



5051 Forest Drive

New Albany, Ohio 43054

Property Highlights

- 8,650 SF Medical Office Condo
- Large Welcoming Reception/Waiting Area
- 10 Exam Rooms, 2 Operatory Rooms, 4-5 Private Offices, Nurse Stations & Open Work Space
- Former Use is Spine & Pain Practice
- Ample Parking
- Building Signage Available
- Well Maintained Condo Community
- Adjacent to Mt. Carmel New Albany Hospital
- Highly Desirable New Albany Submarket Near Numerous Fortune 500 Company HQ & Intel

Offering Summary

Sale Price:	\$1,995,000
Lease Rate:	\$18.25 SF/yr (NNN)
Building Size:	8,650 SF
Available SF:	8,650 SF
Property Website:	www.5051Forest.com

For More Information

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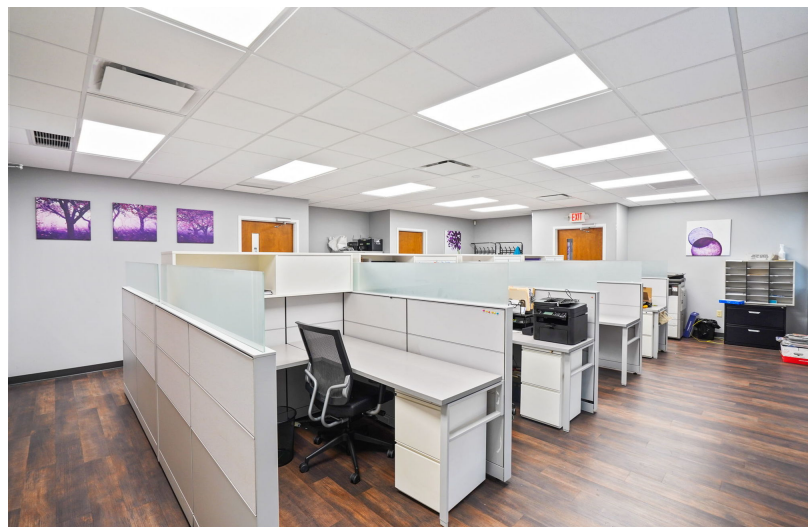
Andy Dutcher, SIOR

