

5175 Forest Dr, New Albany, OH 43054

Offering Memorandum



RENDERING

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

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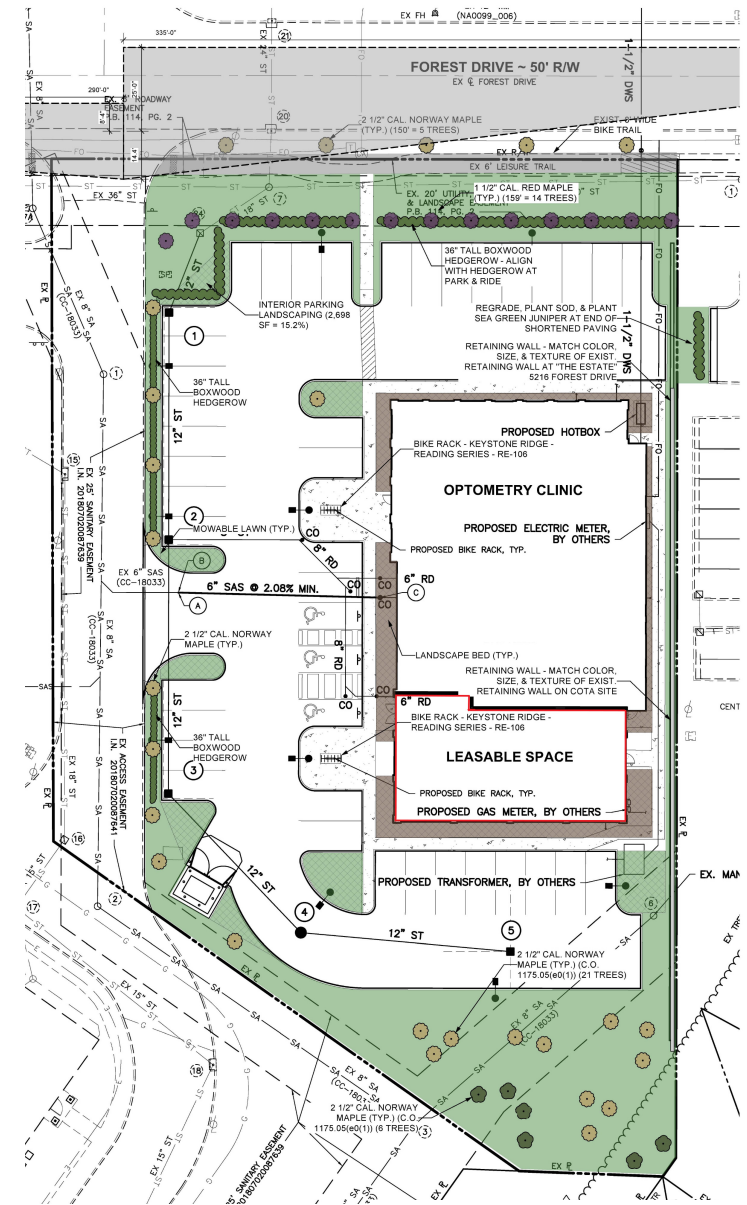
Property Offering Summary

Available in coveted New Albany, this storefront is adjacent to Vision Professionals, a trusted optometry practice since 1974. Ideal for medical, professional, and select retail users, this site is located on the high-traffic Johnstown Road Corridor. It offers an excellent opportunity to be surrounded by consistent traffic drivers like a brand-new 15,000 SF retail center, New Albany Ballet Company, and stable medical and retail employers like Mount Carmel's New Albany Medical Campus, Abercrombie, and Ascena.

| | |
|------------------------|-------------------------|
| Lease Rate: | \$28.50 per SF/yr (nnn) |
| CAM Rate: | \$4-\$5.00 per SF/yr |
| Available SF: | 2,470 SF |
| Date Available: | Spring 2026 |

Property Highlights

- Reduced CAMS due to 100% 10 year Tax Abatement
- Prominent Building Signage on a highly visible corner
- Collaborative Build-Out with landlord and contractor
- Vanilla Box Delivery with base utilities + TI allowance available

