

# NEW ALBANY GATEWAY AVAILABLE FOR LEASE

MORSE AND JOHNSTOWN RDS | NEW ALBANY, OH 43054



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# THE OPPORTUNITY

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## PROPERTY HIGHLIGHTS

- New Construction project in New Albany, OH
- Full access off both Morse Rd and Johnstown Rd
- 23K combined VPD
- Captive site to both New Albany and Gahanna, OH
- \$961M in cosumer spending within 3 miles of address

AVAILABILITY	SIZE	PRICING
Multiple Units	1,200 - 4,800 sf units	\$45/sf

\*Can combine or demise further



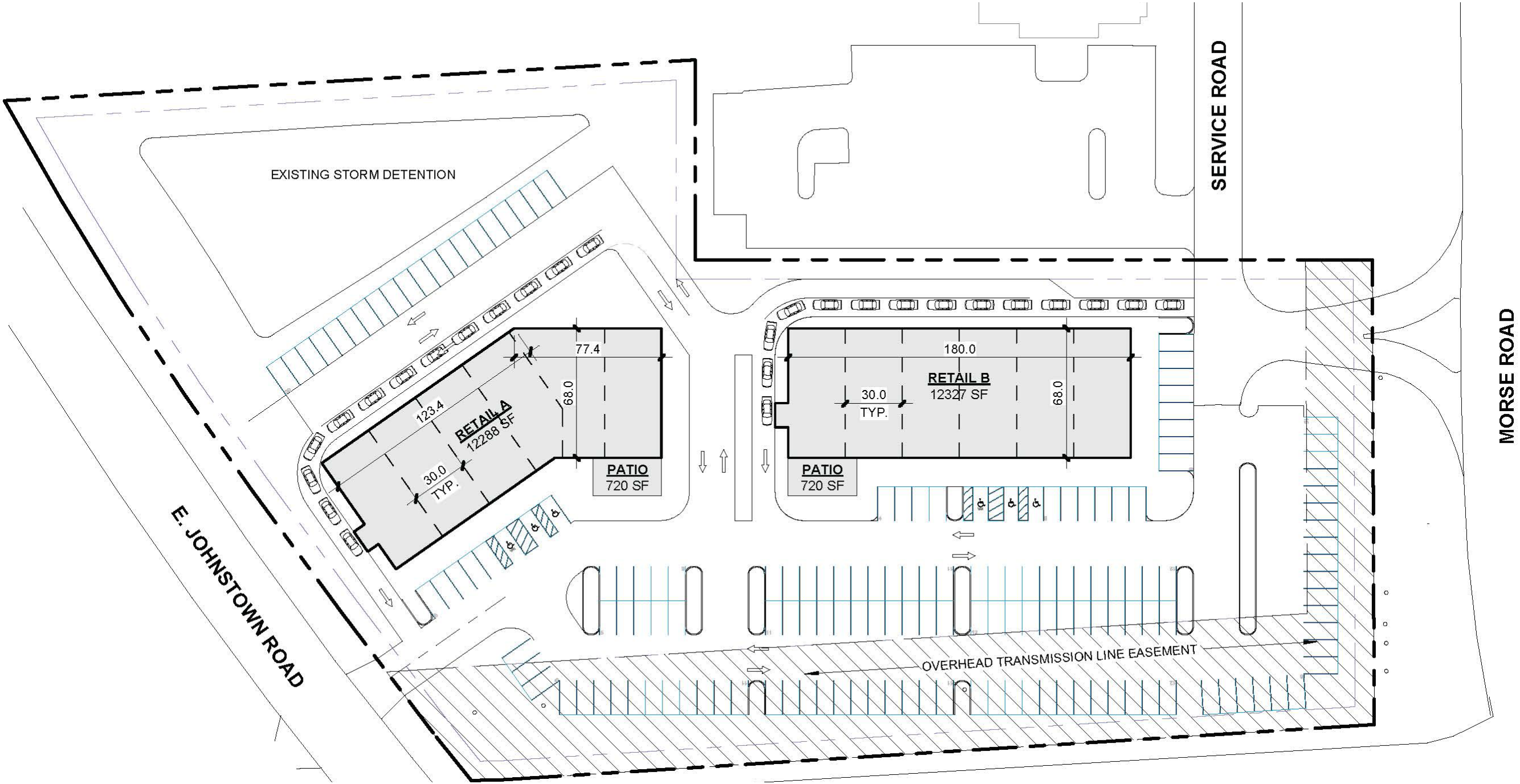
## PROPERTY INFORMATION

Property Name	New Albany Gateway
Address	Morse and Johnstown Rds, New Albany, OH 43054
GLA	26,055 SF
Acreage	4.2 AC
Parking Spaces	163
Availability (Existing)	26,055 SF
Availability (Pads)	NA
Primary St	Morse Rd
Secondary St	Johnstown Rd
Primary Frontage	200 Ft
Secondary Frontage	507 ft
Ingress/Egress	5 points, 2 signalized
Primary Traffic	12,381 VPD
Secondary Traffic	10,871 VPD
Year Built	2027
Year Renovated	
PPN	011226, 025-011244, 025-011243



