

# SALE

## NEW ALBANY-CONDIT ROAD

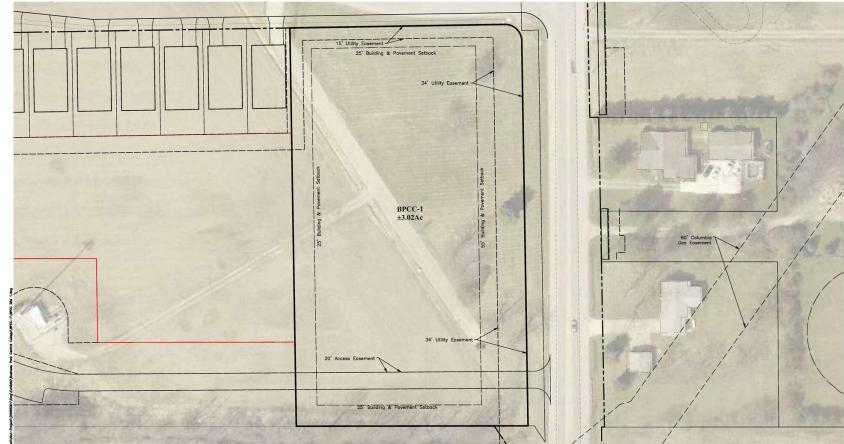
New Albany-Condit Road New Albany, OH 43054

### LOCATION DESCRIPTION

The project is located within the New Albany International Business Park with more than 4,000 acres, over 10 million SF fully developed, and over 15,000 employees. Residential neighborhoods are scattered throughout the community. The area offers many amenities that include hotels, restaurants, grocery stores, specialty and convenience retail, fitness, cultural facilities and parks. Other area development includes Facebook's complex to reach 1.5 million SF, Google 275,000 SF data center on its 447 acres, and Intel's planned \$20 billion+ chip manufacturing project.

### PROPERTY HIGHLIGHTS

- ±3.02 acres of land for sale
- Zoned Infill Planned Unity Development
- Great potential for a business park
- City of New Albany



