

SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd 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

- All utilities to sites
- Zoned IPUD - Infill Planned Unit Development
- Located near a busy highway interchange (US-62 & OH-161)
- Close proximity to Mt. Carmel Surgical Hospital
- Many large employers in the immediate area
- For additional sites visit bit.ly/HamiltonRoadRetail and bit.ly/BeechRd



OFFERING SUMMARY

Sale Price:	\$650,000 / Acre
Lot Size:	19.78 Acres
Zoning:	IPUD - Infill Planned Unit Development
APN:	222-000347 (L13-14), 222-004463 (L1) 222-004462 (L2), 222-000617 (L3,4), 222-004888 (L16)

PROPERTY WEBSITE

bit.ly/ShoppesAtSmithsMill

Chris Howard
614 341 9800 x104

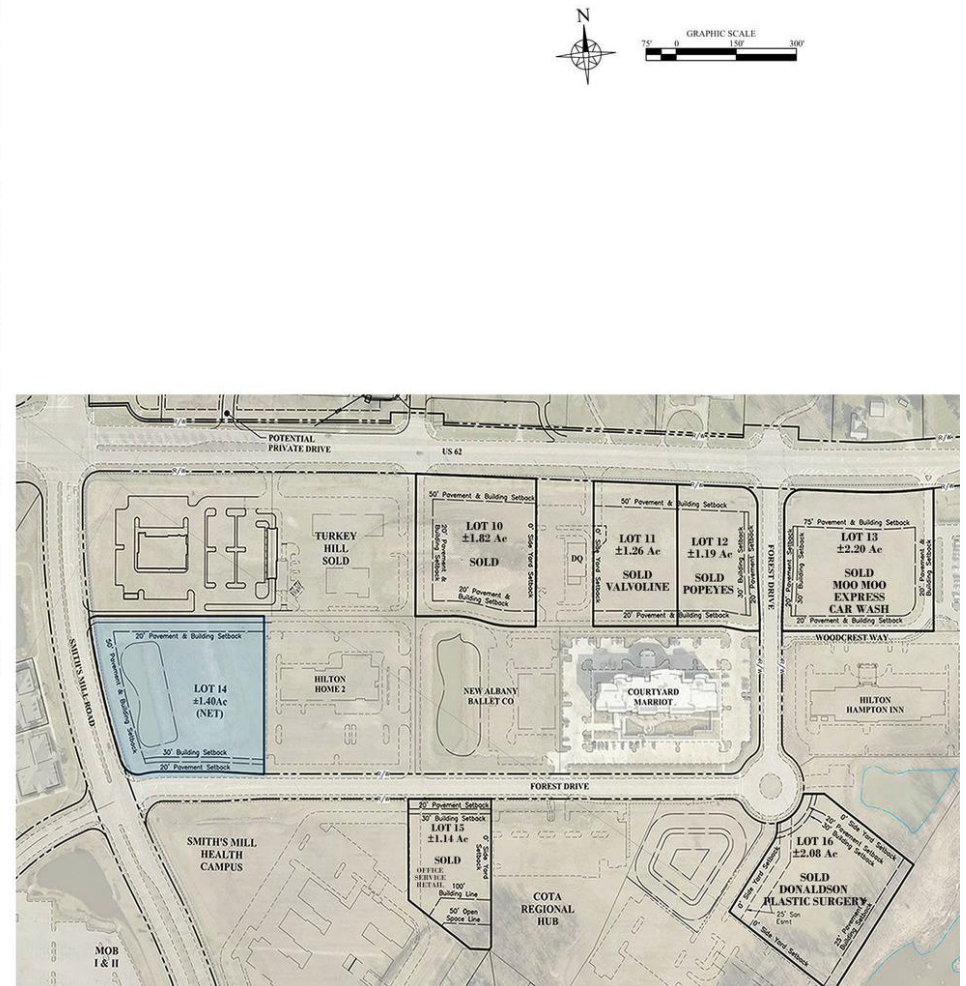
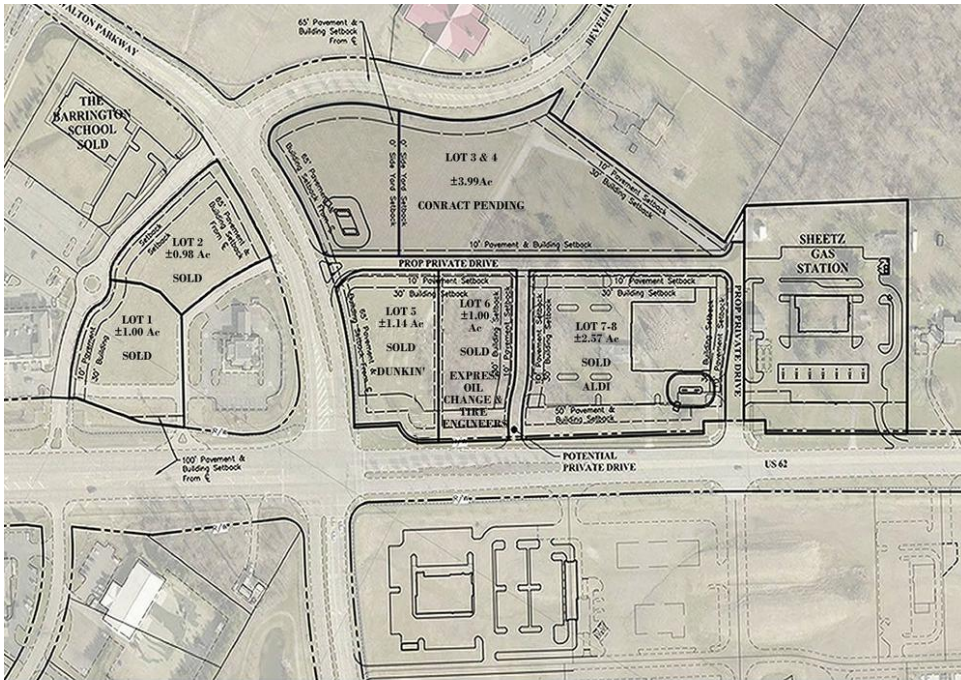
Anthony Maronitis, CCIM, MS
614 341 9800 x103



SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054



Chris Howard
614 341 9800 x104

Anthony Maronitis, CCIM, MS
614 341 9800 x103



SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054

STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Pending	3	Land - Retail	Retail	1.22 Acres	N/A	IPUD - Infill Planned Unit Development	IN CONTRACT - TBD
Pending	4	Land - Retail	Retail	2.77 Acres	N/A	IPUD - Infill Planned Unit Development	IN CONTRACT - TBD
Available	14	Land - Retail	Retail	1.4 Acres	\$650,000 / Acre	IPUD - Infill Planned Unit Development	Available 1.40± (net). Priced Net of Detention Pond

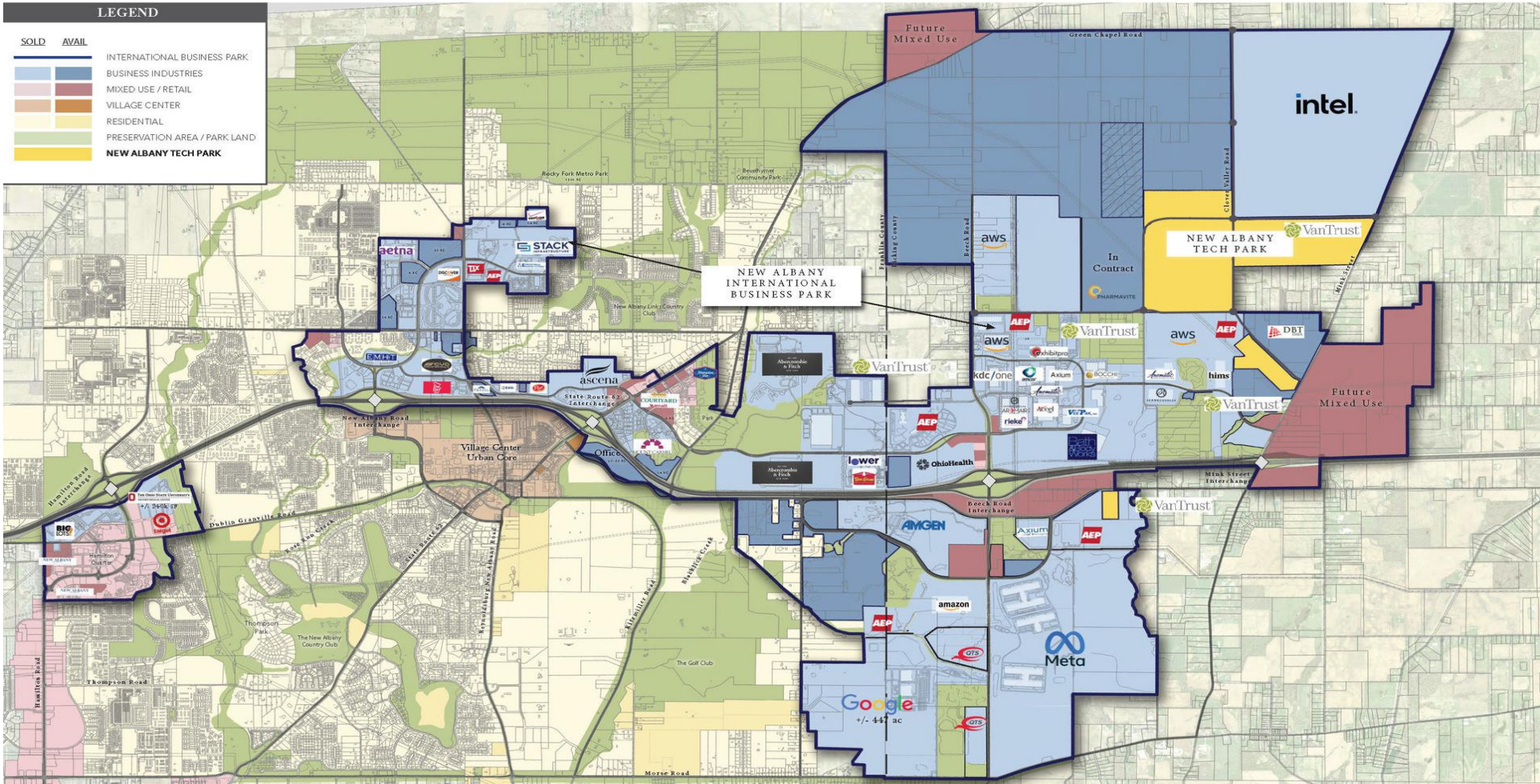
Chris Howard Anthony Maronitis, CCIM, MS
614 341 9800 x104 614 341 9800 x103



SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054



Chris Howard
614 341 9800 x104

Anthony Maronitis, CCIM, MS
614 341 9800 x103



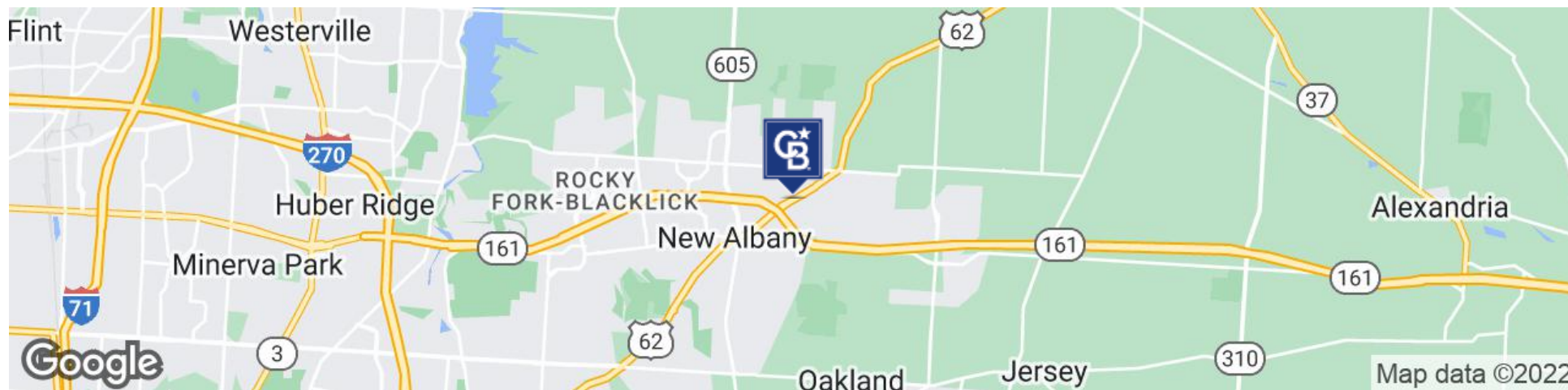
**COLDWELL BANKER
COMMERCIAL**

**ASPIRE
REALTY SERVICES**

SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054



NEW ALBANY, OHIO

Founded in 1837, the City of New Albany, Ohio is a nationally-acclaimed master-planned community just 15 minutes northeast of Columbus, the nation's 14th largest city. Business Insider named New Albany America's #1 suburb based on factors such as proximity to the nearest metropolitan area, average commute times, median household income, crime rates, and public-school ratings. Featuring four highway interchanges, triple-feed electric power, and a state-of-the-art municipal broadband network. New Albany's Land Use is 47% Commercial, 31% Residential and 22% Right-of-way, Governmental, & Open Space. AWS, Facebook and Google continue to expand their investment here. The New Albany International Business Park has become home to global players, game changers and innovators that include Abercrombie & Fitch, Bath & Body Works, Justice and Red Roof Inn.