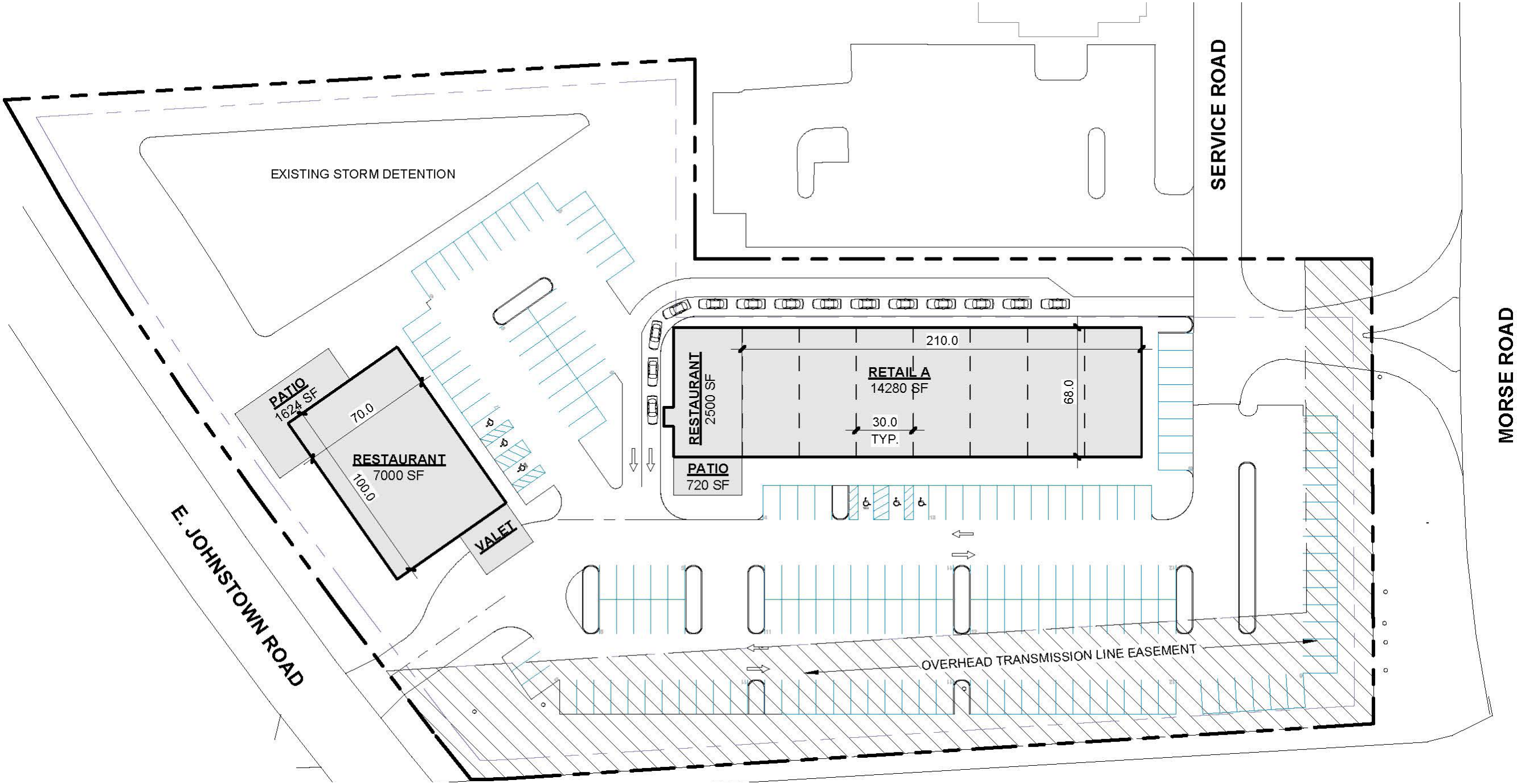
# SITE PLAN (OPTION 1)

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# SITE PLAN (OPTION 2)