### OFFERING SUMMARY

Sale Price:	\$400,000 / acre
Lot Size:	3.02 Acres

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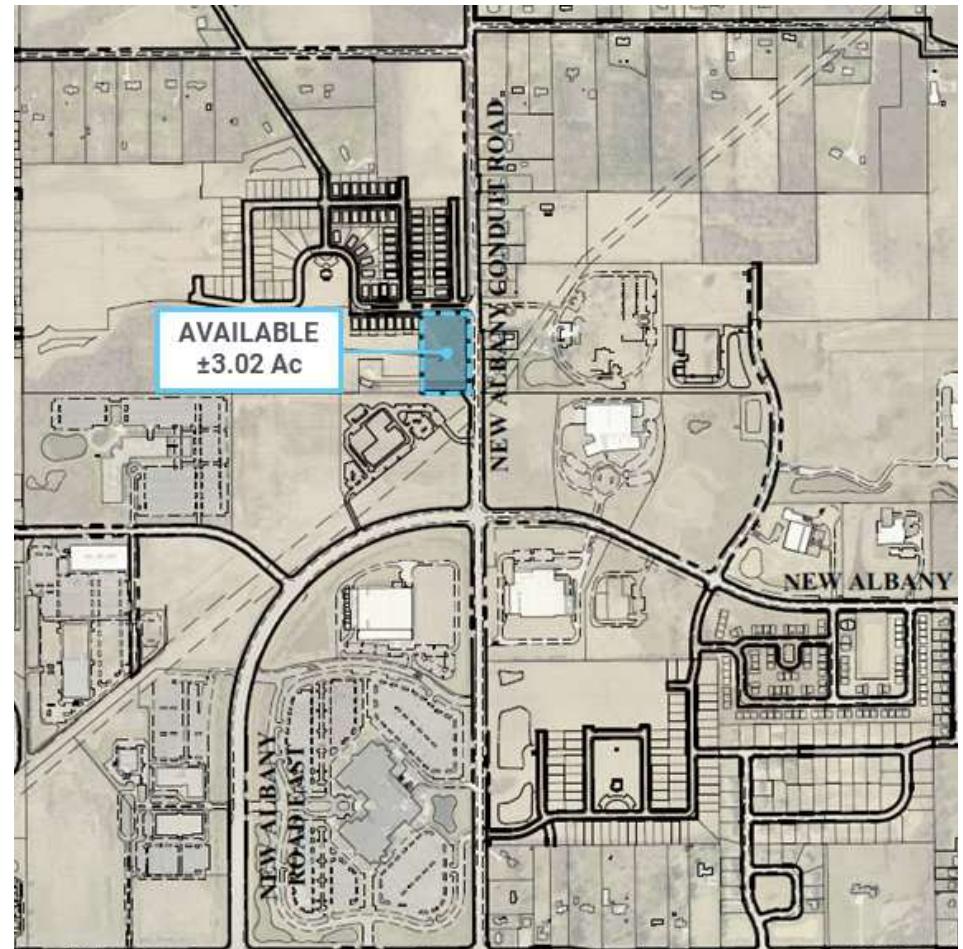
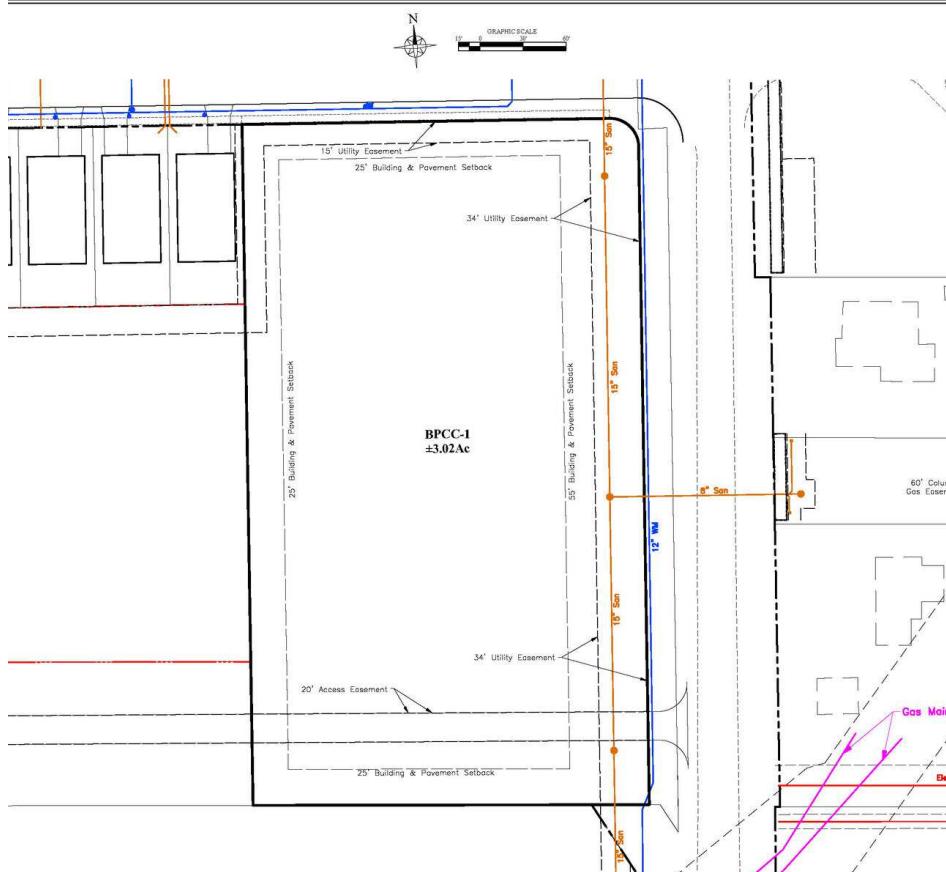
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### REAL COLLEGE - SITE 1



