

# **Retail Property For Lease**



# Smiths Mill Retail

5065 Forest Dr, New Albany, OH 43054

**Paulina Canini** 

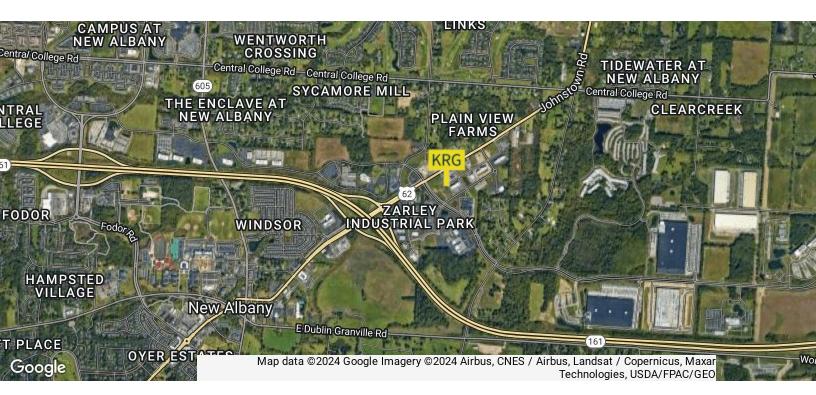
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John Royer CRE, SIOR

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**Kohr Royer Griffith** 

## 5065 Forest Drive New Albany, OH 43054



## **OFFERING SUMMARY**

Building Size:	15,116 SF
Available SF:	2,101 - 7,212 SF
Year Built:	2024
Zoning:	IPUD: Infill Planned Unity Development
Market:	Columbus
Submarket:	New Albany
Traffic Count:	26,862
Traffic Count Street:	Johnstown Rd

#### **PROPERTY OVERVIEW**

Retail site is located just north of SR161 at the US62 interchange in New Albany, Oh. The incoming Intel development is within 5 miles of the site and is part of the booming growth in this area. There are several commercial development projects either underway or nearly completed such as an incoming Google data center with over 178K SF, Holiday Inn Express with over 60K SF and Amazon's incoming data center with over 1.25M SF. In addition to the residential communities scattered around the area, there are new residential projects underway.

#### **PROPERTY HIGHLIGHTS**

- Intel development nearby
- Several large employers in the area
- Easy access to SR161
- Over 26K VPD on Johnstown Rd
- Woodcrest Way is extending to Smiths Mill Rd



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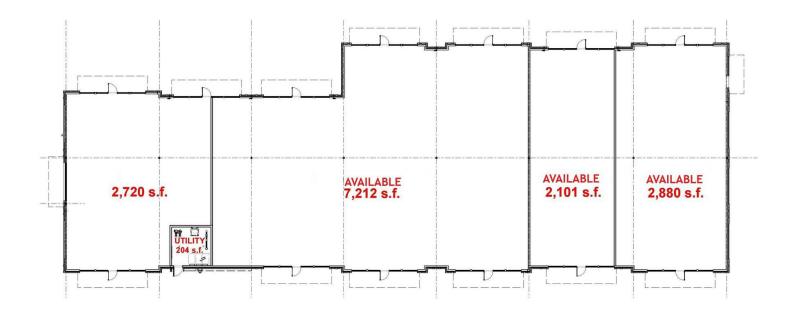
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#### **AVAILABLE SPACES**

SUI	ITE	SIZE (SF)	LEASE RATE
Suit	ite A	2,720 SF	Contact Agent for Pricing
Suit	ite B	7,212 SF	Contact Agent for Pricing
Suit	ite C	2,101 SF	Contact Agent for Pricing
Suit	ite D	2,880 SF	Contact Agent for Pricing



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