

FOR SALE

7550 NEW ALBANY CONDIT RD.

NEW ALBANY, OHIO 43054



FOR SALE: \$1,700,000



**R - RURAL ZONING
PLAIN TOWNSHP**



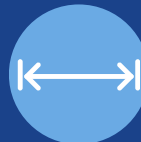
**SINGLE-FAMILY RESIDENCE
AND BARN ON-SITE**



**8,847 VEHICLES/DAY
ALONG NA CONDIT RD.**



**PRIME NEW ALBANY
LOCATION**



1,350' OF SITE DEPTH



±11.08 ACRES AVAILABLE



AVAILABLE: NOW

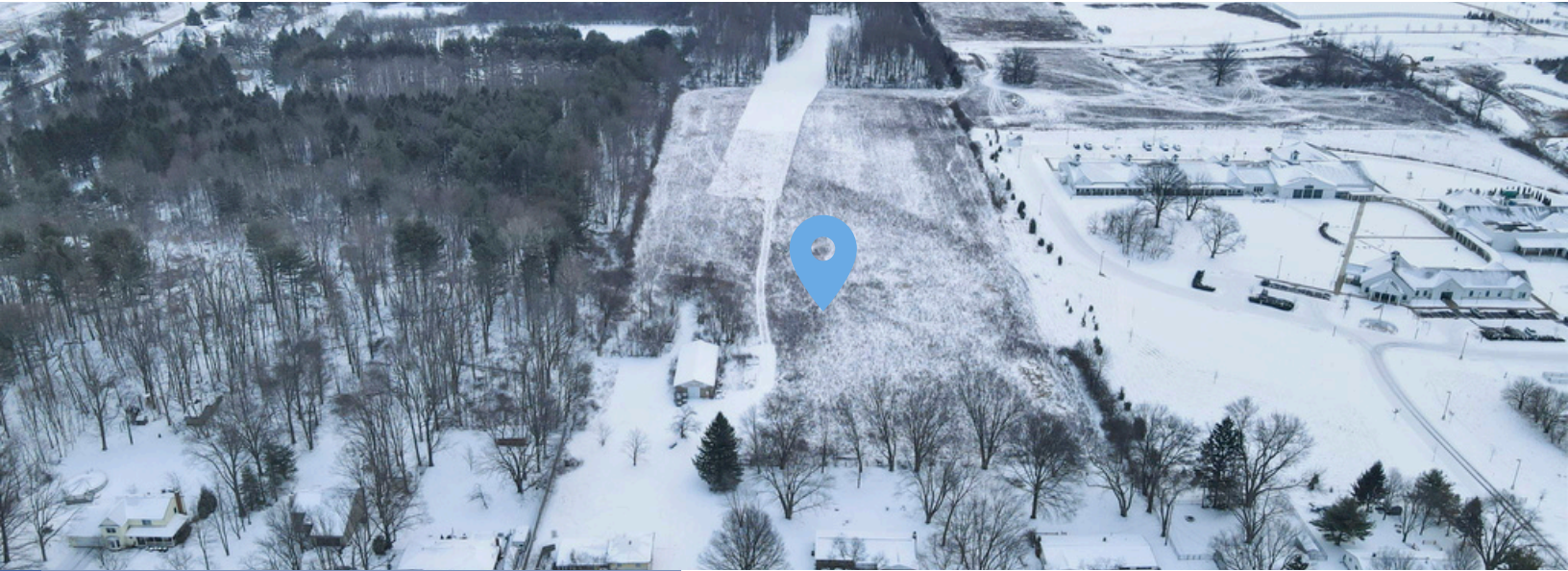
JAMES T. KOON
614-561-8338
JKOON@KOONPROPERTYGROUP.COM



OVERVIEW

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POPULATION

1 MILE	5,112
3 MILES	31,165
5 MILES	82,426

HOUSEHOLD INCOME

1 MILE	\$132,103
3 MILES	\$140,231
5 MILES	\$130,203

CONSUMER SPENDING

1 MILE	\$85M
3 MILES	\$515M
5 MILES	\$1.29B

DAYTIME EMPLOYMENT

1 MILE	1,850
3 MILES	14,664
5 MILES	27,238

This expansive ±11.08-acre property presents a prime opportunity for future development in New Albany, Ohio, an area that is experiencing rapid growth and transformation. Currently zoned "R, Rural" by Plain Township, the land offers incredible potential for a variety of residential or mixed-use projects.