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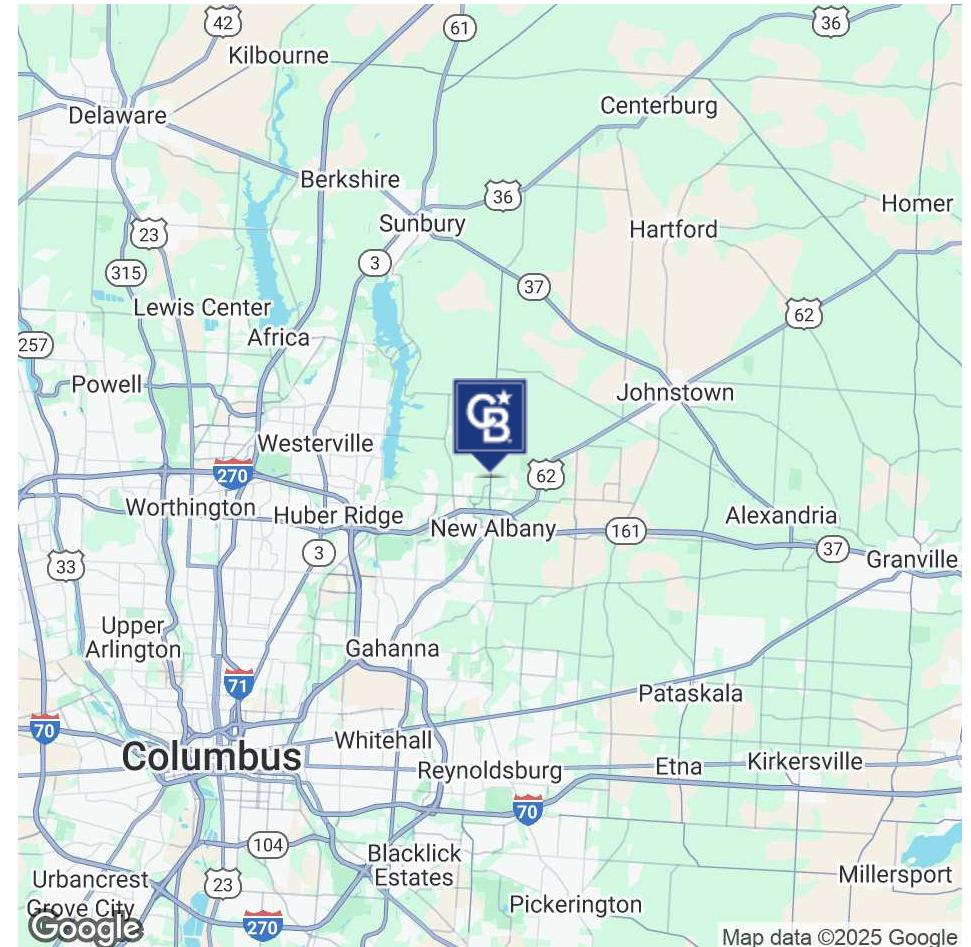
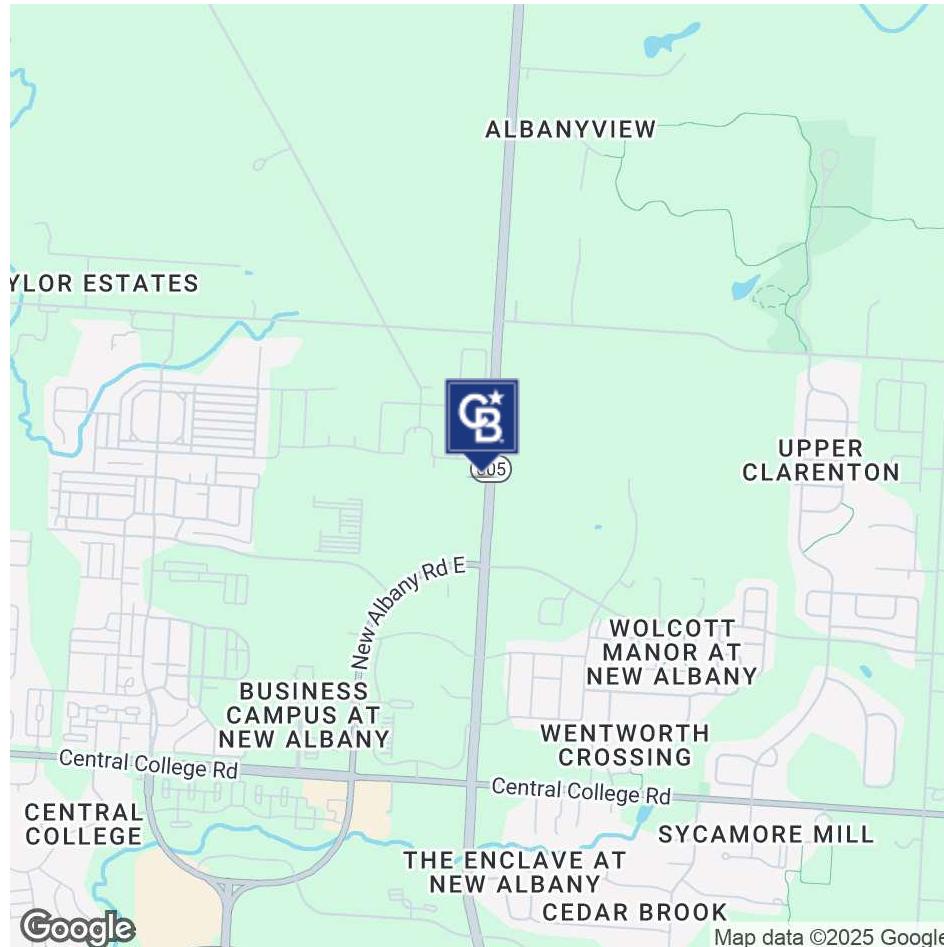


