

5121 Forest Dr Suite B, New Albany, OH FOR LEASE OR FOR SALE



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Property Offering Summary

5121 Forest Dr Suite B, New Albany, OH 43054

Discover a prime opportunity at 5121 Forest Drive Suite B—a 2,454 SF medical/professional office condo suite located in the Smith's Mill Office Park, a 100% occupied hub for medical and professional services in New Albany, Ohio. Part of an 8,400 SF Class A office building, suite B has been meticulously maintained by the original owner-occupant since 2004. Currently configured as a medical service practice, the space is ideal for a variety of uses such as dermatology, dental, chiropractic, med spa, aesthetic medicine, or general medical office. Located in a growing and highly sought-after corridor, Suite B shares the building with a dentist, financial services firm, and concierge MD practice. Building sits directly across from a brand-new, fully leased retail center scheduled to open by June 2026, further enhancing visibility, convenience, and value.

- Turnkey Layout for Medical or Wellness Practice can be easily adapted for Dental, Dermatology, Med Spa, Chiropractic, or Aesthetic Medicine
- Located in a 100% Occupied, Class A Office Building
- 4 Exam Rooms – Each with In-Room Faucets
- Dedicated Lab Area for Clinical Use or Prep
- Excellent Condition – Single Owner Since 2004

SALE PRICE:	\$725,000
LEASE RATE:	\$30 SF/yr
LEASE TYPE:	Modified Gross
AVAILABLE SF:	2,454



Photos - interior

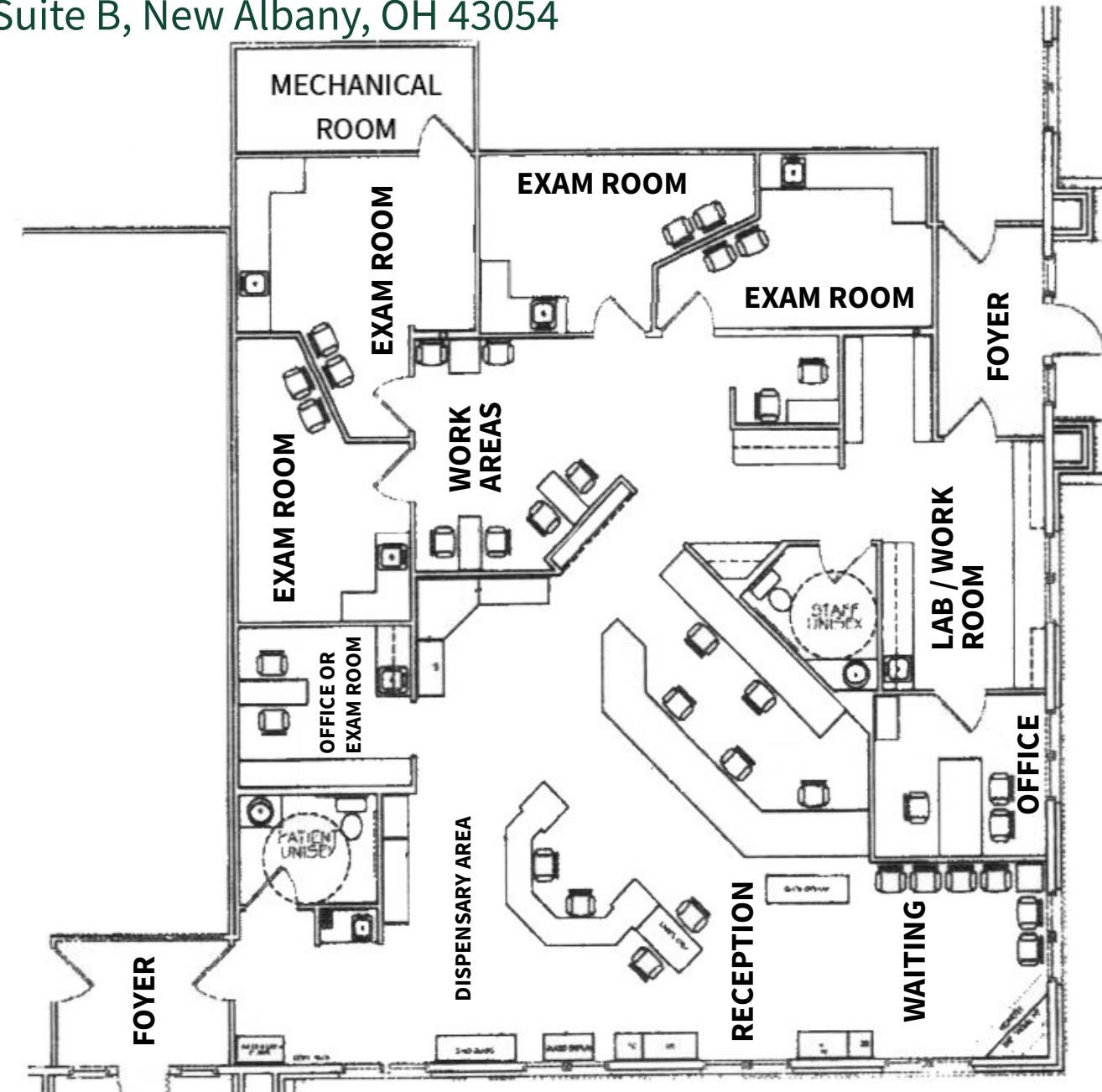
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Floor Plan

