

SALE

BEECH AND SMITH'S MILL RDS

Beech and Smith's Mill Rds New Albany, OH 43054

LOCATION DESCRIPTION

The project is located within a primarily office/industrial area with amenities that include a hotel, and convenience retail. The New Albany International Business Park has more than 4,000 acres, over 10 million square feet fully developed, and over 15,000 employees. Other area development includes Facebook's complex to reach 1.5 million SF, Google 275,000 SF data center on its 447 acres, Amgen Inc's new 277,000-square-foot biotech manufacturing plant with room to expand on its 177 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 (OH-161 & Beech Rd)
- Many large employers in the immediate area
- For additional sites visit bit.ly/HamiltonRoadRetail and bit.ly/BeechRd



OFFERING SUMMARY

Sale Price:	\$700,000 - \$800,000 / Acre
Lot Size:	47.53 Acres
Zoning:	IPUD - Infill Planned Unit Development
APN:	093-106512-00.000 (Lots 1-5), 093-107004-00.010 (Lot 8)

PROPERTY WEBSITE

<https://bit.ly/BeechRd>

Chris Howard
614 341 9800 x104

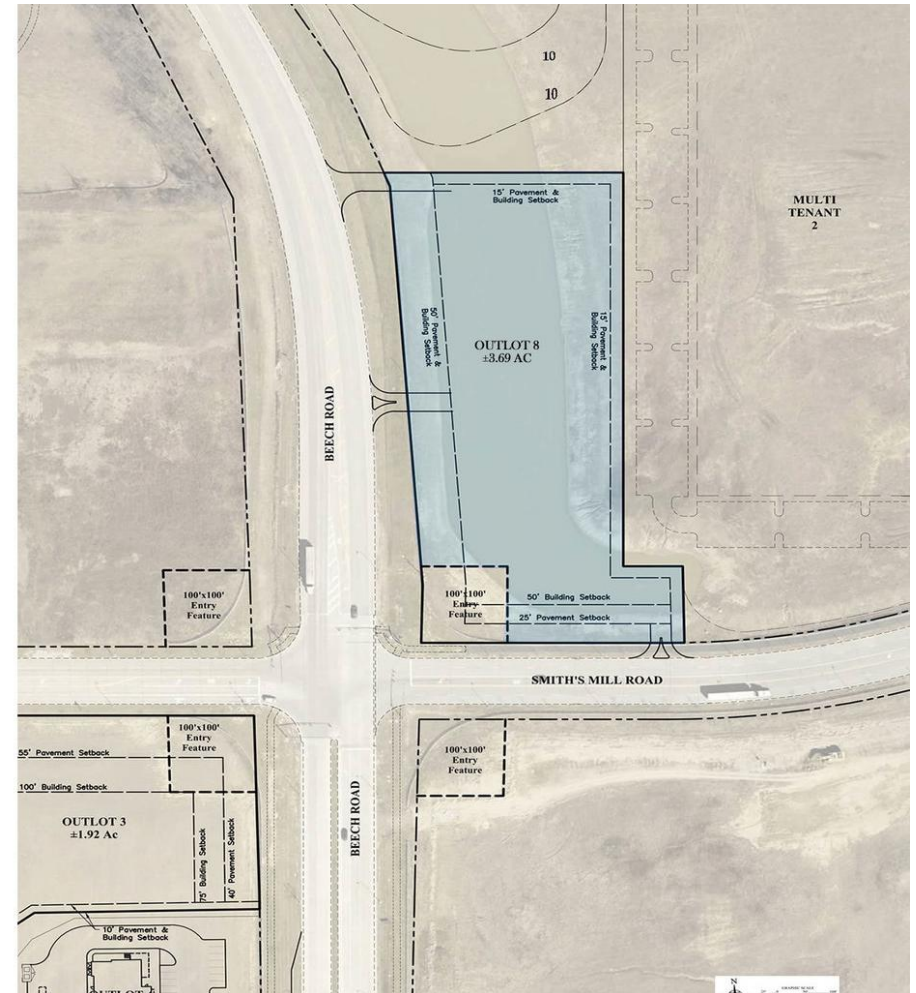
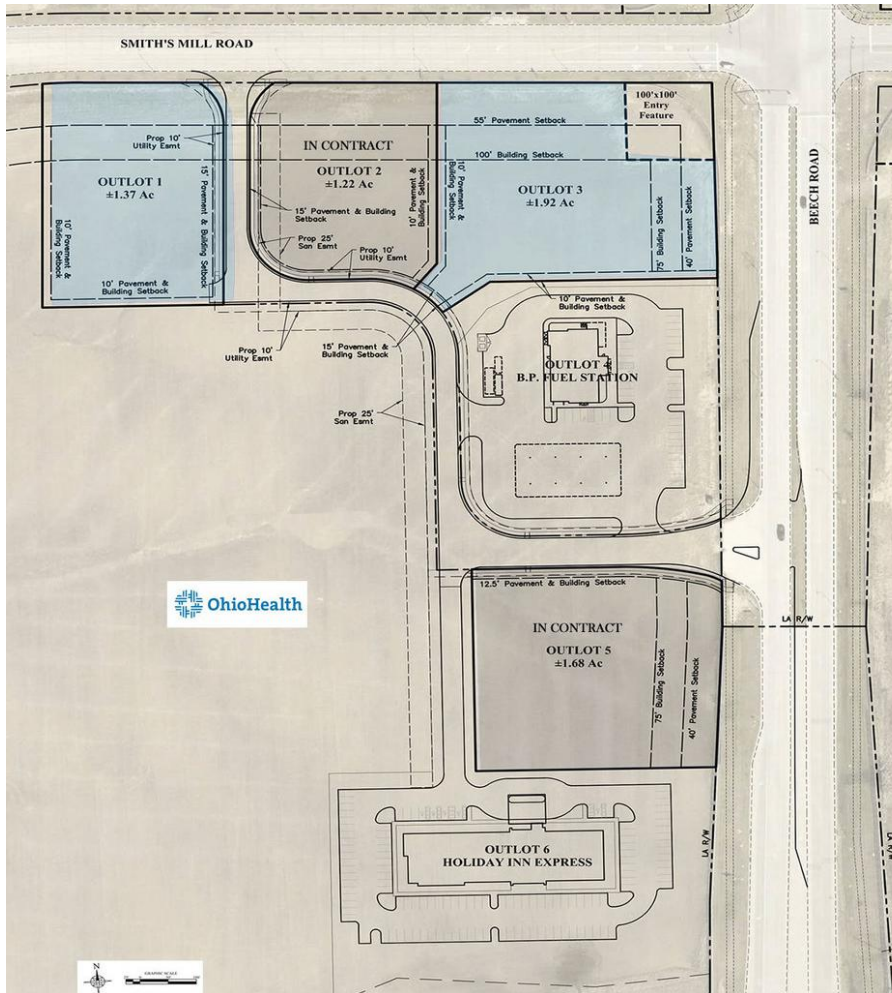
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STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	1	Retail	1.37 Acres	\$700,000 / Acre
Pending	2	Retail	1.22 Acres	N/A
Available	3	Retail	1.92 Acres	\$800,000 / Acre
Pending	5	Retail	1.68 Acres	N/A
Available	8	Retail	3.69 Acres	\$700,000 / Acre

