



FOR SALE

Office Condo Available in a Flourishing Corridor

**5031 FOREST DRIVE, SUITE B
NEW ALBANY, OHIO**

Property Type for Sale

Medical or General Office

Suite Size

2,828 SF

Asking Price

\$899,000

Parking

30 Spaces

Property Highlights

- Situated in the Smiths Mill Office Park, conveniently located off of US 62/ Johnstown Road, right next to State Route 161
- Minutes from the new Intel development and the New Albany Business Park, this area is quickly developing with a rapidly increasing area population and multiple new businesses in development
- New Albany is consistently ranked as one of the best places to live in the United States and has some of the strongest demographics in the Columbus area
- Next to the Mount Carmel New Albany Surgical Hospital and across from the newly announced Nationwide Children's Hospital
- Route 161 sees close to 50,000 vehicles per day while US 62 has over 25,000 vehicles per day at Smiths Mill Road

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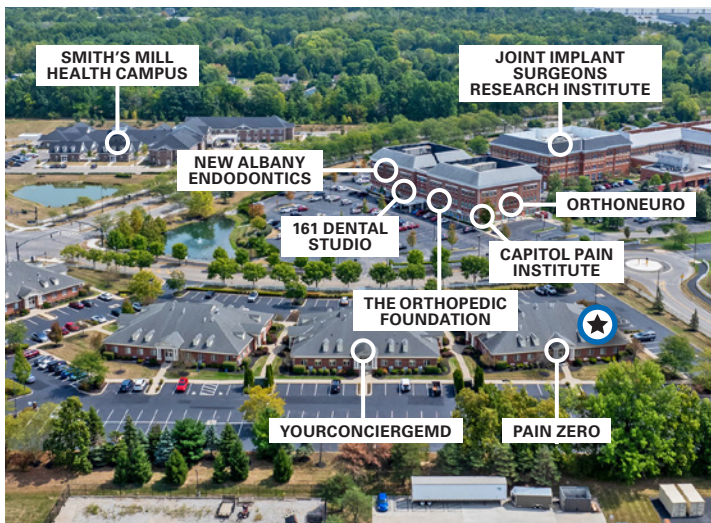
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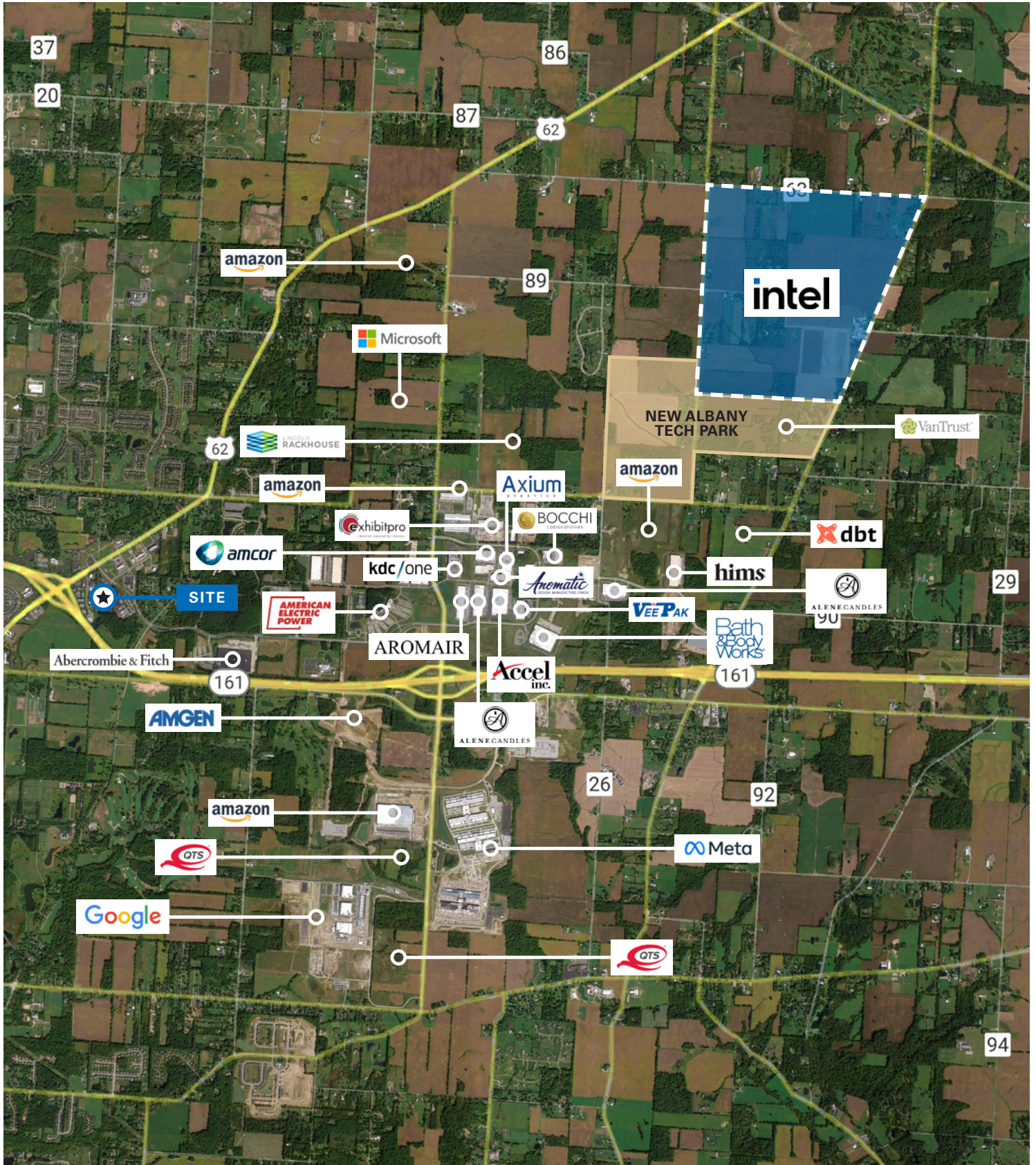
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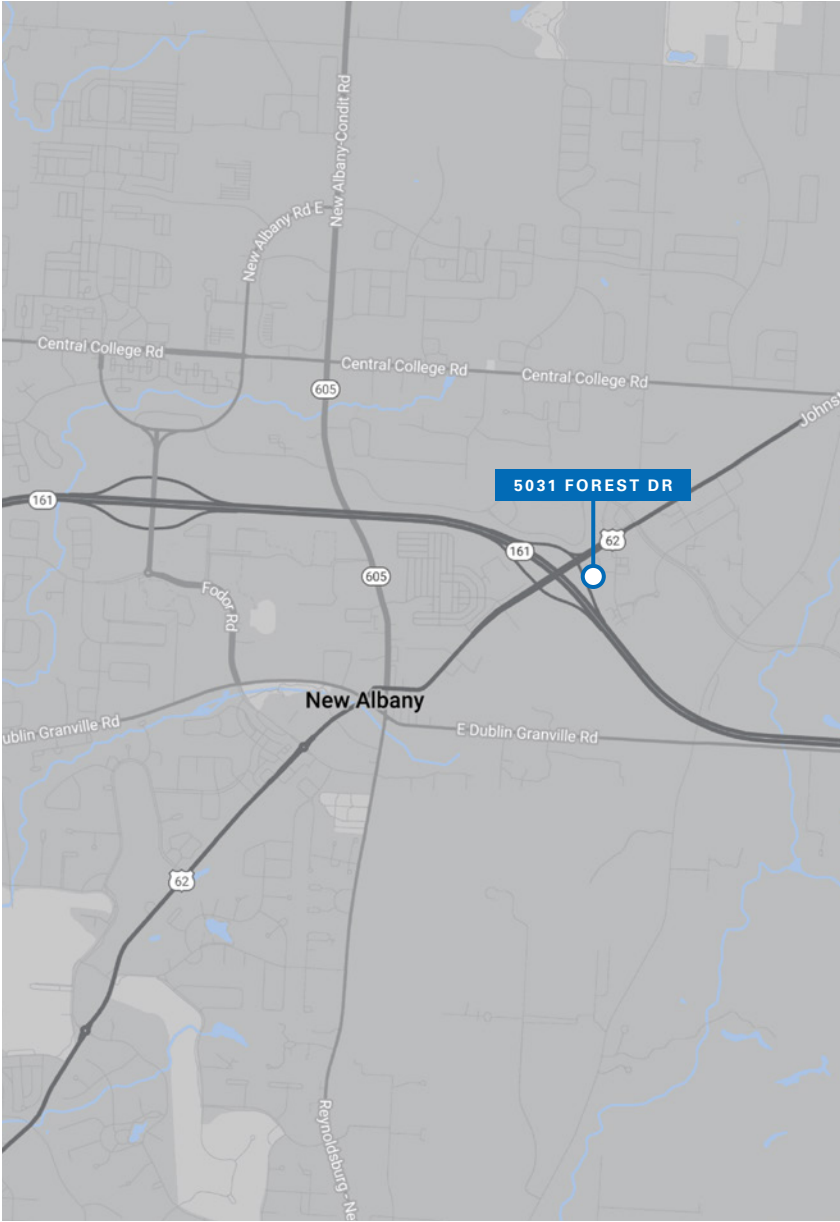
New Albany, Ohio is a friendly and welcoming community committed to creating amenities that bring people together. From Village Center's inviting, connected walkable hub of activity to an expanding network of parks and leisure trails, New Albany is an active area that prioritizes investment in recreation, entertainment and learning that residents and employees want and enjoy.

11,770
NEW ALBANY POPULATION

3,794
NUMBER OF HOMES

\$200,001
MEDIAN HOUSEHOLD INCOME

79.4%
COLLEGE GRADUATE



Daytime Employees	3 miles	14,715
	5 miles	26,448
	10 miles	197,791
Average Household Spending	3 miles	\$41,101
	5 miles	\$36,368
	10 miles	\$31,749
Total Consumer Spending	3 miles	\$443,806,701
	5 miles	\$1,148,459,670
	10 miles	\$5,297,192,126

