



# SMITHS MILL - NEW ALBANY

9831 JOHNSTOWN RD, NEW ALBANY, OH 43054



PROPOSED BUILDING

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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

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## PROPERTY HIGHLIGHTS

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- Property Available For Sale, Ground Lease, or Build-to-Suit
- Access to both Walton Pky and Johnstown Rd
- Over 27,000 VPD on Johnstown Rd (US-62)
- Positioned in the center of New Albany Business Park (10M SF developed) with over 15,000 employees
- Immediate accessibility to OH-161 highway (48,022 VPD)
- 10 minute drive from new Intel development
- Nearby Tenants: ALDI, Sheets, Dunkin' Donuts, Chipotle, Dairy Queen, Express Oil, Wendy's, Popeyes, MooMoo

**AVAILABILITY:** 1.0 AC of Land

**PRICING:** All deal structures negotiable (Sale, GL, BTS)

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	9,910	47,238	109,448
2028 Projection	10,035	47,101	111,198
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	276	1,325	3,072
2023 Estimated Total Employees	3,672	10,951	24,746
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$151,160	\$168,379	\$156,610
2023 Estimated Median Household Income	\$113,523	\$117,365	\$112,761



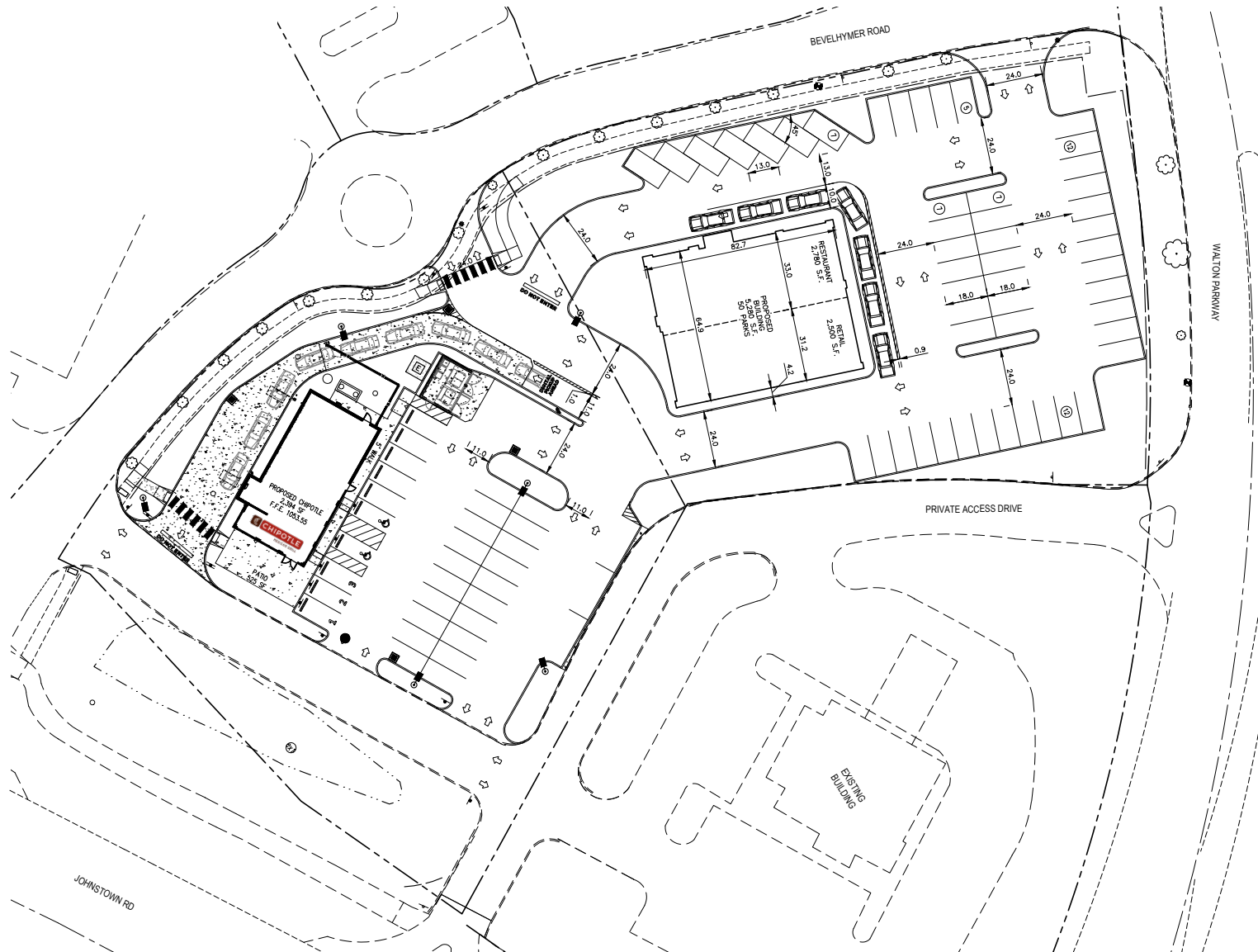
# SMITHS MILL - NEW ALBANY

RENDERING



# SMITHS MILL - NEW ALBANY

## OVERVIEW SITE PLAN





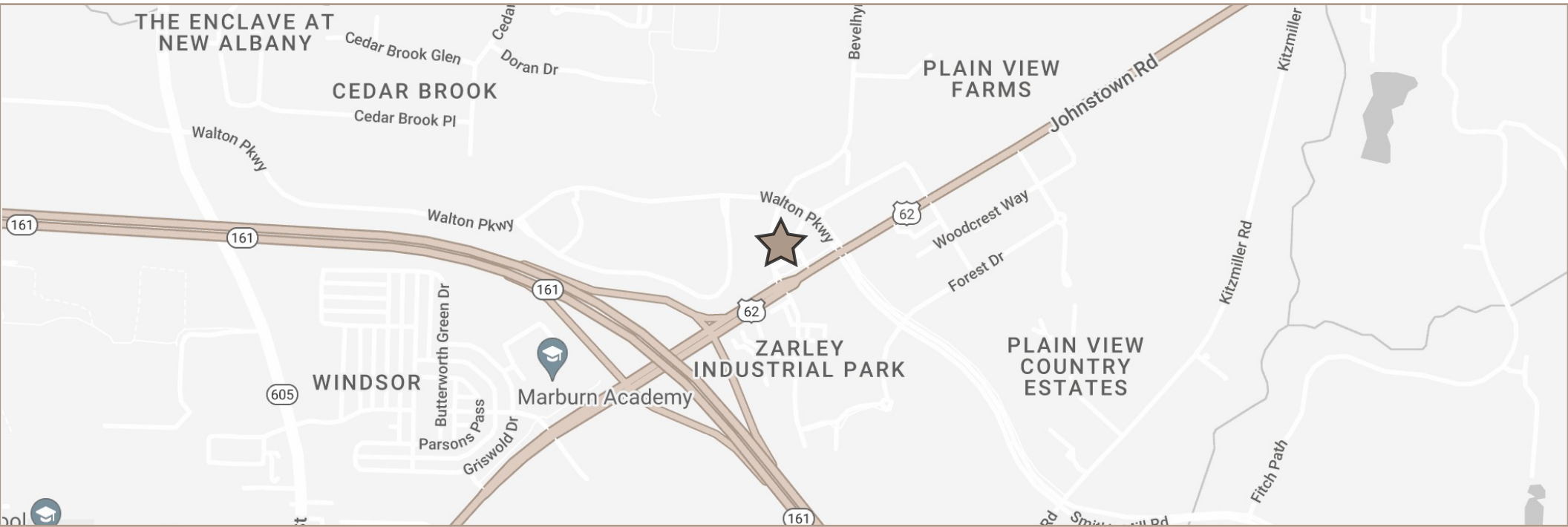
# SMITHS MILL - NEW ALBANY

TRADE AERIAL



# SMITHS MILL - NEW ALBANY

## LOCATION OVERVIEW



New Albany, Ohio, is a premier community located just northeast of Columbus, known for its meticulously planned neighborhoods, top-tier amenities, and vibrant economic environment. The city's strategic location, with easy access to major highways such as Interstate 270 and State Route 161, makes it a highly desirable area for both residents and