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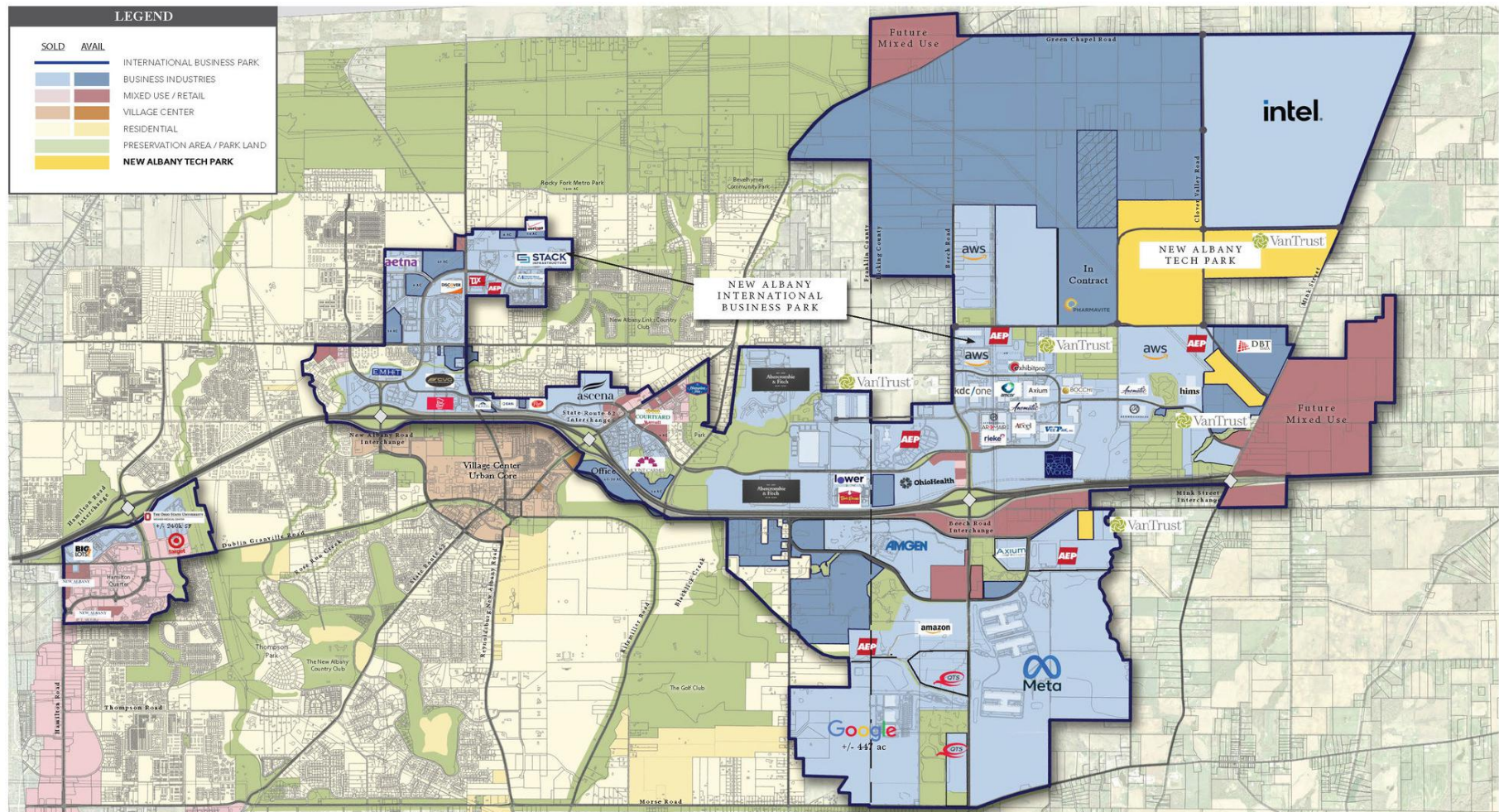
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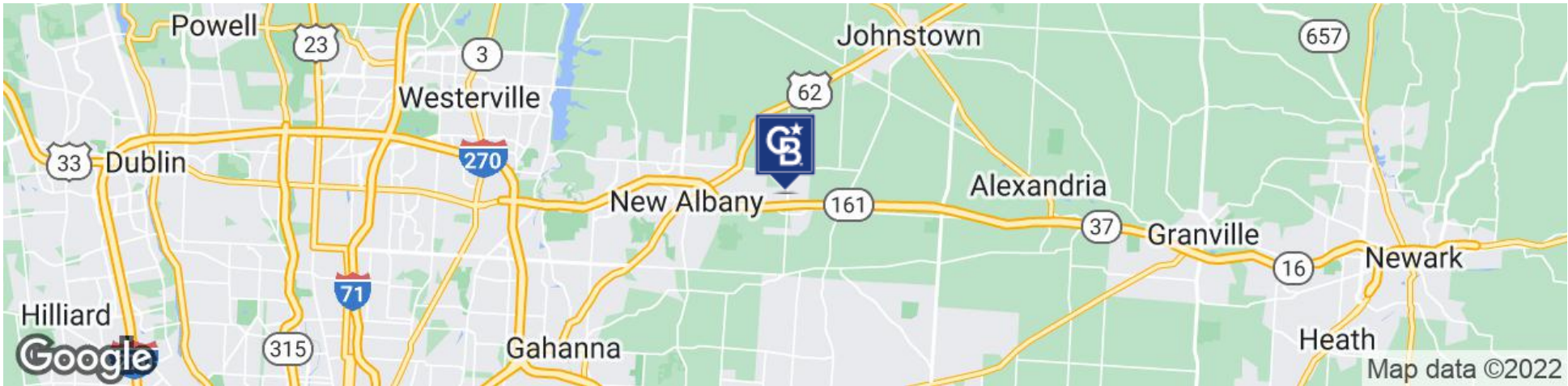
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NEW ABLANY, OHIO