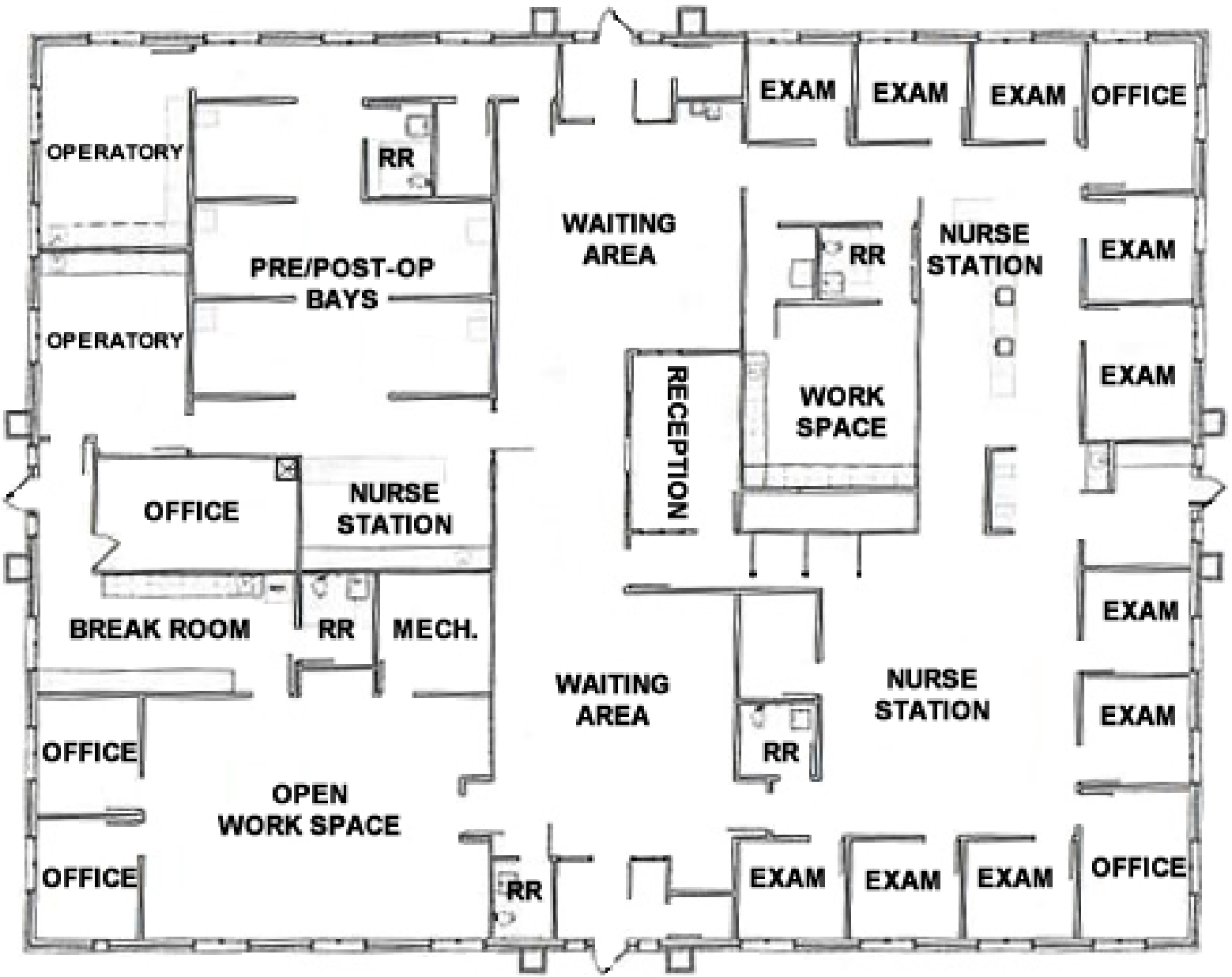
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