COMPANY	TYPE	EMPLOYEES
Abercrombie & Fitch	Corporate Headquarters	2,100
Discover Financial Services	Operations Center	2,088
State Farm Insurance	Corporate Office	750
AEP Transmissions	Electric Utility	636
iQor	Corporate Office	623
Axiom Plastics	Packaging	600
Aetna	Corporate Office	500
KDC/Tri-Tech	Contract Manufacturer	460
Justice	Corporate Office	450

Chris Howard
614 341 9800 x104

Anthony Maronitis, CCIM, MS
614 341 9800 x103



SALE

SHOPPES AT SMITH'S MILL

US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054



Chris Howard
614 341 9800 x104

Anthony Maronitis, CCIM, MS
614 341 9800 x103



SALE

SHOPPES AT SMITH'S MILL

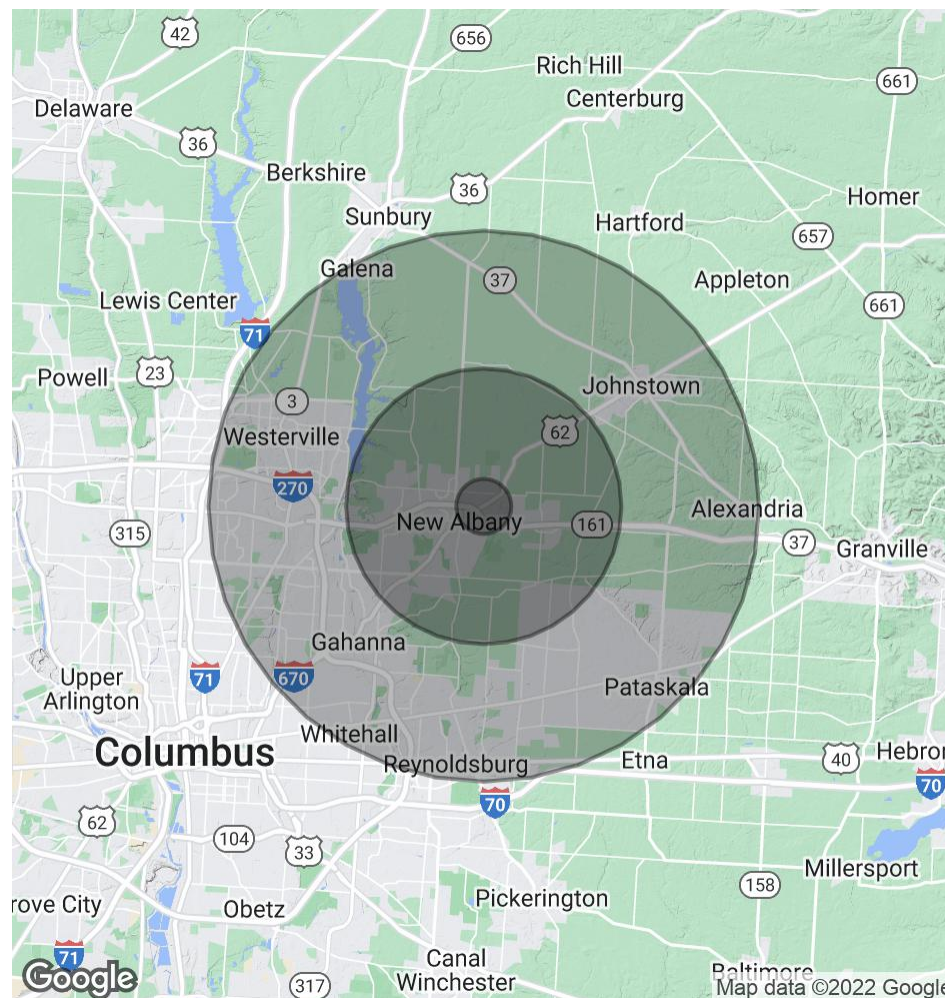
US-62 and Walton Pkwy/Smith's Mill Rd New Albany, OH 43054

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,729	46,080	306,984
Average Age	37.2	37.6	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	583	18,269	121,428
# of Persons per HH	3	2.5	2.5
Average HH Income	\$150,726	\$116,038	\$84,453
Average House Value	\$585,519	\$356,456	\$239,211

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNT
E Johnstown Rd & Zarley St	NE	2014	26,852 AADT
State Rte 161 & New Albany Condit Rd	W	2010	46,750 AADT



Chris Howard
614 341 9800 x104

Anthony Maronitis, CCIM, MS
614 341 9800 x103