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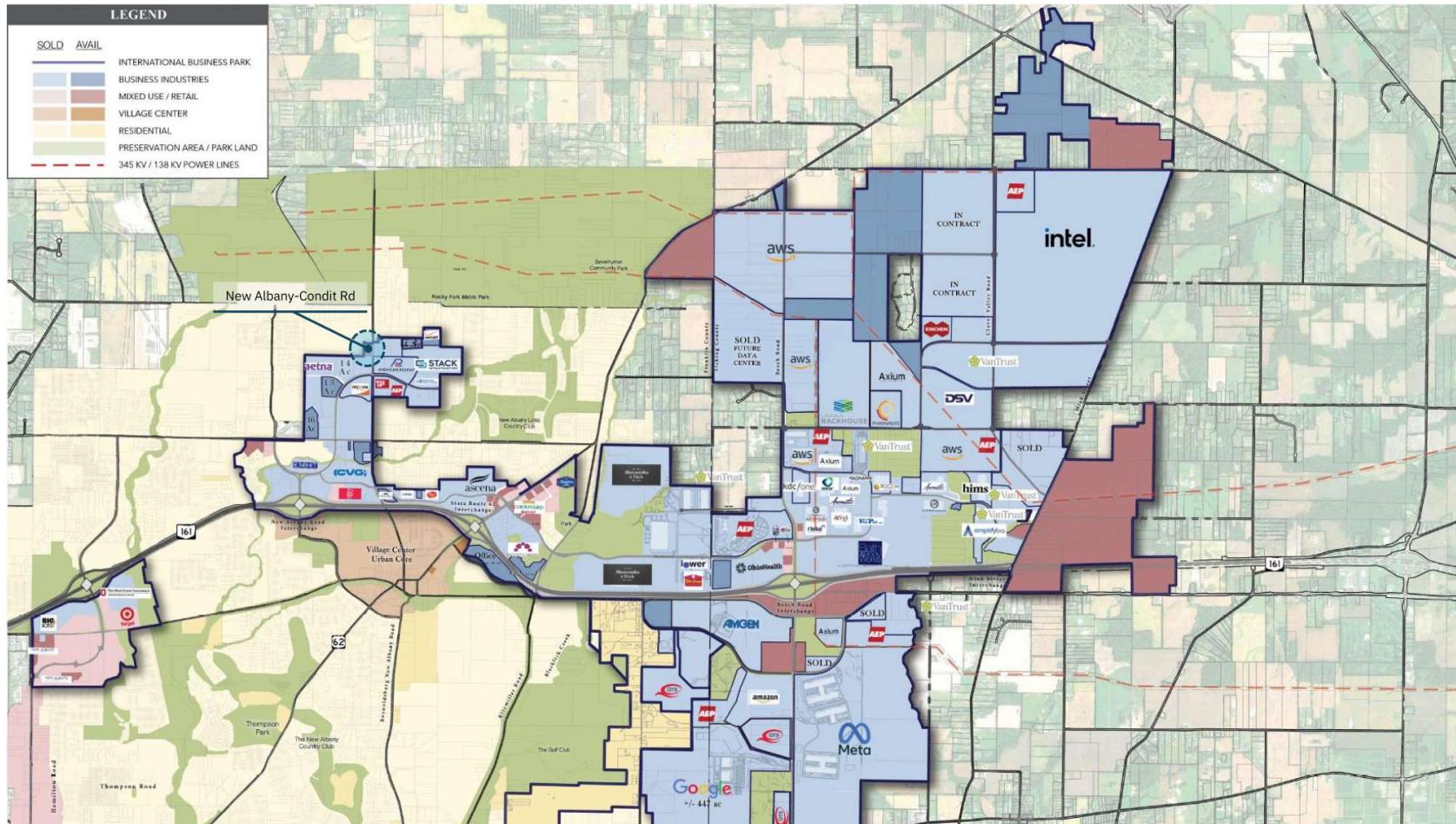