The property features a single-family home and a barn, which provide functional space for current use, but the true value lies in its land and location. Positioned in the heart of a high-demand area, it is just minutes away from the highly anticipated Intel semiconductor manufacturing plant, a transformative development set to drive significant job creation, infrastructure improvements, and economic growth in Central Ohio.

In addition to the Intel development, the surrounding area is seeing a boom in both housing and industrial projects. New Albany is recognized for its thriving housing market, with new communities and luxury homes emerging to meet the demand of professionals relocating to the region. Moreover, the region's industrial sector is growing rapidly, bolstered by the Intel investment and other nearby commercial expansions.

With major roadways offering convenient access to New Albany's key commercial and residential districts, this property is strategically positioned for long-term value appreciation and development potential. Whether for residential, mixed-use, or industrial purposes, this parcel is poised to benefit from the ongoing regional growth.

Don't miss your chance to invest in one of Ohio's most rapidly developing regions. With significant growth on the horizon, this property offers unlimited potential. Reach out today to discover how this prime location can be the foundation for your next successful venture.



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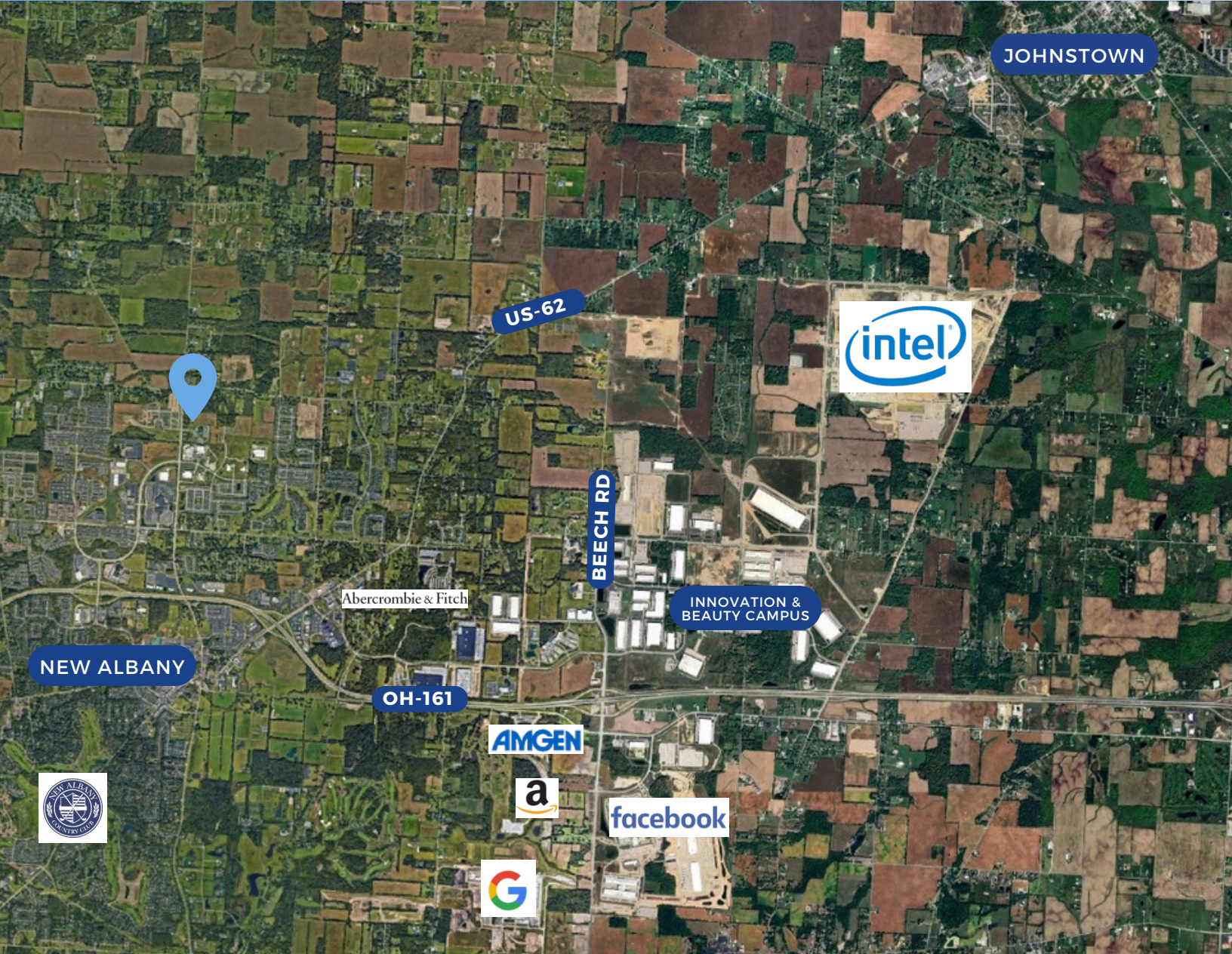
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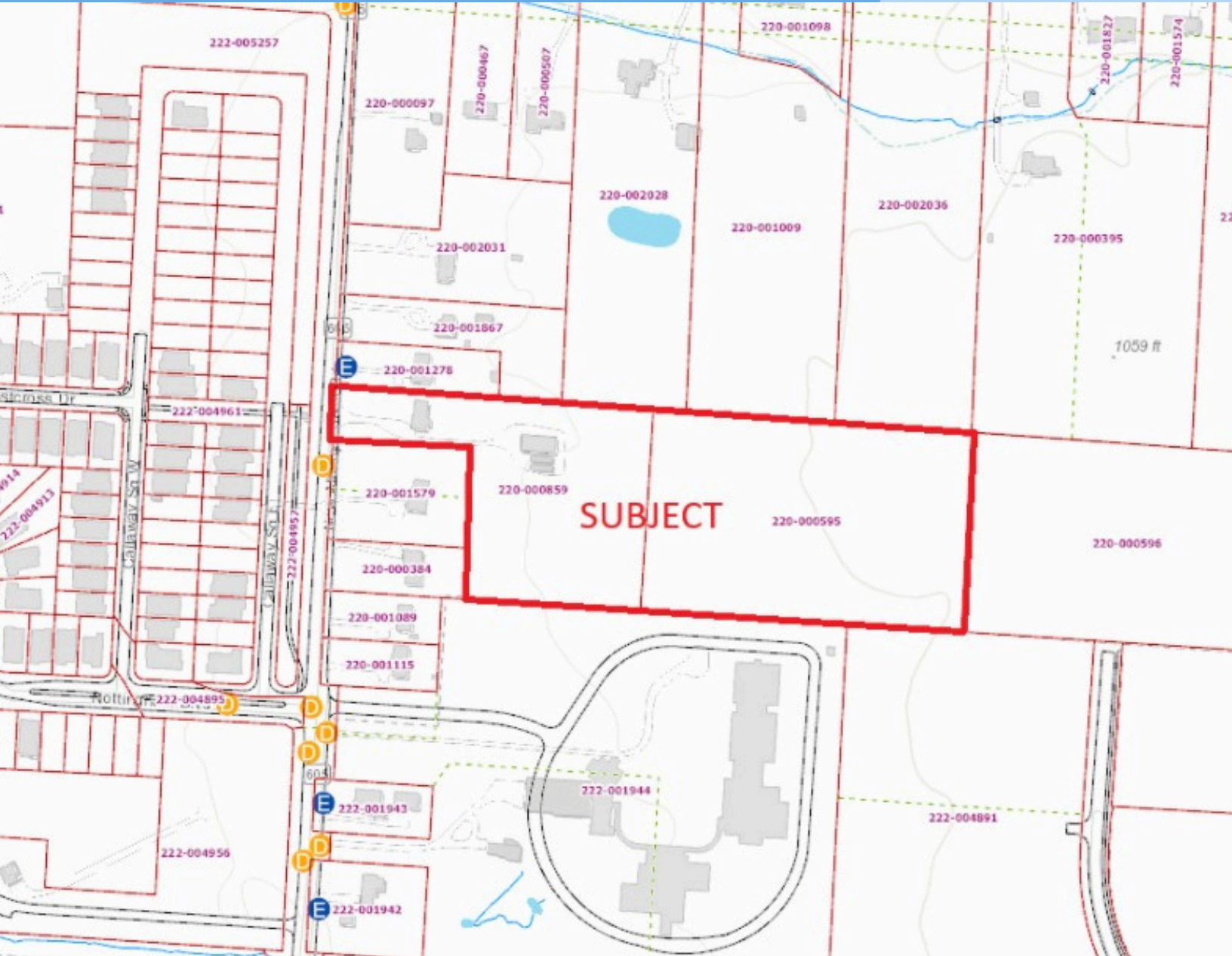