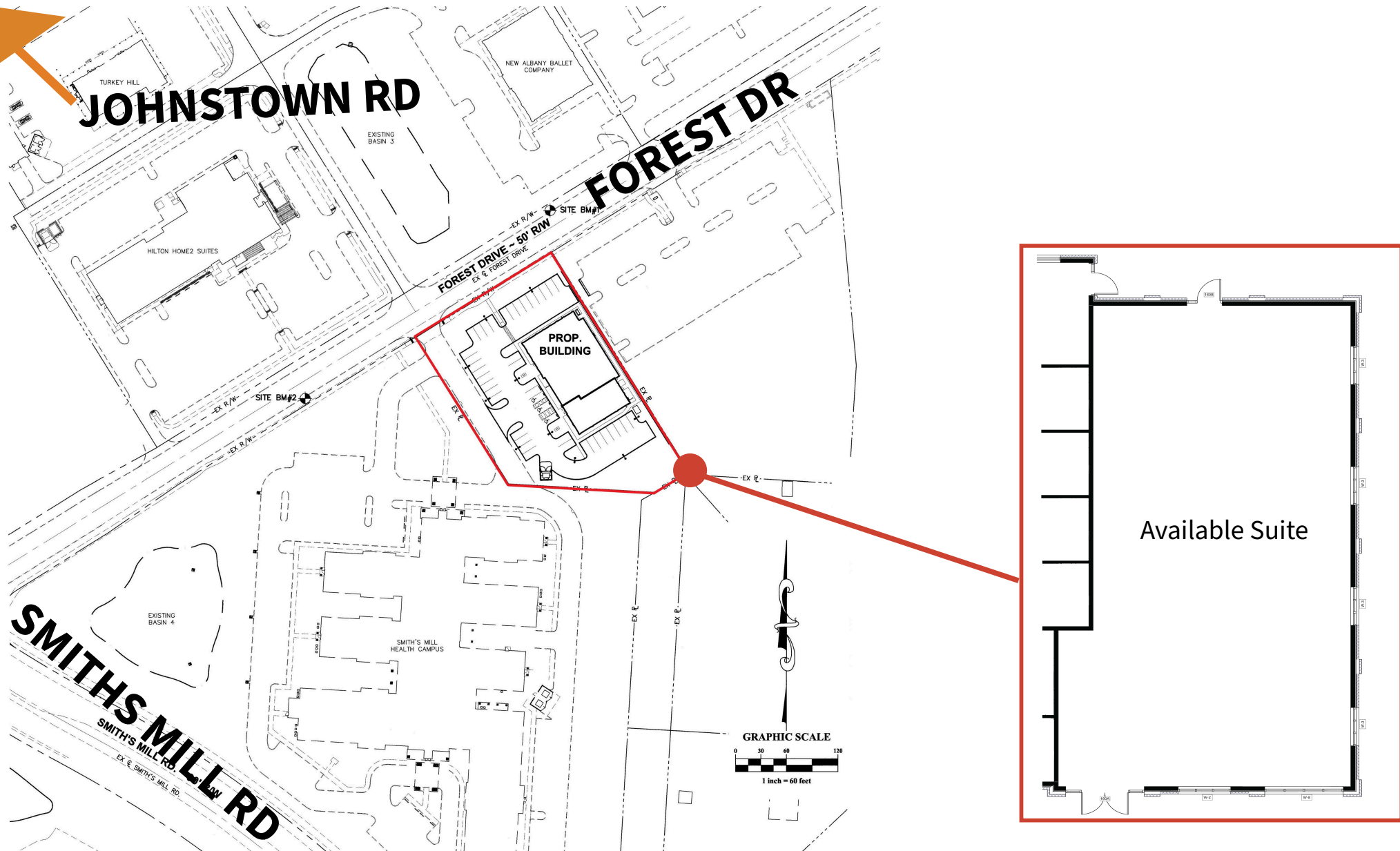


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Site & Floor Plans



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Kohr Royer Griffith Inc
Commercial Real Estate Services