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Area Developments

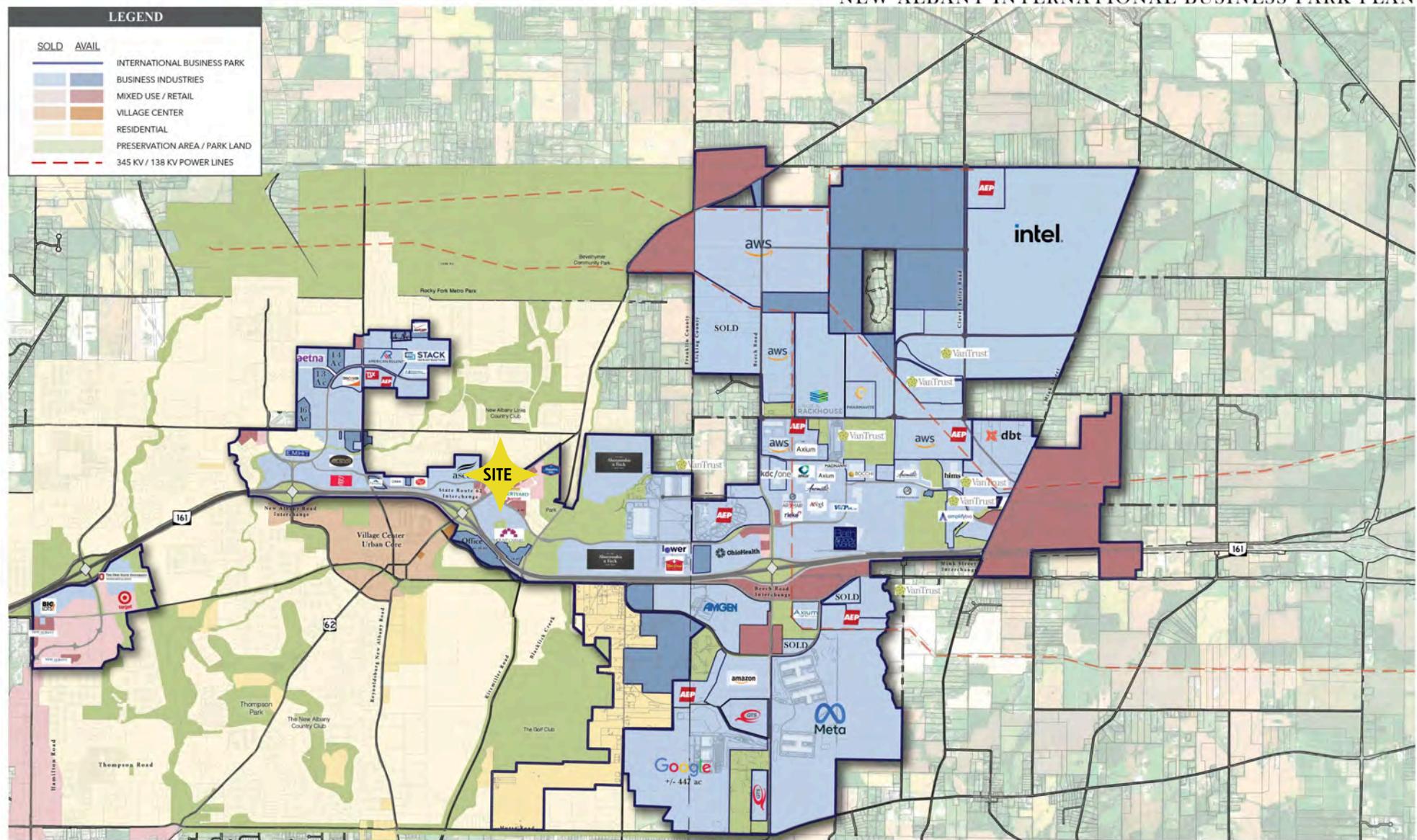
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New Albany Business Park Plan

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NEW ALBANY BUSINESS PARK

About New Albany

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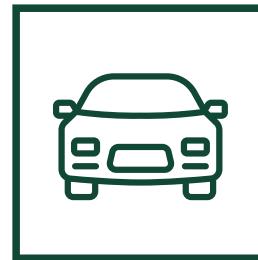
Emp Company Name

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

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:



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Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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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.