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PICTURES

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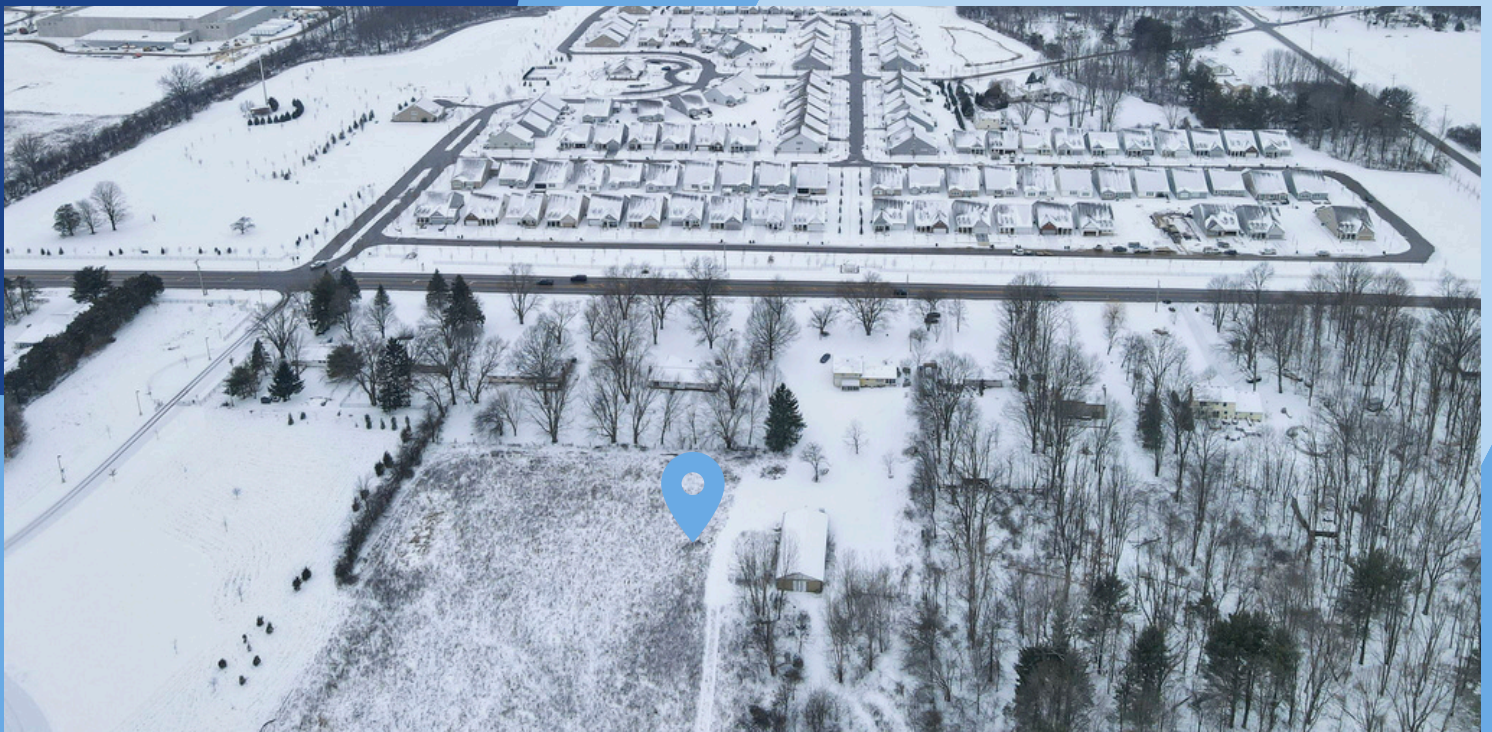
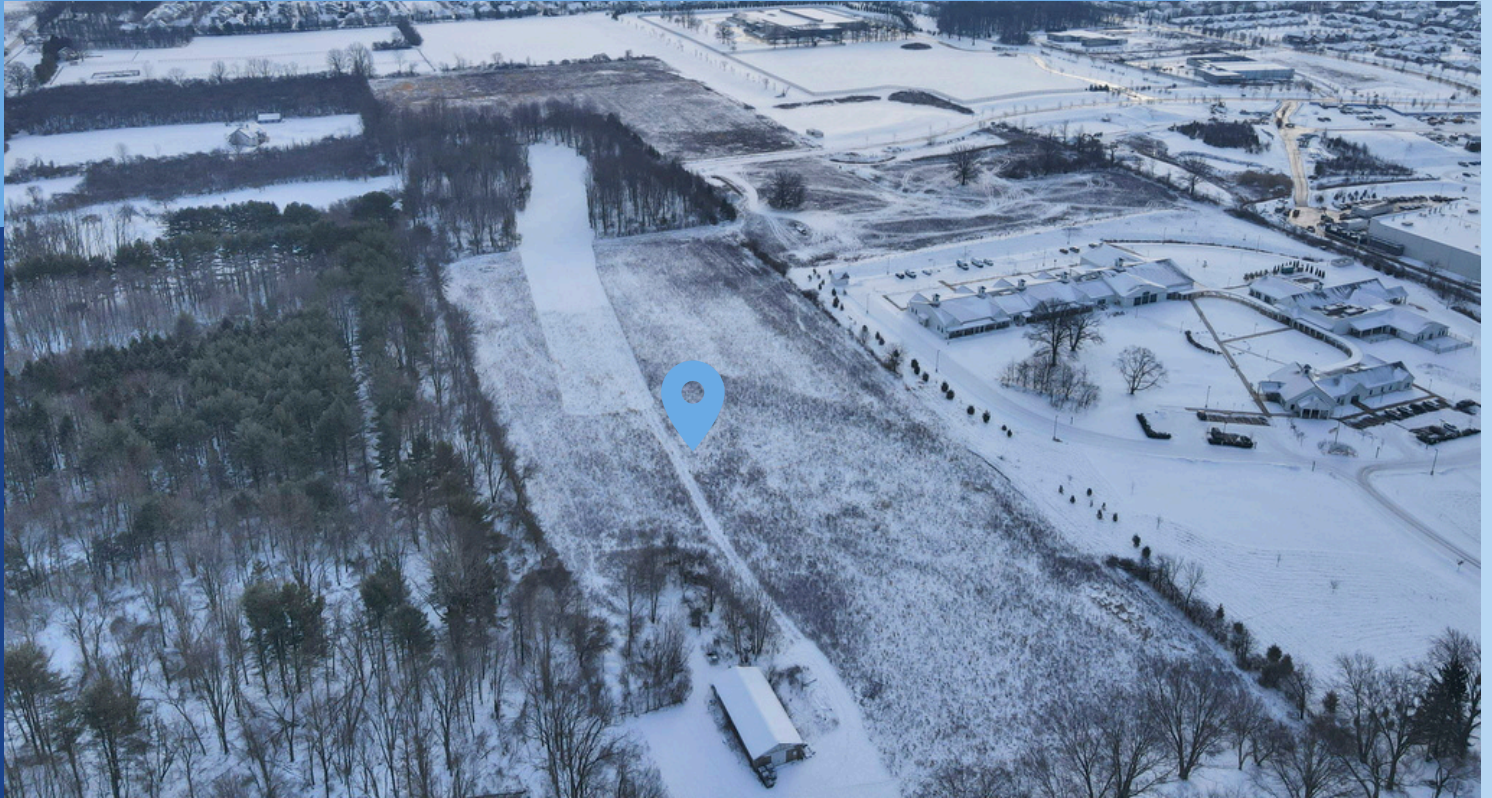