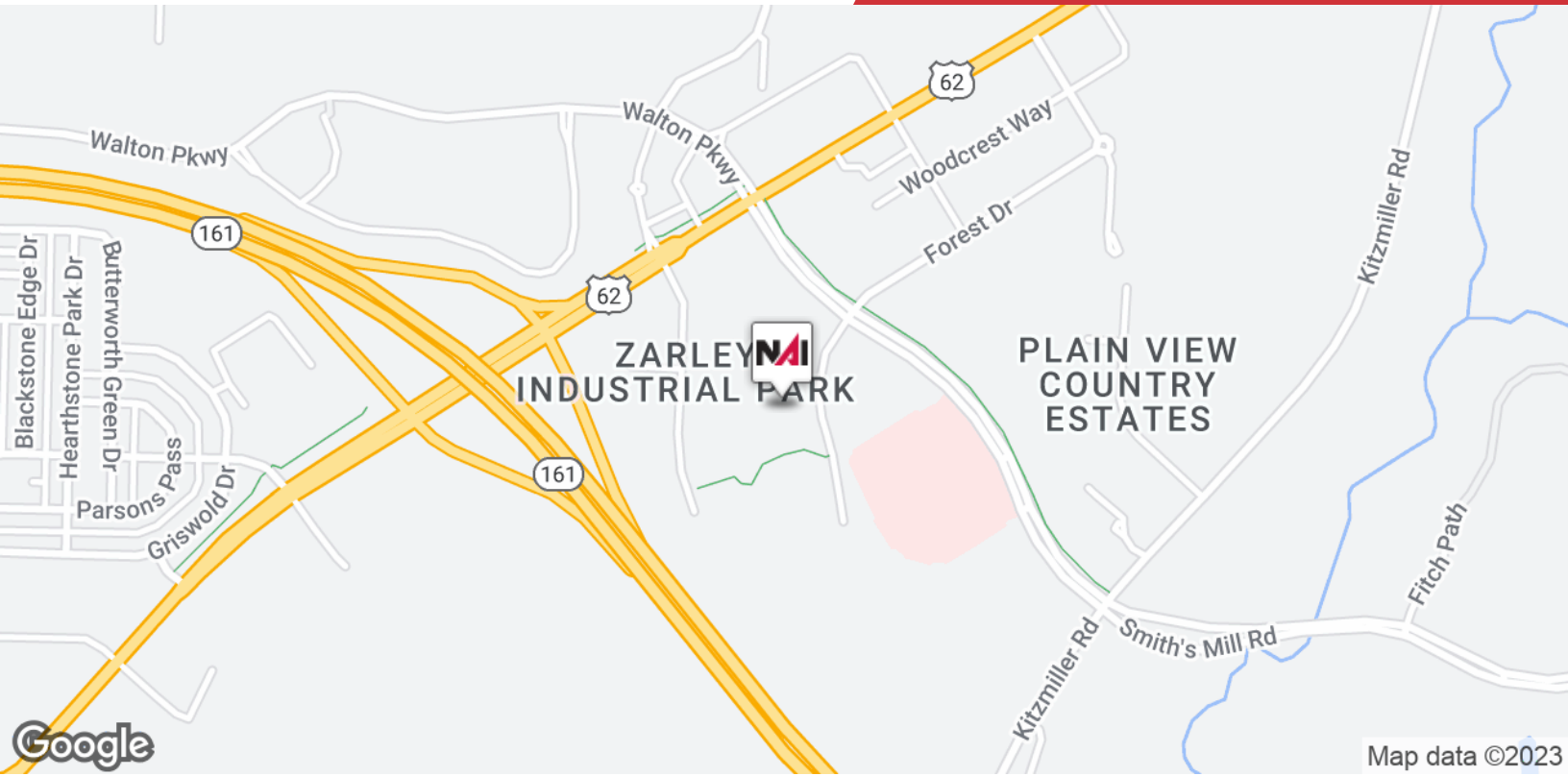
Philip Bird, SIOR

