



FOR SALE

# Office Condo Available in a Flourishing Corridor

**5031 FOREST DRIVE, SUITE B**  
**NEW ALBANY, OHIO**

## Property Type for Sale

Medical or General Office

## Suite Size

**2,828 SF**

## Asking Price

**\$750,000**

## Parking

30 Spaces

## Property Highlights

- Situated in the Smiths Mill Office Park, conveniently located off of US 62/Johnstown Road, right next to State Route 161
- Minutes from the new Intel development and the New Albany Business Park, this area is quickly developing with a rapidly increasing area population and multiple new businesses in development
- New Albany is consistently ranked as one of the best places to live in the United States and has some of the strongest demographics in the Columbus area
- Next to the Mount Carmel New Albany Surgical Hospital and across from the newly announced Nationwide Children's Hospital
- Route 161 sees close to 50,000 vehicles per day while US 62 has over 25,000 vehicles per day at Smiths Mill Road

For information, please contact:

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5031 FOREST DRIVE

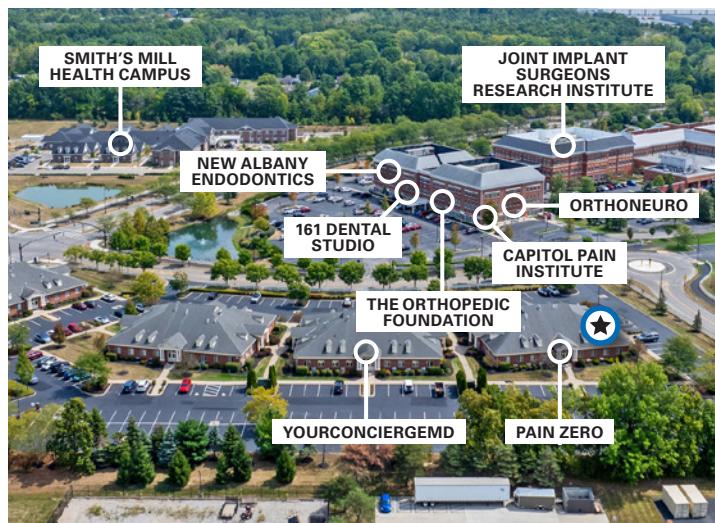


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5031 FOREST DRIVE



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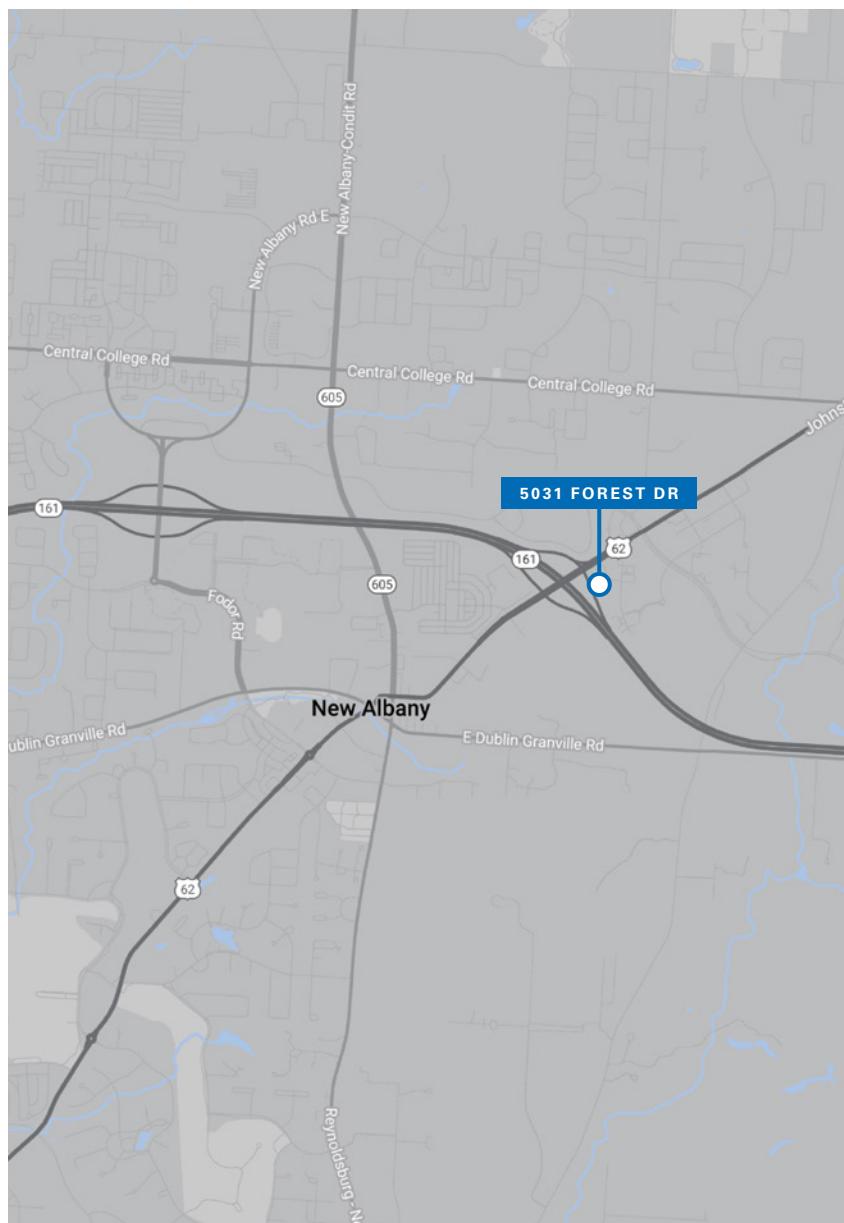
New Albany, Ohio is a friendly and welcoming community committed to creating amenities that bring people together. From Village Center's inviting, connected walkable hub of activity to an expanding network of parks and leisure trails, New Albany is an active area that prioritizes investment in recreation, entertainment and learning that residents and employees want and enjoy.

**11,770**  
NEW ALBANY POPULATION

**3,794**  
NUMBER OF HOMES

**\$200,001**  
MEDIAN HOUSEHOLD INCOME

**79.4%**  
COLLEGE GRADUATE



Daytime Employees	3 miles 5 miles 10 miles	14,715 26,448 197,791
Average Household Spending	3 miles 5 miles 10 miles	\$41,101 \$36,368 \$31,749
Total Consumer Spending	3 miles 5 miles 10 miles	\$443,806,701 \$1,148,459,670 \$5,297,192,126

## FLOOR PLAN

