



**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

### NAI OHIO EQUITIES CONTACTS

Bastian Gehrer  
Investment Sales  
bgehrer@ohioequities.com  
614.940.4032

Mia Vennenmeyer  
Associate  
mvennemeyer@ohioequities.com  
614.629.5215



Red Outline for Illustration Purposes Only

## EXECUTIVE SUMMARY



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

- ±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
- ±21,000 VPD

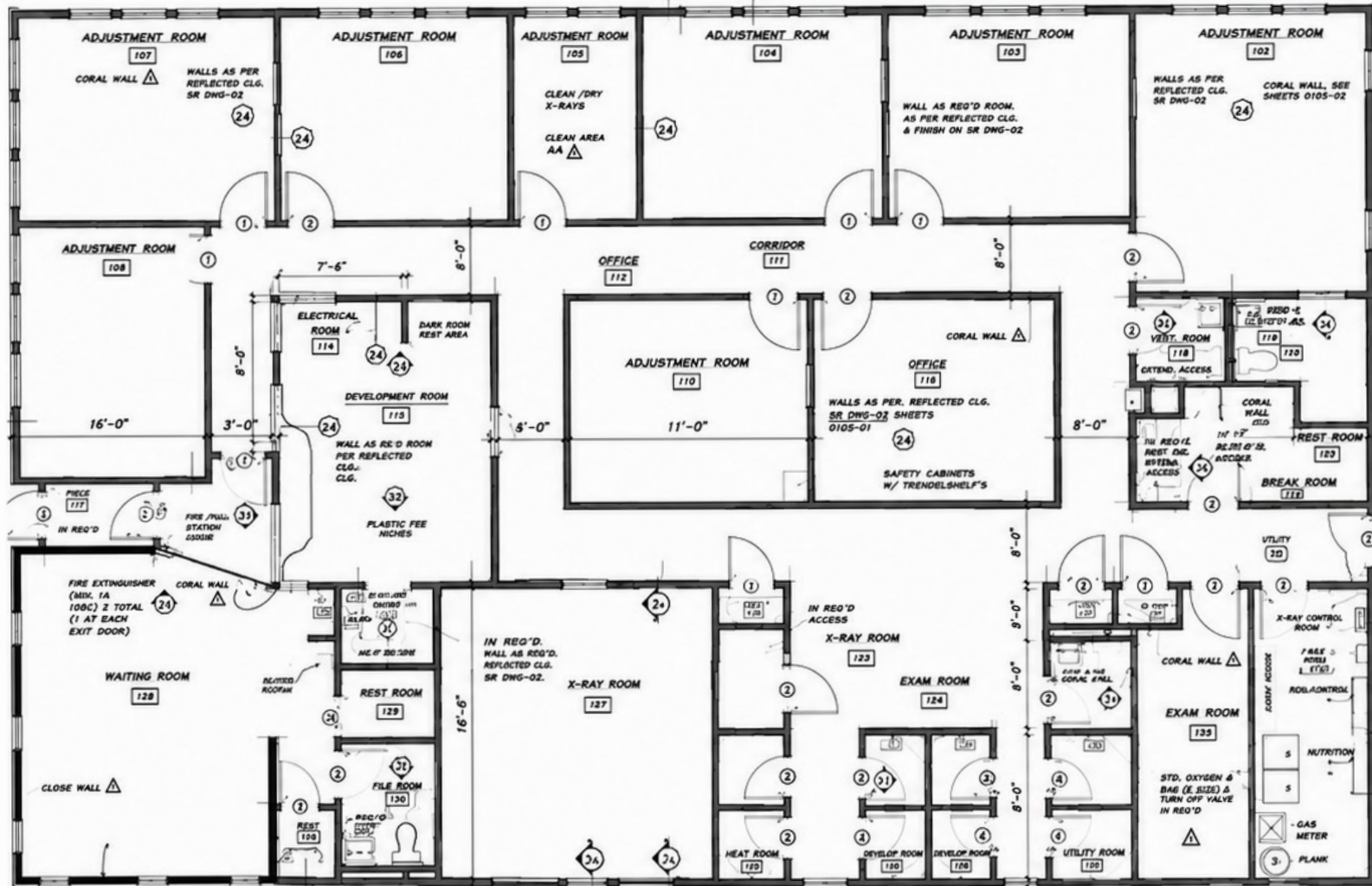
# EXTERIOR PHOTOGRAPHS



# 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

7

# 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
- Lot split completed by current owner

## 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



# DEVELOPMENT OPPORTUNITY



\$452,000



0.651 ACRES



\$15.96/SF- LAND



21,000 VPD



**NAI Ohio Equities**

605 SOUTH FRONT STREET  
SUITE 200  
COLUMBUS OHIO 43215  
OHIOEQUITIES.COM  
614 224 2400  
@naiohioequities

©2026 NAI Ohio Equities

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates.  
Any dissemination or replication, without the express authorization of NAI Ohio Equities, is strictly prohibited.