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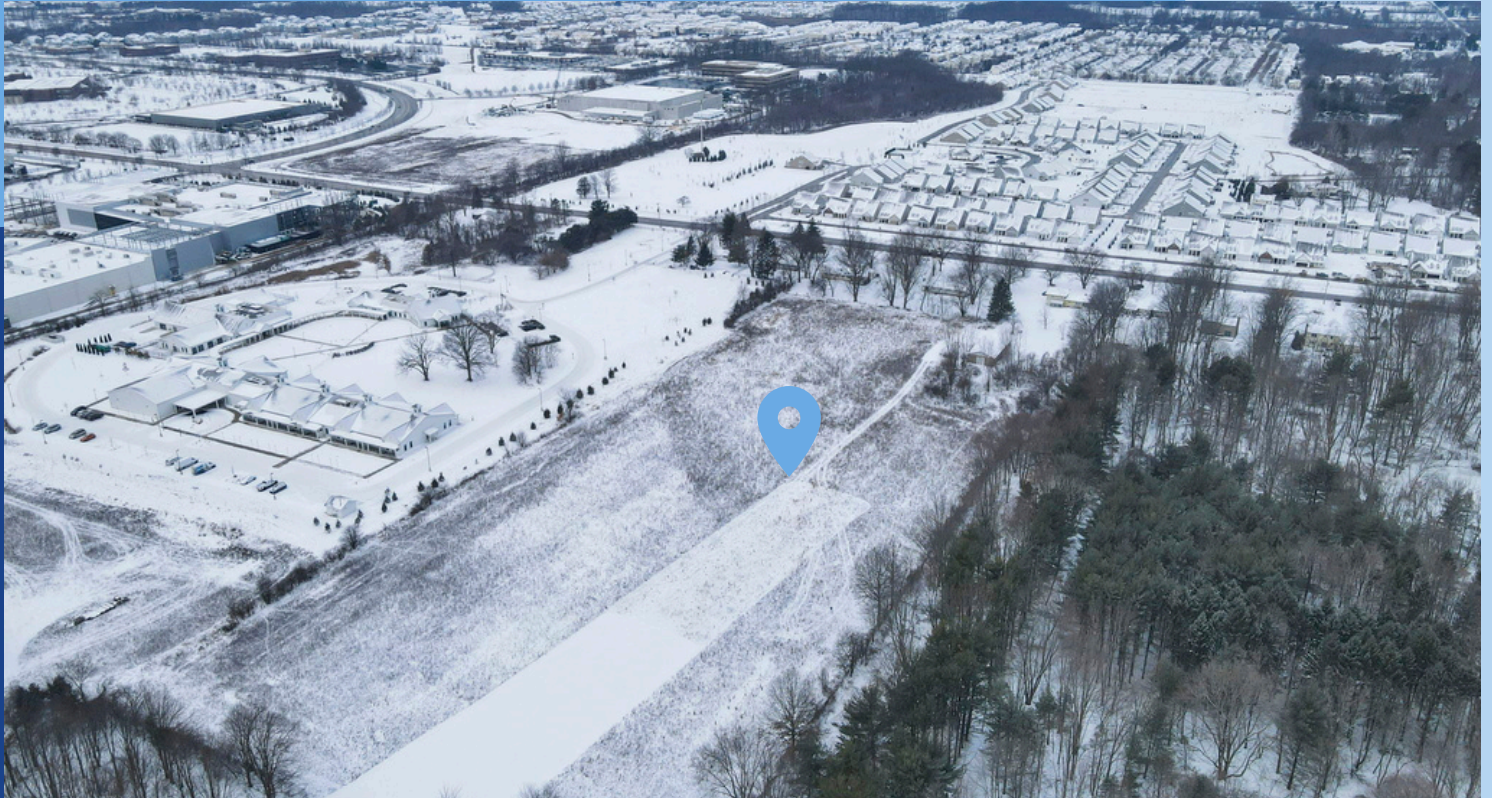