businesses. New Albany's commitment to creating a high quality of life is evident in its beautiful green spaces, top-rated schools, and extensive network of walking and biking trails. This combination of factors contributes to a thriving community that attracts a diverse and affluent population, setting the stage for lucrative commercial real estate opportunities.

The commercial real estate market in New Albany is particularly promising, driven by the city's robust economic development initiatives and a strong business community. The New Albany International Business Park, a cornerstone of the city's commercial landscape, spans over 4,000 acres and hosts a diverse array of businesses, including technology, healthcare, and finance. This business park is designed to meet the needs of modern enterprises, offering state-of-the-art facilities and ample space for

expansion. Additionally, the city's vibrant town center features a mix of retail, office, and residential spaces, creating a dynamic environment that attracts both local consumers and businesses. Investors will find numerous opportunities in these well-developed and strategically located commercial areas.

New Albany's commitment to fostering a business-friendly environment further enhances its appeal for commercial real estate investment. The city offers various incentives and support programs to attract and retain businesses, ensuring sustained economic growth. Moreover, New Albany's focus on infrastructure development, including advanced technological amenities and efficient transportation networks, makes it an attractive location for new and expanding businesses. With its strategic location, thriving economy, and supportive business climate, New Albany, Ohio, stands out as a prime destination for commercial real estate investors seeking long-term growth and success in a dynamic and well-planned community.

