

CLASS A PROFESSIONAL / MEDICAL OFFICE BUILDING



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EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

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Kohr Royer Griffith Inc
Commercial Real Estate Services

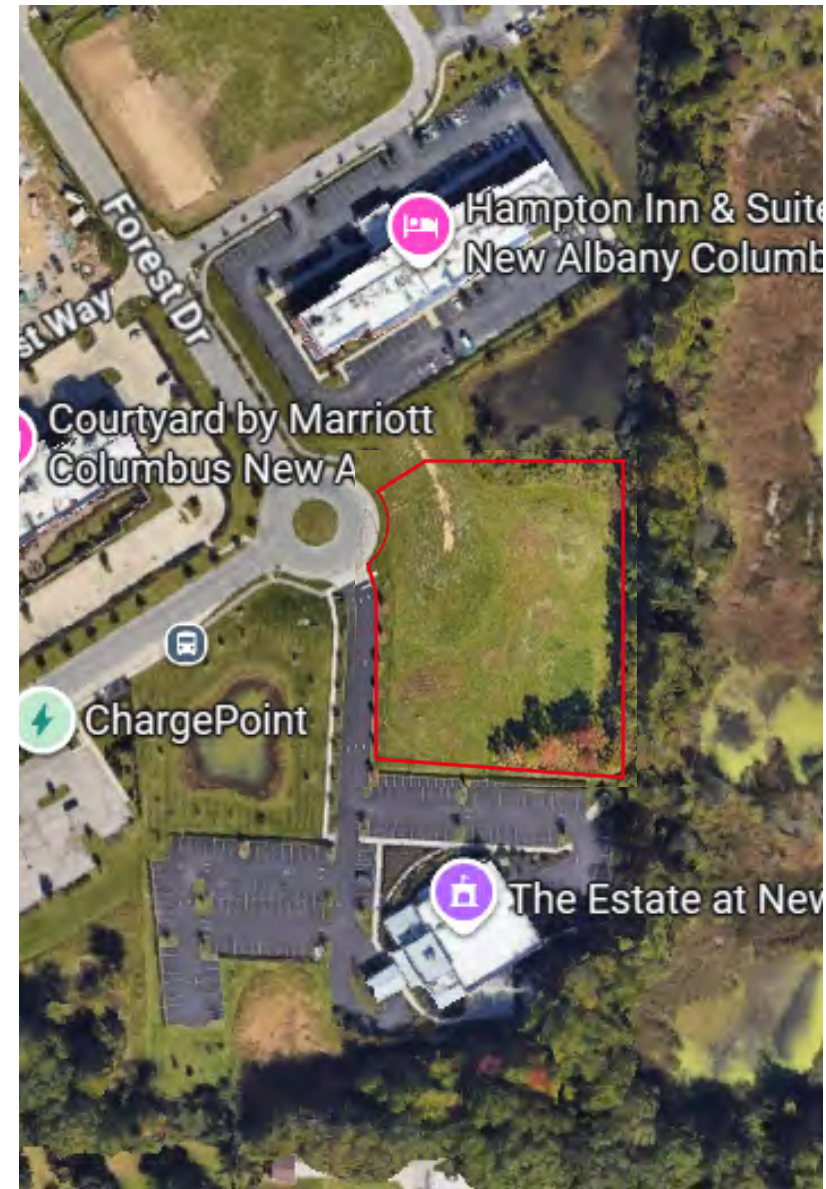
Property Offering Summary

5214 Forest Dr, New Albany, OH 43054

Strategically located at the corner of Forest Dr. just north of Smiths Mill Rd, this brand new Class-A medical/professional office building is set in the heart of one of New Albany's most active commercial corridors. Surrounded by retail, restaurants, and growing residential neighborhoods, this location offers high visibility and daily convenience for both patients and providers.

