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FOR LEASE

*Providing creative commercial real estate solutions since 1997*



## CORNER LOT LEASE

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## NEW ALBANY

121 MILLER AVE, NEW ALBANY, OH 43054

### J.R. KERN

President  
614.760.5660 x124  
jrkern@capitolequities.com

### ED FELLOWS

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com

# Property Summary



## Property Description

Located in the highly sought-after New Albany area, 121 Miller Ave presents an exceptional opportunity. This prime property boasts a strategic location with high visibility and accessibility. Ideal for retail or commercial development. This corner lot provides ample space for customization and expansion, while the surrounding area offers a growing market for businesses.

## Property Highlights

- Corner lot with high-visibility at the intersection of Main St (Rte 62) and Miller Ave
- Prime location in New Albany area, adjacent to the historic downtown district and New Albany Schools Campus.
- Route 161 access less than 0.4 miles from site
- Part of the booming New Albany market experiencing exponential growth due to the \$20 Billion Intel chip factory development
- Tenant will pay any tenant-broker fees related to this deal

## Location Description

Nestled in the vibrant community of New Albany, the area surrounding the property offers a dynamic environment for retail and commercial ventures. Market & Main, a mixed-use development, serves as a hub for shopping, dining, and entertainment experiences. The New Albany International Business Park, home to various corporate offices and businesses, underscores the area's commercial viability. Site is adjacent to the New Albany Schools Campus.

With its proximity to prominent destinations and the Intel development, the site presents an exciting opportunity for commercial users seeking a thriving market.

### OFFERING SUMMARY

Site	1.25 acres
Annual Land Lease	\$165,000
Current Zoning	Under Urban Center Code

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# Aerial Map



Map data ©2024 Google Imagery ©2024 Airbus,  
Maxar Technologies

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# Location Map



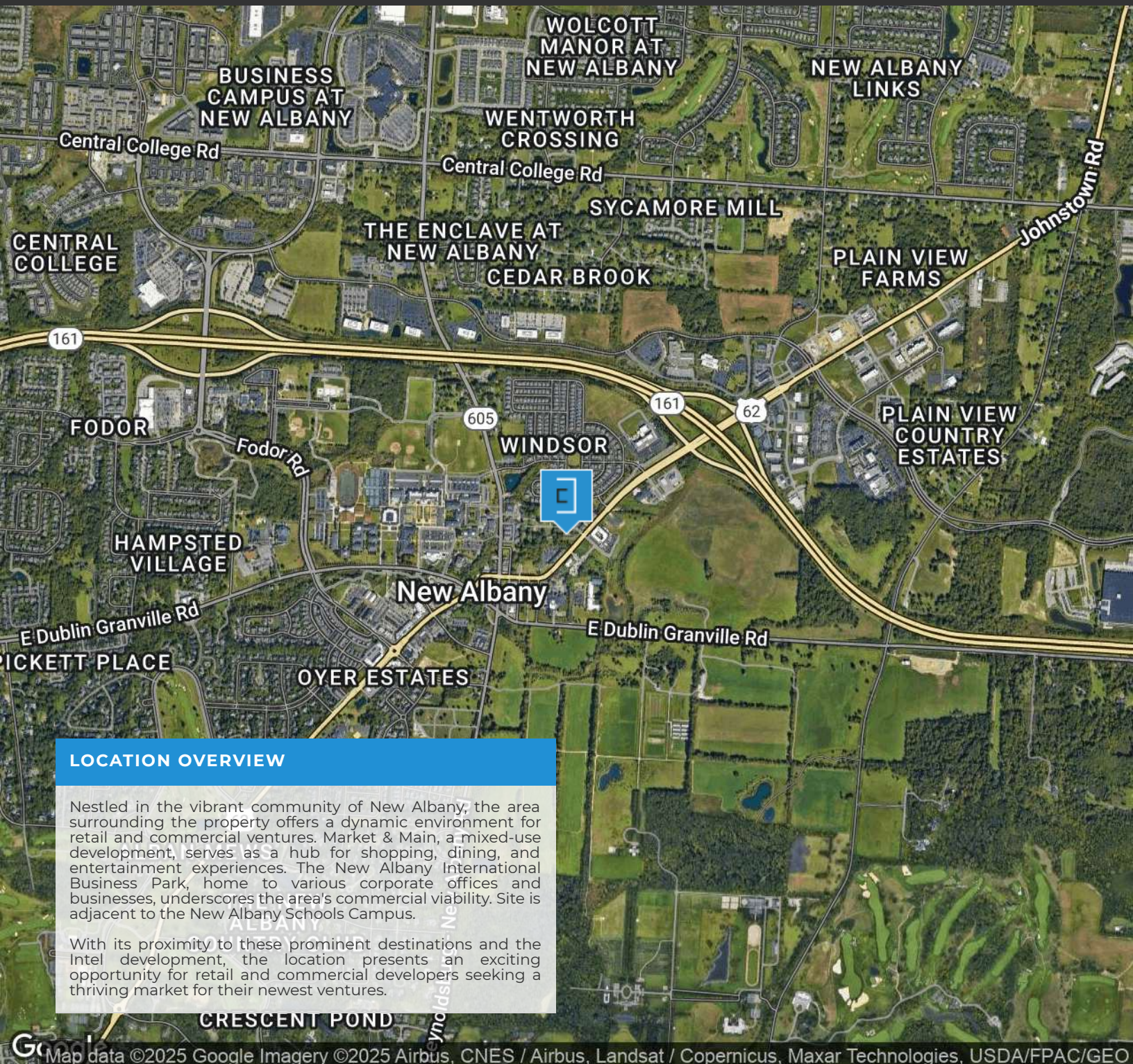
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# Regional Map



## LOCATION OVERVIEW

Nestled in the vibrant community of New Albany, the area surrounding the property offers a dynamic environment for retail and commercial ventures. Market & Main, a mixed-use development, serves as a hub for shopping, dining, and entertainment experiences. The New Albany International Business Park, home to various corporate offices and businesses, underscores the area's commercial viability. Site is adjacent to the New Albany Schools Campus.