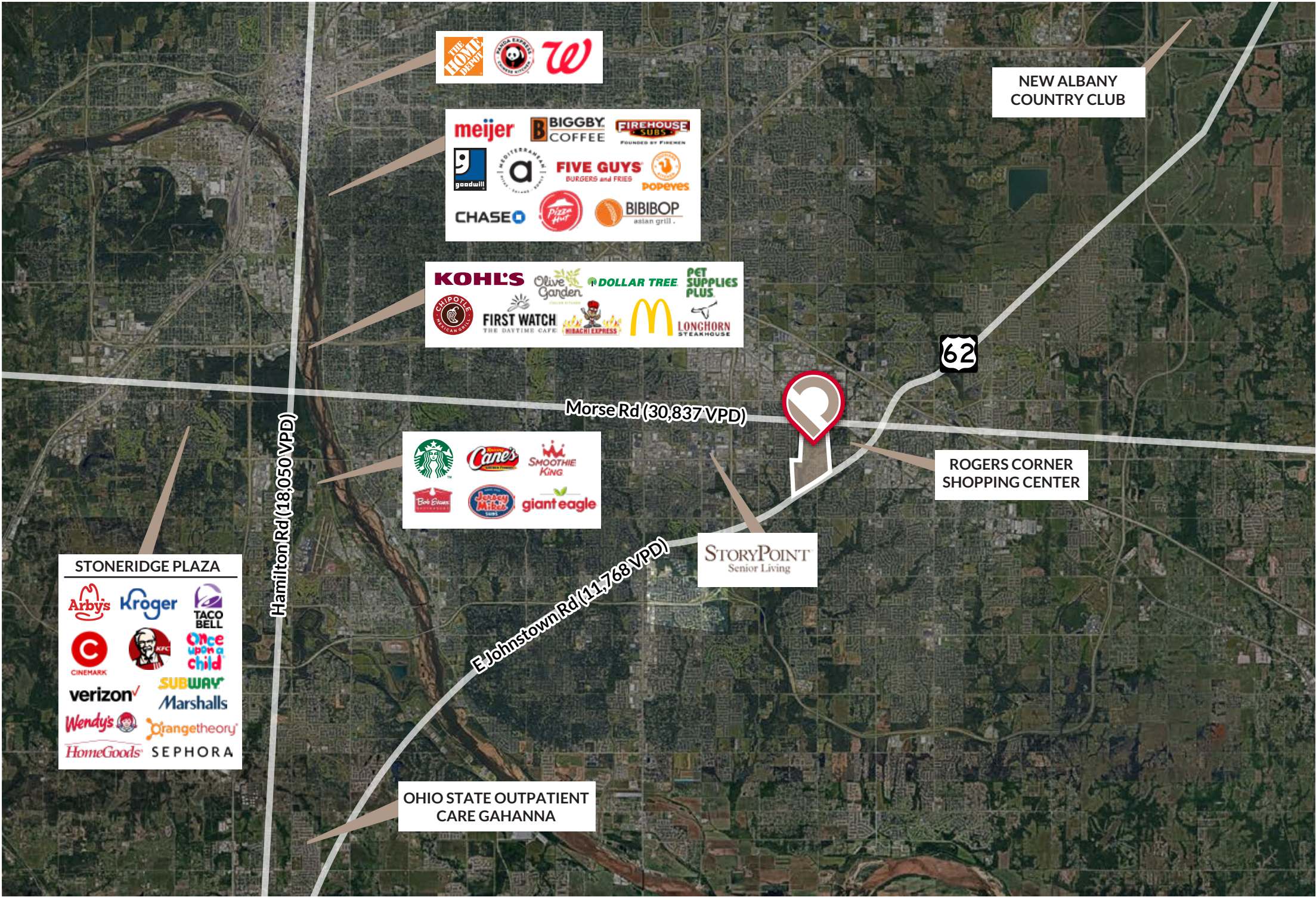
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# TRADE AERIAL & DEMOGRAPHICS

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## TOTAL POPULATION

1 MILE	12,363
3 MILES	68,585
5 MILES	174,720



## DAYTIME POPULATION

1 MILE	8,877
3 MILES	58,197
5 MILES	171,874



## AVERAGE HH INCOME

1 MILE	\$152,519
3 MILES	\$160,452
5 MILES	\$137,810



## MEDIAN HH INCOME

1 MILE	\$101,588
3 MILES	\$107,416
5 MILES	\$99,516



## CONSUMER SPENDING

1 MILE	\$536M
3 MILES	\$1.3B
5 MILES	\$3B



# LOCATION OVERVIEW

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New Albany is known for its strong demographics, highly rated schools, and convenient access to major regional corridors such as I-270 and Hamilton Road. The retail landscape in this trade area features a blend of national anchors and well-performing regional tenants. The site benefits from close proximity to Easton Town Center—one of the premier mixed-use retail destinations in the Midwest—along with nearby retailers such as Meijer, Sam’s Club, Kroger, and several large-format home and lifestyle stores. The area

draws dense daytime traffic, steady residential growth, and is supported by major employers including NetJets, Abercrombie & Fitch, and Mount Carmel Health System. Gahanna’s continued development and strong household incomes contribute to consistent retail performance across categories, from essential services to specialty fitness, restaurants, and everyday convenience retail.

**+47%**

### POPULATION GROWTH

New Albany has grown dramatically over the past 13 years — from roughly 7,500 residents in 2010 to roughly 11,500 today.

**\$232,500**

### MEDIAN HOUSEHOLD INCOME

Households in New Albany enjoy a median income well above national and regional norms, reflecting the community’s affluent and professional character.

**15-20 MINS**

### TO DOWNTOWN COLUMBUS

New Albany is a short drive from Ohio’s capital, providing quick access to major job centers and amenities while retaining its distinct community feel.

**#1**

### SUBURB IN THE U.S.

New Albany was ranked the top suburb in America by Business Insider when it surveyed 2,754 communities across the U.S. for “Best 50 Suburbs in America.”



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