



CAPITOL
EQUITIES

FOR LEASE

Providing creative commercial real estate solutions since 1997



CORNER LOT LEASE

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

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

CAPITOLEQUITIES.COM

Aerial Map



J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

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

CAPITOLEQUITIES.COM

Location Map



J.R. KERN

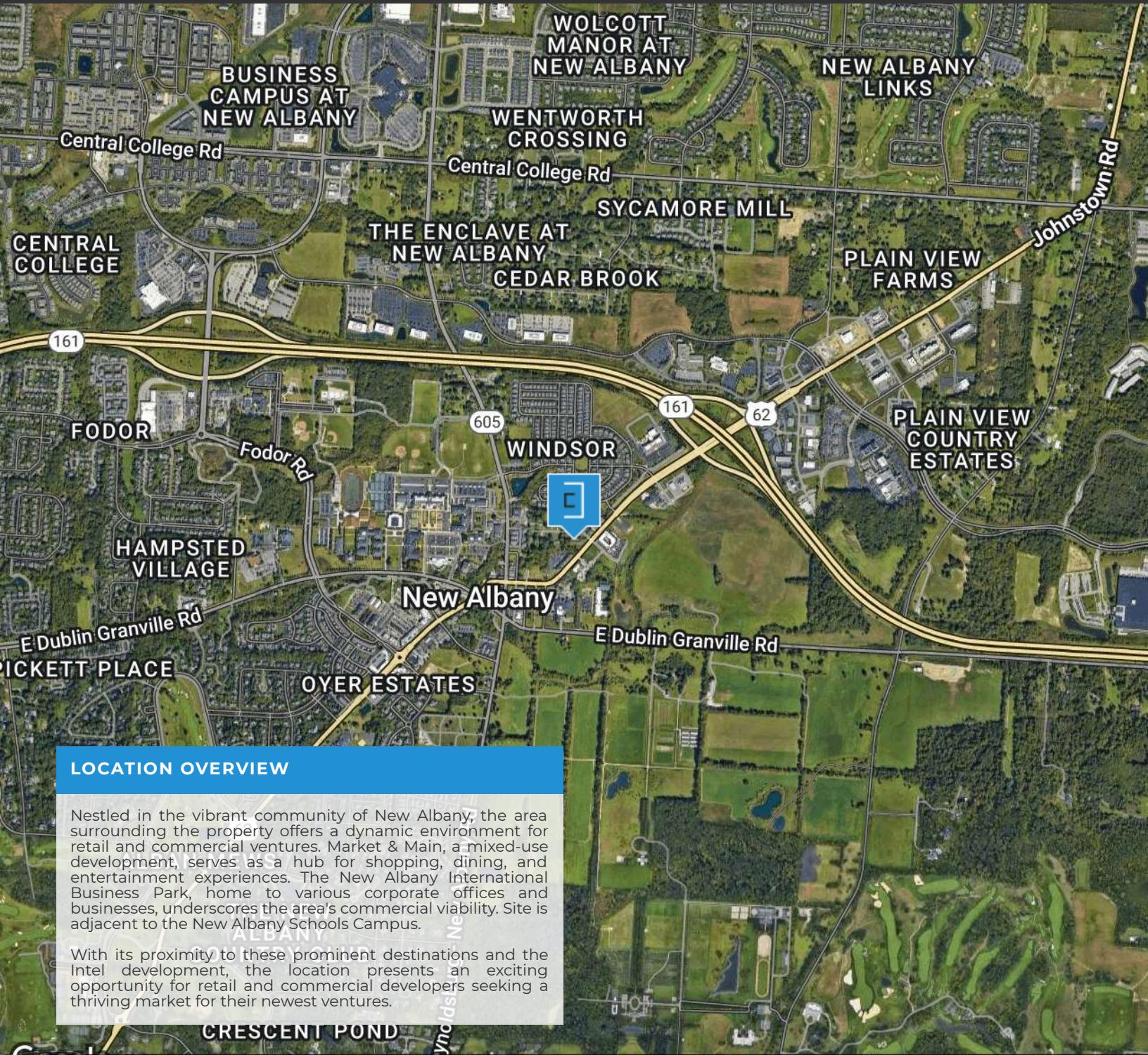
President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