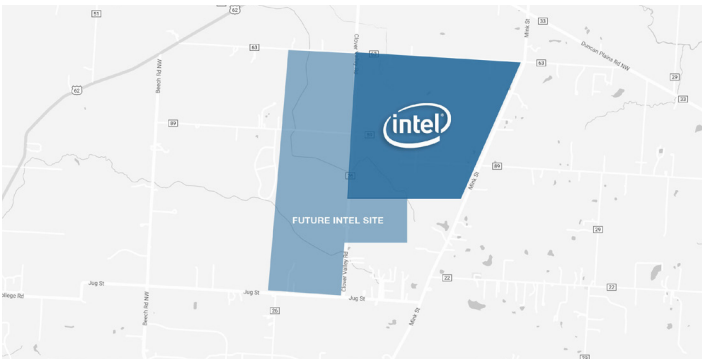
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#1 SUBURB IN AMERICA (BUSINESS INSIDER) **5,000** ACRE INTERNATIONAL BUSINESS PARK **78.5%** COLLEGE GRADUATES

THE INTEL EFFECT

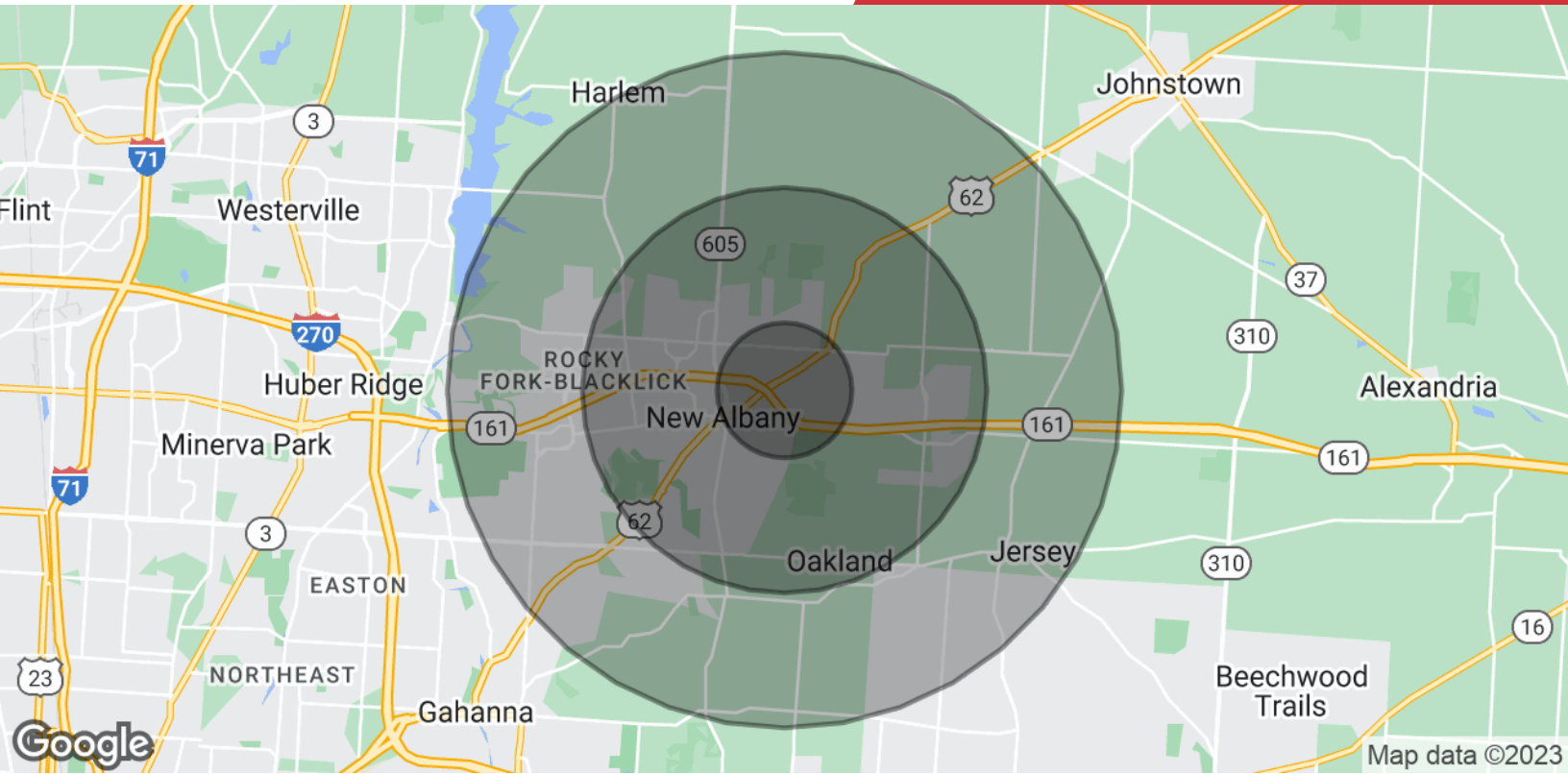
- \$20 Billion Investment
- 1,000 Acre Site in both Franklin and Licking County
- 3,000 expected Intel jobs
- 7,000 construction jobs
- Average Salary of \$135,000

CURRENT DEMOGRAPHICS

Residents	11,011
Median Age	33.3
Households	3,587
Median Household Income	\$203,409
College Graduates	78.5%

NOTABLE EMPLOYERS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Population

	1 Mile	3 Miles	5 Miles
Total Population	1,673	25,832	68,739
Average Age	40.8	37.9	38.8
Average Age (Male)	37.7	36.6	38.0
Average Age (Female)	43.6	39.3	40.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	512	10,693	30,319
# of Persons per HH	3.3	2.4	2.3
Average HH Income	\$168,610	\$157,894	\$120,429
Average House Value	\$428,042	\$362,272	\$293,711

* Demographic data derived from 2020 ACS - US Census