- 100% 10-year property tax abatement on improvements
- Signage available on Johnstown Rd
- Shell available September 2026

Lease Rate:	\$30.00 per SF
CAM Rate:	~\$4-\$5.00 per SF
Total SF:	5,451 SF
Minimum Divisible SF:	2,500 SF

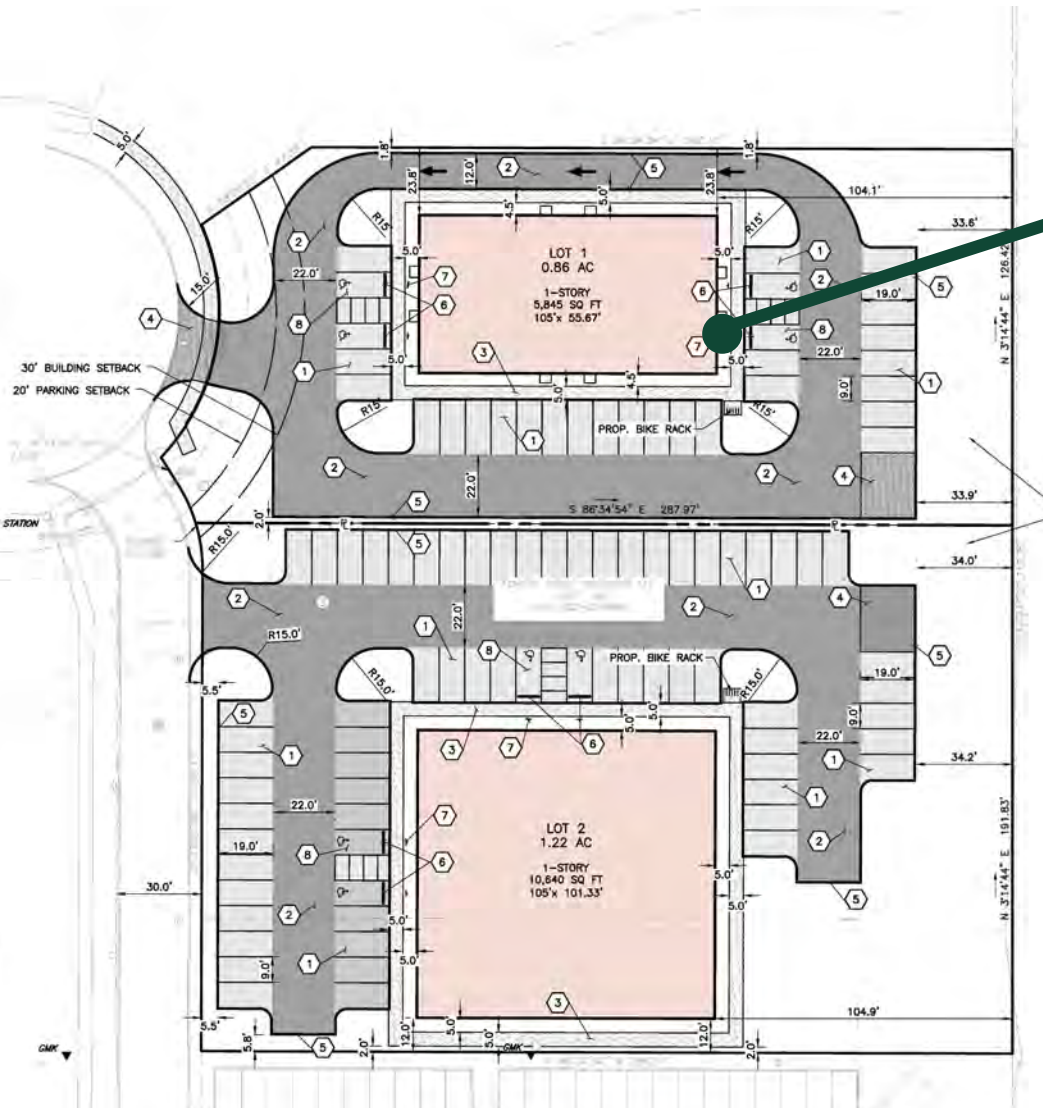


5214 Forest Dr, New Albany, OH 43054



Site Plan

5214 Forest Dr, New Albany, OH 43054



FUTURE HOME OF



East Ohio Oral &
Maxillofacial Surgery



Area Developments



Nearby Multi-Family Developments



Woodhaven Patio Homes

37 custom, 22 premium
patio homes



Moore's Edge Apartments

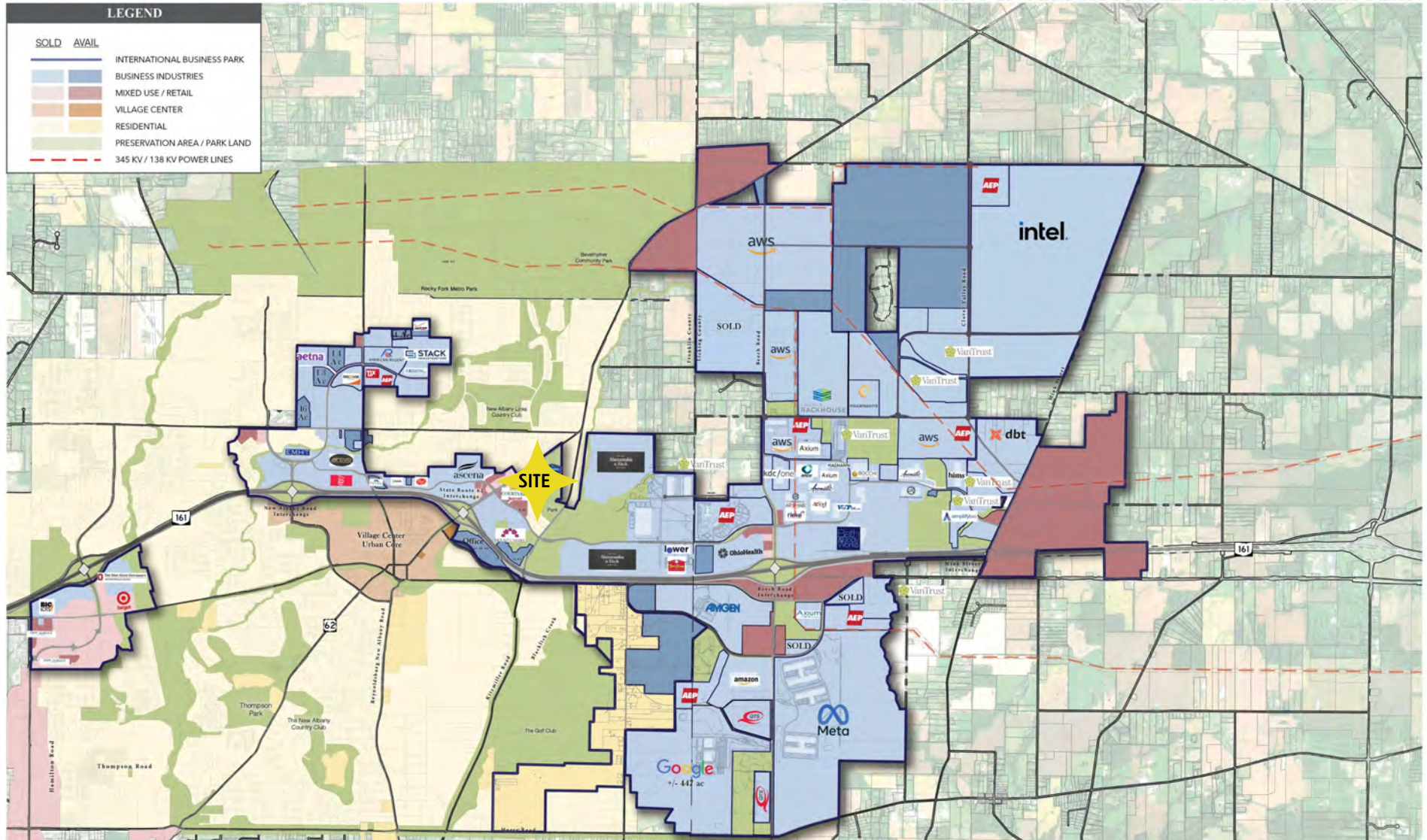
350+ upscale units

SITE

New Albany Business Park Plan

5214 Forest Dr, New Albany, OH 43054

NEW ALBANY INTERNATIONAL BUSINESS PARK PLAN



1111 V 5 9092

NEW ALBANY
FOUNDED 1837

NEW ALBANY BUSINESS PARK

About New Albany

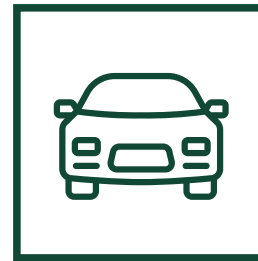
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# Emp	Company Name
3000	Intel (expected)
2700	Abercrombie & Fitch
1784	Big Lots HQ
1643	Discover Financial Services
1200	Meta Data Center
1200	Google
1000	Amazon Fulfillment Center
950	Axium Plastics
800	lower.com
600	Bath & Body Works
530	KDC/One
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

Contact Us



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

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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.