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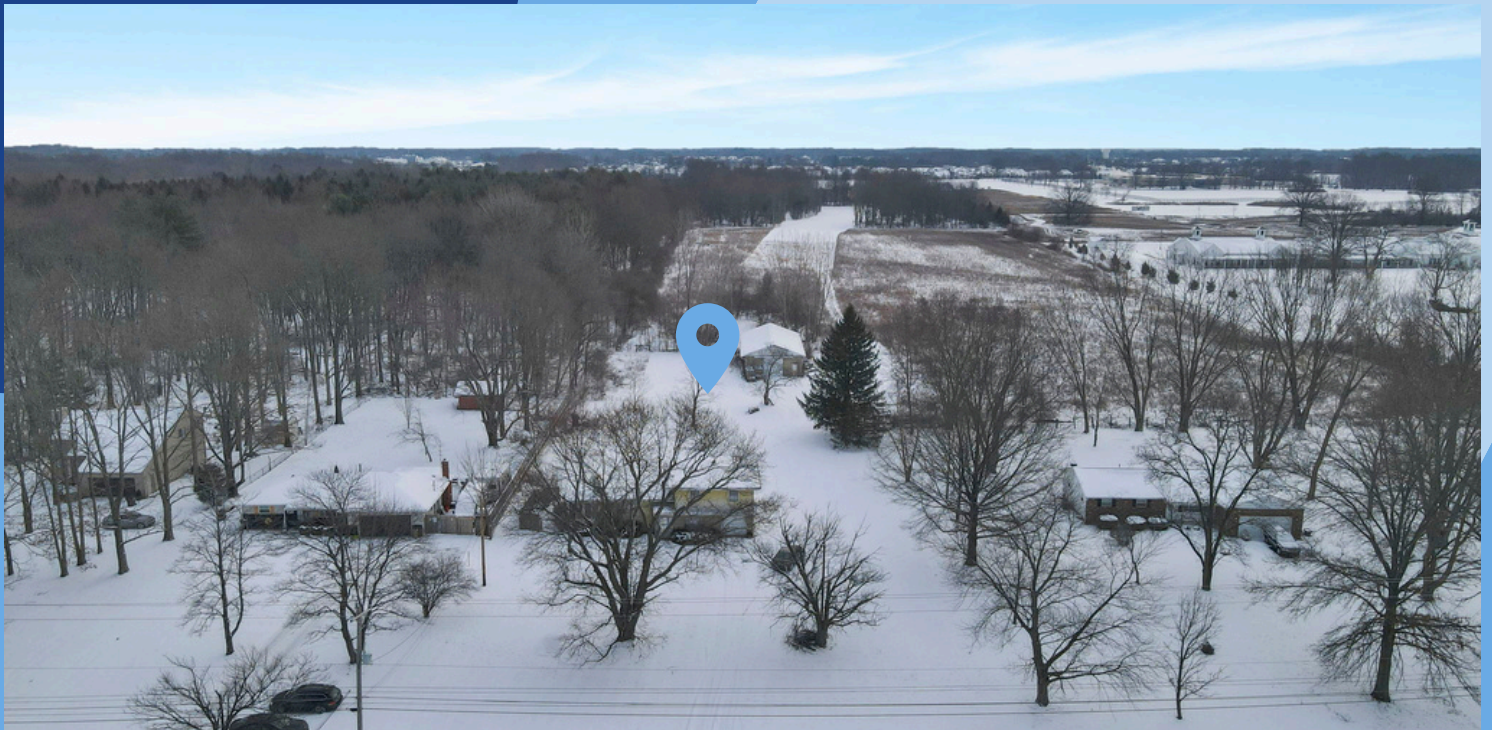