With its proximity to these prominent destinations and the Intel development, the location presents an exciting opportunity for retail and commercial developers seeking a thriving market for their newest ventures.

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President

614.760.5660 x124

[jkern@capitolequities.com](mailto:jkern@capitolequities.com)

### ED FELLOWS

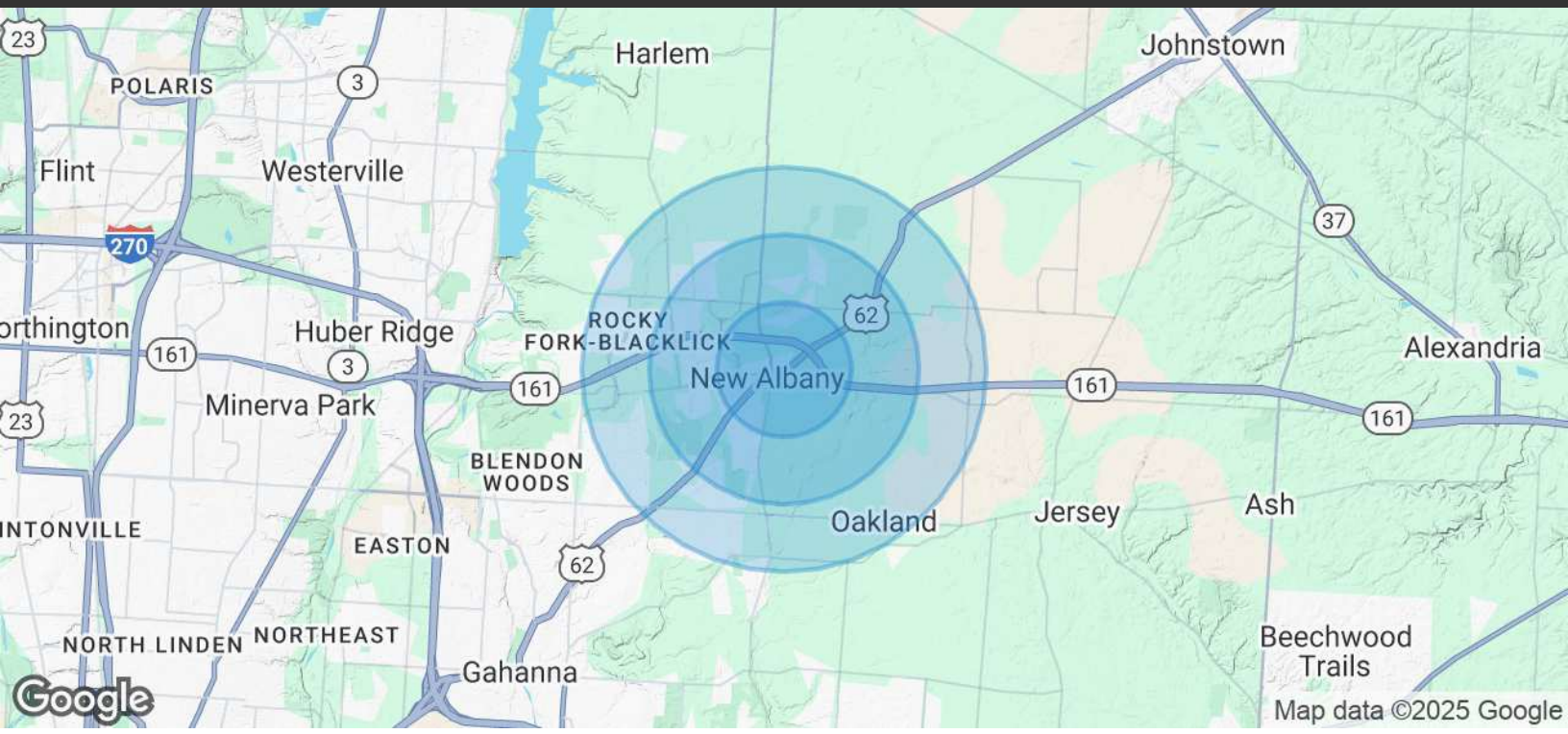
VP Brokerage

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[CAPITOLEQUITIES.COM](http://CAPITOLEQUITIES.COM)

# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,369	18,582	41,674
Average Age	38	37	38
Average Age (Male)	37	37	38
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,123	7,437	17,935
# of Persons per HH	3	2.5	2.3
Average HH Income	\$230,528	\$200,226	\$173,856
Average House Value	\$755,451	\$581,850	\$497,915

Demographics data derived from AlphaMap

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