Area Developments



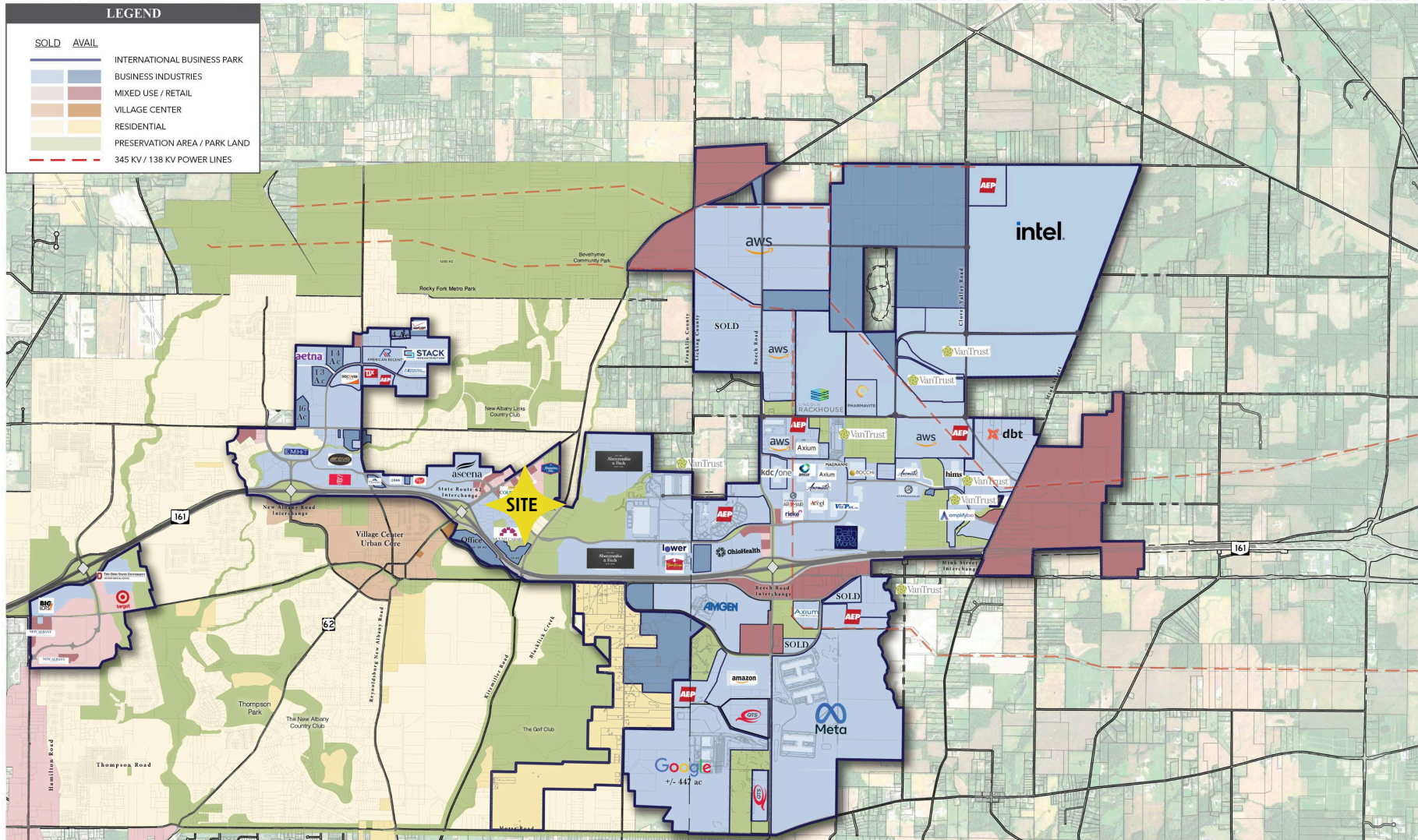
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New Albany Business Park Plan

NEW ALBANY INTERNATIONAL BUSINESS PARK PLAN



JULY 5, 2023

NEW ALBANY
FOUNDED 1837

NEW ALBANY BUSINESS PARK

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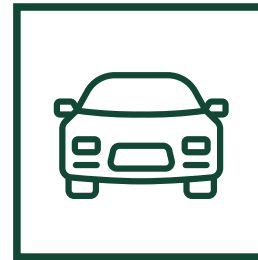
About New Albany

| # Emp | Company Name |
|-------|-----------------------------|
| 3000 | Intel (expected) |
| 2700 | Abercrombie & Fitch |
| 1784 | Big Lots HQ |
| 1643 | Discover Financial Services |
| 1200 | Meta Data Center |
| 1200 | Google |
| 1000 | Amazon Fulfillment Center |
| 950 | Axium Plastics |
| 800 | lower.com |
| 600 | Bath & Body Works |
| 530 | KDC/One |
| 524 | Bright Lab Innovation |
| 300 | Mount Carmel New Albany |



Demographic Snapshot

| | 2 miles | 5 miles |
|------------|----------|----------|
| Population | 23,161 | 50,657 |
| Households | 9,122 | 19,797 |
| Avg HHI | \$83,849 | \$95,042 |



Nearby Traffic Counts

| | |
|----------------------------|--------|
| US 62 & Forest Dr | 19,930 |
| Smiths Mill Rd & Forest Dr | 7,217 |

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About KRG



EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



PAULINA CANINI

O: 614-271-2660

Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.