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

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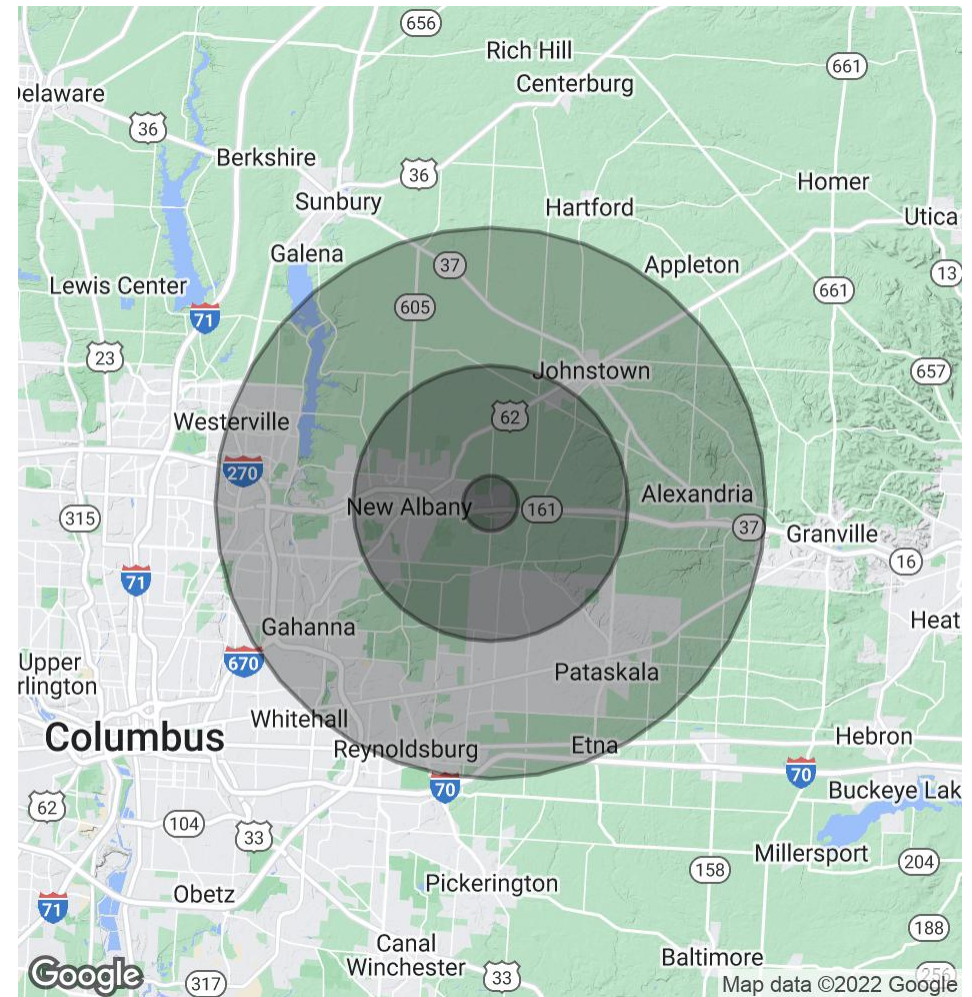
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	332	26,973	207,114
Average Age	43.9	37.6	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	122	9,886	82,449
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$88,111	\$119,001	\$87,307
Average House Value	\$240,779	\$352,662	\$244,661

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS CROSS STREETS	DIRECTION	YEAR	COUNTS
Beech Rd NW & Smith's Mill Rd	N	2014	6,617 AADT
Worthington Rd & State Rte 161	E	2015	42,423 AADT



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