

# SALE

## US-62 & OH-161

US-62 and OH-161 New Albany, OH 43054

### LOCATION DESCRIPTION

This property is located east of downtown New Albany. The parcel is split in two parts. The first section is at the intersection of US-62 and OH-161. It has frontage on both roads with most of the frontage on the on-ramp from US-62 to OH-161 east. The property is directly next to BP. The second piece is on E Dublin Granville Rd.

### PROPERTY HIGHLIGHTS

- 1.34 acres along US-62 and OH-161
- Zoned Comprehensive Planned Unit Development
- The parcel is split
- Most of the land is along US-62 and OH-161
- A portion is on E Dublin-Granville Rd and contains a pond
- Near Future Ganton Parkway Extension



### OFFERING SUMMARY

Sale Price:	\$1,000,000/ acre
Lot Size:	1.34 Acres
Zoning:	CPUD - Comprehensive Planned Unit Development
APN:	222-004730-00

### OTHER RESOURCES

[bit.ly/US62andOH161](https://bit.ly/US62andOH161)

**Chris Howard**  
614 264 6801  
choward@cbc-aspire.com

**Anthony Maronitis, CCIM, MS**  
614 352 8669  
amaronitis@cbc-aspire.com



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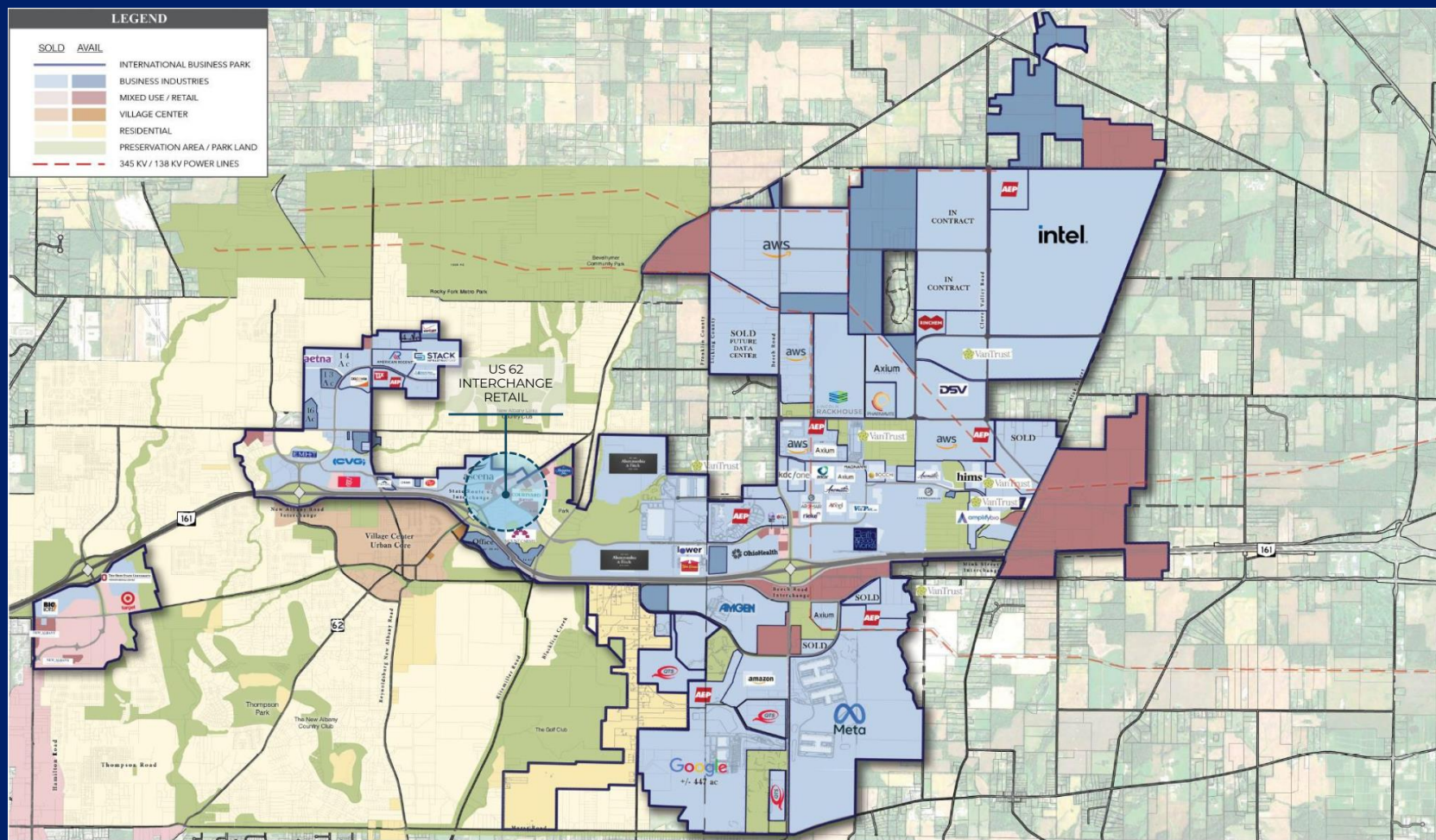
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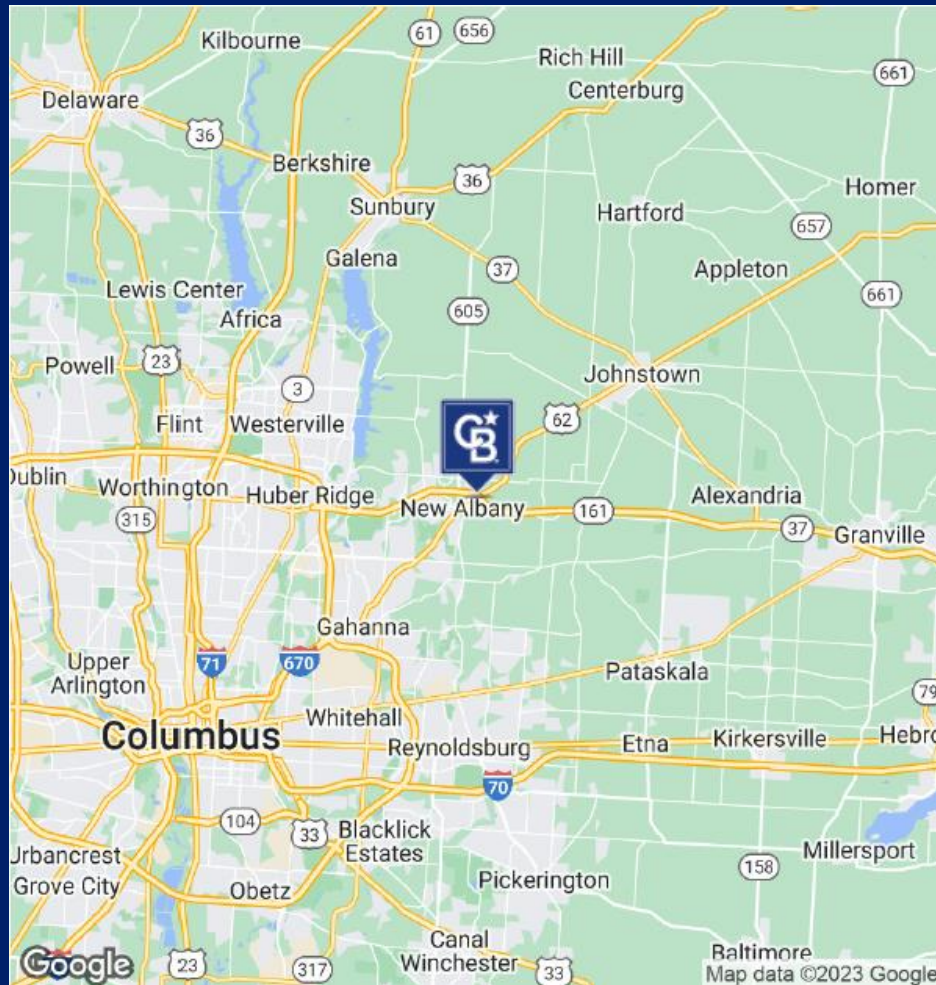
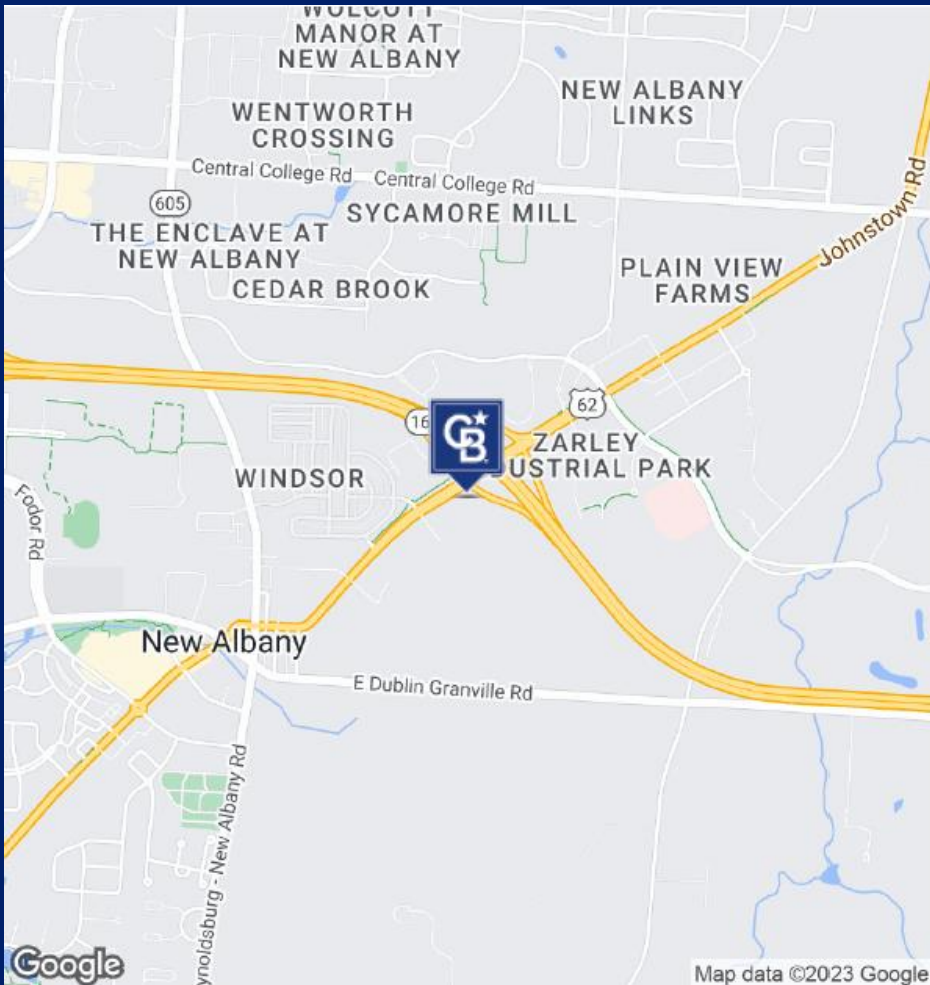
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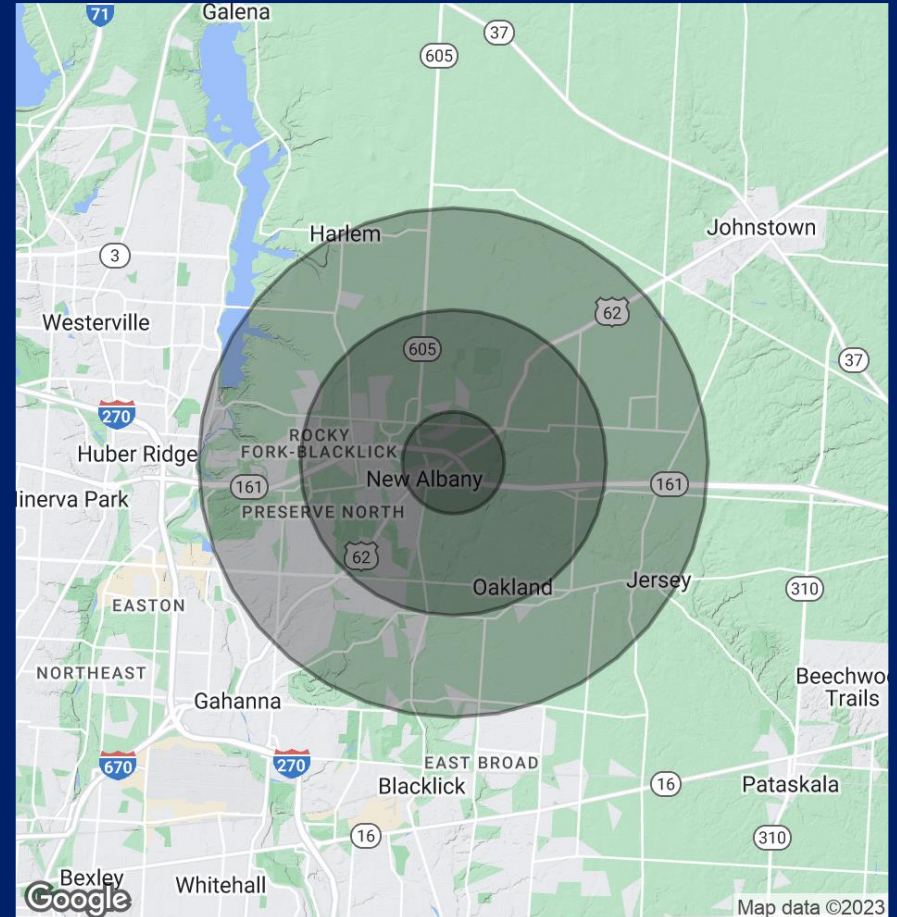
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,061	30,145	74,085
Average Age	40.5	37.5	38.8
Average Age (Male)	37.5	36.6	38.1
Average Age (Female)	43.1	38.6	40.1

HOUSEHOLDS & INCOMES	1 MILE	3 MILES	5 MILES
Total Households	738	12,623	32,655
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$158,162	\$150,824	\$119,114
Average House Value	\$432,926	\$348,769	\$289,902

\* 2020 American Community Survey (ACS)

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
46,851	NEW ALBANY EXPY SR161 SE OF US62, IN NEW ALBANY	2-WAY	2022
8,366	JOHNSTOWN RD US62 MAIN ST SW OF SR161, IN NEW ALBANY	2-WAY	2022
24,823	JOHNSTOWN RD US62 MAIN ST NE OF SR161, IN NEW ALBANY	2-WAY	2022



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