

New Albany Commercial Land

NewAlbanyCommercial.com

Acres: 1.92, Frontage: 206', Zoned: Commercial

DISCLAIMER

This image is a montage. It is not real.
 This is a mock-up to help explain the location of 10087 Johnstown Road in New Albany.
 The image is not to scale.
 Please do your own research and due diligence.

■■■■■■■■■ | Proposed Roads



Located at 10087 Johnstown Rd. New Albany, Ohio 43054
 North of the US-62 & OH-161 Interchange in Ohio's Silicon Heartland

Amazing Property

- 1.92 Acres
- 206' of Frontage
- Signalized Intersection and High Visibility
- .5 mile from OH-161 Expressway
- Growing Traffic Counts (from 2022)
 - + 24,823 on US62
 - + 63,837 on OH-161 Expressway West of US 62
 - + 46,851 on OH-161 Expressway East of US 62

Location, Location, Location!

- 1 mile Downtown New Albany
- 2 miles A&F Headquarters
- 2 miles Amazon Web Services
- 3 miles Bath & Bodyworks HQ
- 4 miles Intel's \$20 Billion Chip Project
- 4 miles Amazon Fulfillment Center
- 4 miles Google Data Center
- 5 miles Meta/Facebook Data Center
- 9 miles Easton Town Center
- 13 miles Columbus Airport
- 16 miles Columbus Crew MLS Stadium
- 18 miles Columbus Blue Jackets NHL Arena
- 19 miles Ohio State University



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Acres: 1.92, Frontage: 206', Zoned: Commercial

10087 Johnstown Road
New Albany, Ohio, 43054
1.92 Acres
Zoned Commercial
.5 of a mile from 161 Expressway exit

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Welcome to the New Albany US 62 Retail Corridor

This 1.92 acres of land is located on US 62 in the retail corridor of the highly desirable New Albany. This corridor serves the growing city and the New Albany International Business Park: one of the largest strategically-planned business parks in the country.

Part of the Business Park is Intel's planned \$20 billion+ manufacturing project, as well as other impressive tech companies such as Google, Meta, Amazon and more! The "Silicon Heartland" is bringing new jobs, significant investment and groundbreaking technology with an influx of vehicles per day to US 62 in New Albany. This business park development already underway will benefit the US 62 retail corridor for decades to come. Exponential growth in the surrounding area is expected over the next 5 years.

But New Albany isn't just about work - it's a wonderful place to call home. The town has a thriving community, with cafes, shops, highly rated schools system, and parks. The median household income is \$206,130 and the median house value is \$531,700. The residents of New Albany are well-educated - over 76% have a bachelor's degree or higher. All in all, New Albany is a fantastic place to live, work, and play in Ohio's Silicon Heartland.

- Median Household Income \$206,130**
- Bachelor's Degree or Higher 76.1%**
- Median Home Value \$531,700**

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*Connecting People,
Properties & Possibilities*

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New Albany is considering new roads in the area

Diagram 2: Triangle Plan Modified to Meet Existing Built Environment Option 1

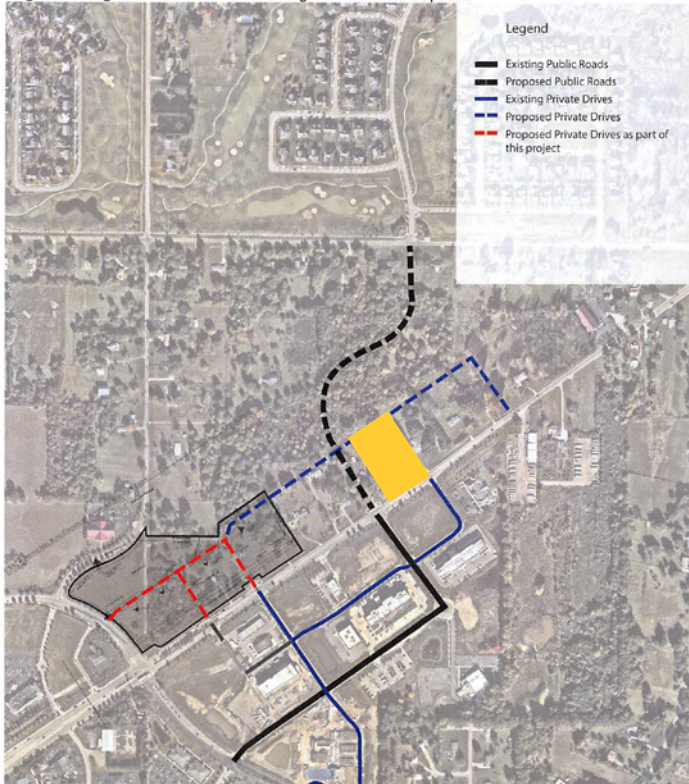
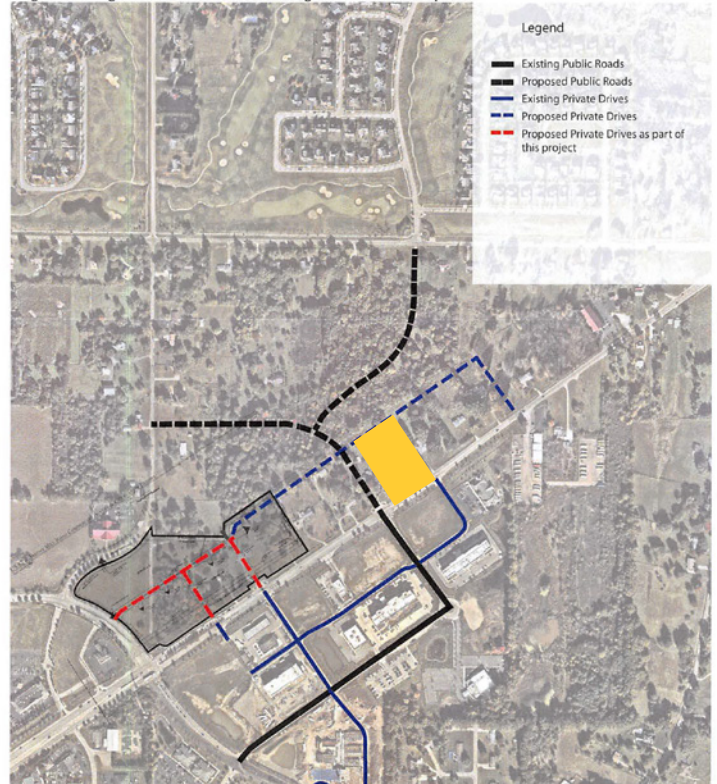


