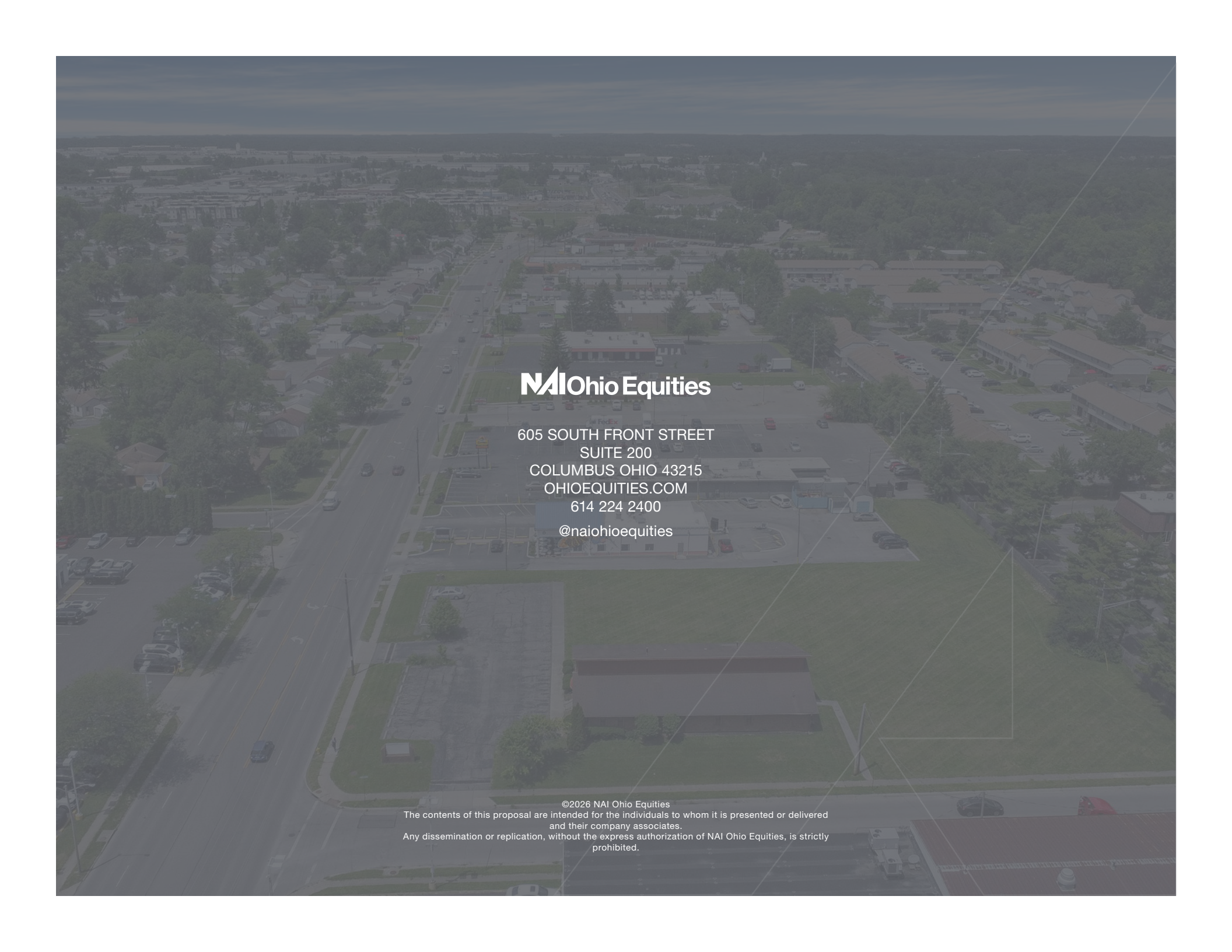
0.651 ACRES



\$15.96/SF- LAND



21,000 VPD



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