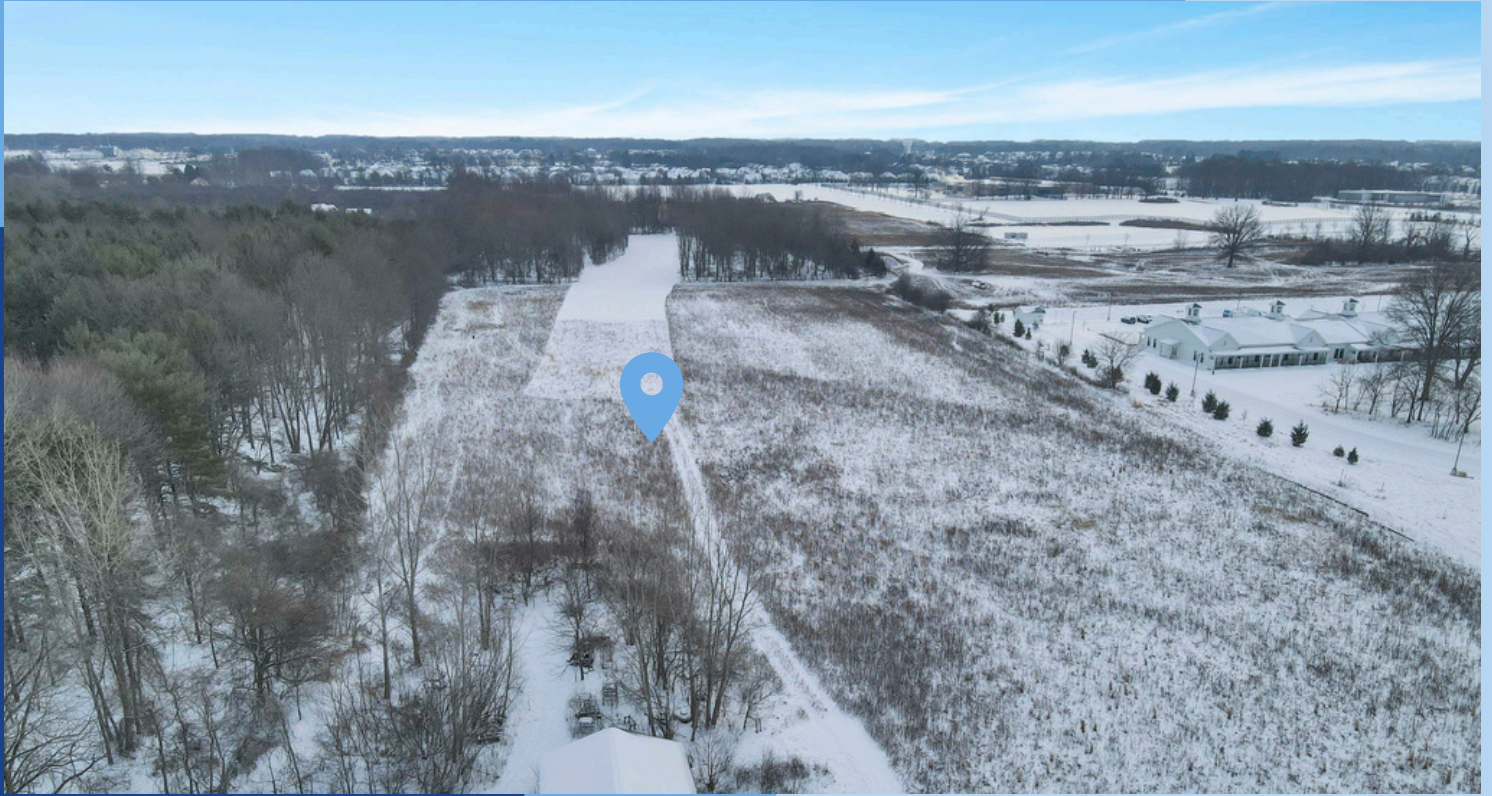
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