Diagram 3: Triangle Plan Modified to Meet Existing Built Environment Option 2



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Utilities are expanding in the area and currently across the street

City of Columbus Department of Public Utilities

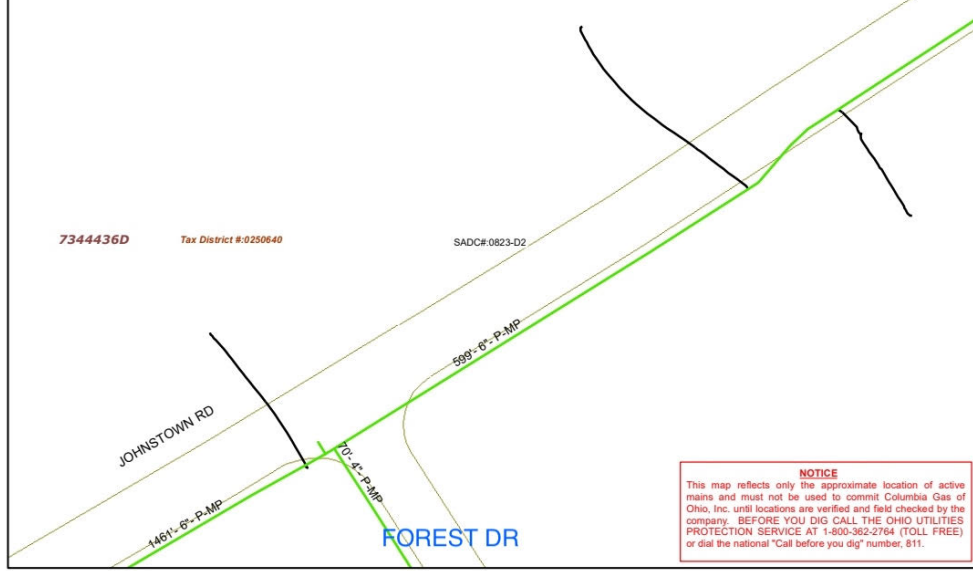
3/26/2021



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Columbia Gas
of Ohio
A NiSource Company



NOTICE
This map reflects only the approximate location of active mains and must not be used to commit Columbia Gas of Ohio, Inc. until locations are verified and field checked by the company. **BEFORE YOU DIG CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 (TOLL FREE) or dial the national "Call before you dig" number, 811.**

- Legend:**
- Gas Valve
 - Closed - Critical
 - Closed - Not Critical
 - Open - Critical
 - Open - Not Critical
 - Unknown value
 - Gas Main by Pressure
 - HP (> 60 psig)
 - MP (< 10 - 60 psig)
 - IP (1 - 10 psig)
 - LP (< 1 psig)
 - All other values
 - Unknown Pressure
 - Gas Service
 - Steel
 - Plastic
 - Cast Iron
 - Wrought Iron
 - Fittings
 - Other
 - All other values
 - Historic Map

Prepared by: _____
Date: _____
Coordinates:
GCS (Lat/Long)
in DMS, Datum: WGS84

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