CAPITOLEQUITIES.COM

Regional Map



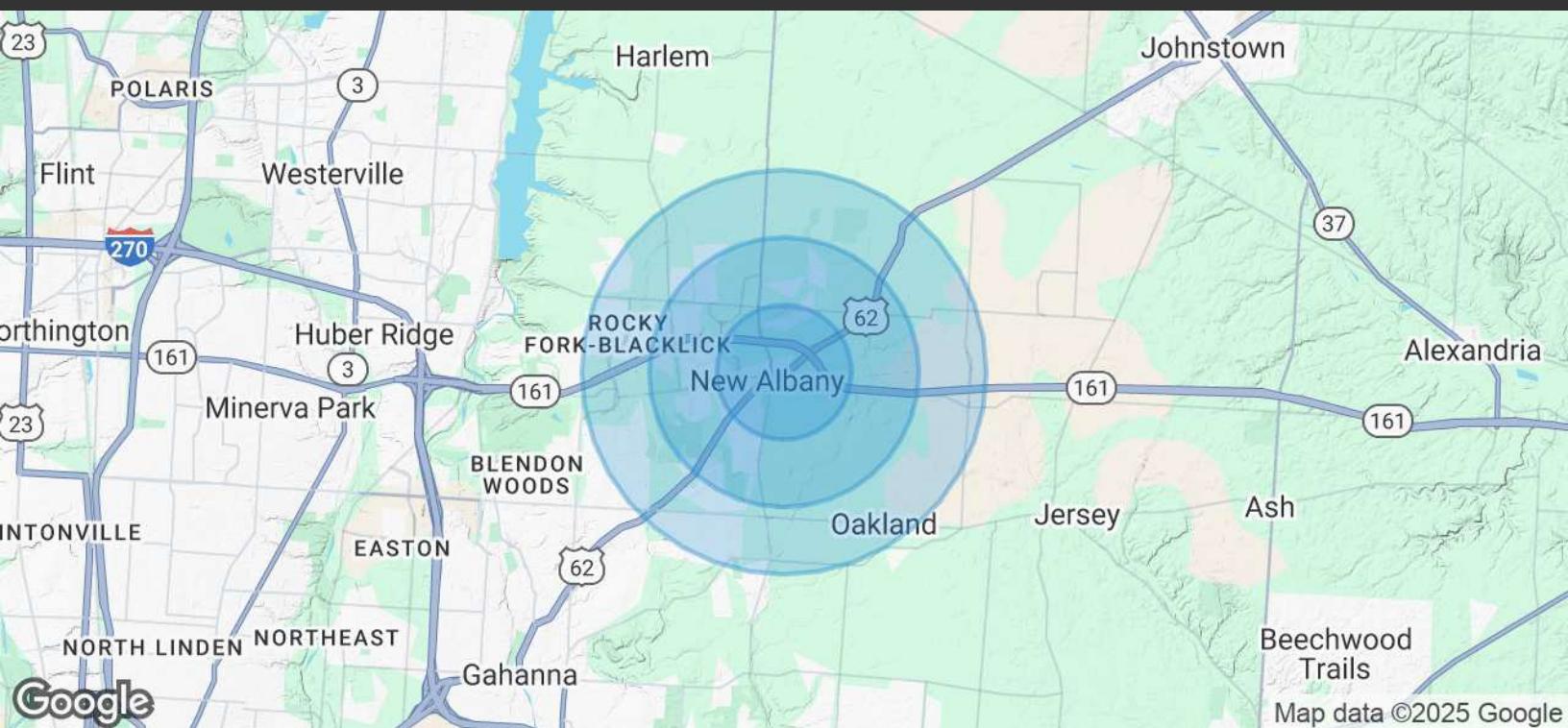
J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@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

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com