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# NEW ALBANY INTERNATIONAL BUSINESS PARK PLAN

NEW ALBANY-CONDIT ROAD

New Albany-Condit Road New Albany, OH 43054



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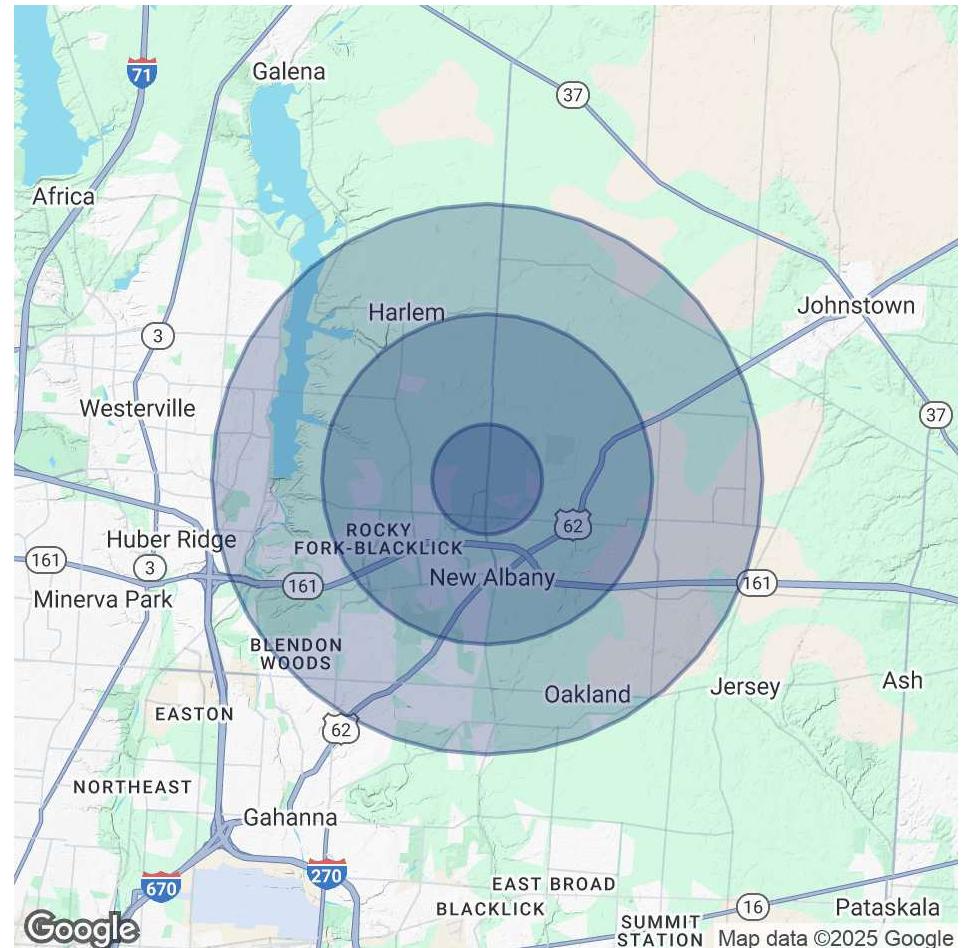
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,533	28,489	79,751
Average Age	34	37.6	39.6
Average Age (Male)	33.5	37.1	39.2
Average Age (Female)	35.4	38.2	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,270	12,556	34,508
# of Persons per HH	2	2.3	2.3
Average HH Income	\$113,016	\$130,372	\$120,202
Average House Value	\$230,755	\$303,089	\$288,958

\* Demographic data derived from 2020 ACS - US Census

CROSS STREETS	DIRECTION	YEAR	COUNTS
New Albany-Condit Rd between Central College Rd and Walnut St	2-way	2022	8,708 AADT
Central College Rd between Bevelhymer Rd and Johnstown Rd	2-way	2022	3,376 AADT
New Albany Rd	2-way	2022	14,339 AADT



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