

5175 Forest Dr, New Albany, OH 43054



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Property Offering Summary

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Available in coveted New Albany, this storefront is adjacent to Vision Professionals, a trusted optometry practice since 1974. Ideal for medical, professional, and select retail users, this site is located on the high-traffic Johnstown Road Corridor. It offers an excellent opportunity to be surrounded by consistent traffic drivers like a brand-new 15,000 SF retail center, New Albany Ballet Company, and stable medical and retail employers like Mount Carmel's New Albany Medical Campus, Abercrombie, and Ascena.

Lease Rate: \$28.50 per SF/yr (NNN)

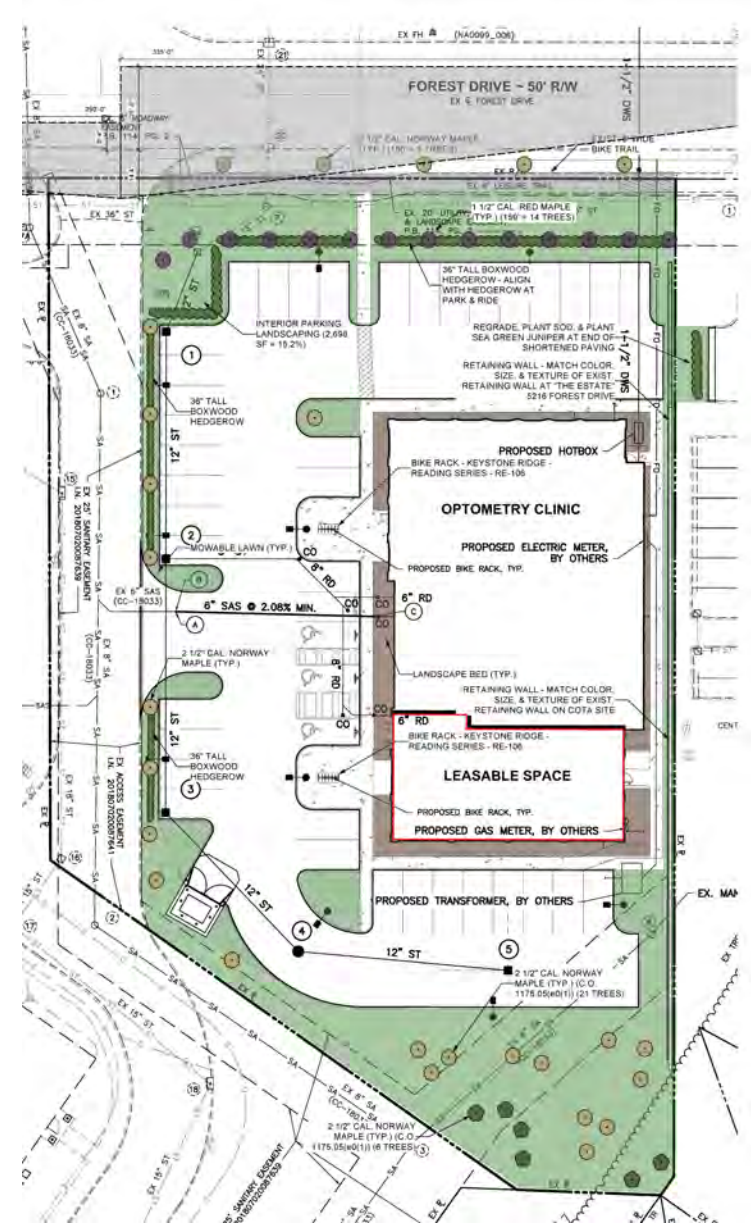
CAM Rate: \$4-\$5.00 per SF/yr

Available SF: 2,470 SF

Date Available: Spring 2026

Property Highlights

- Reduced CAMS due to 100% 10 year Tax Abatement
- Prominent Building Signage on a highly visible corner
- Collaborative Build-Out with landlord and contractor
- Vanilla Box Delivery with base utilities + TI allowance available



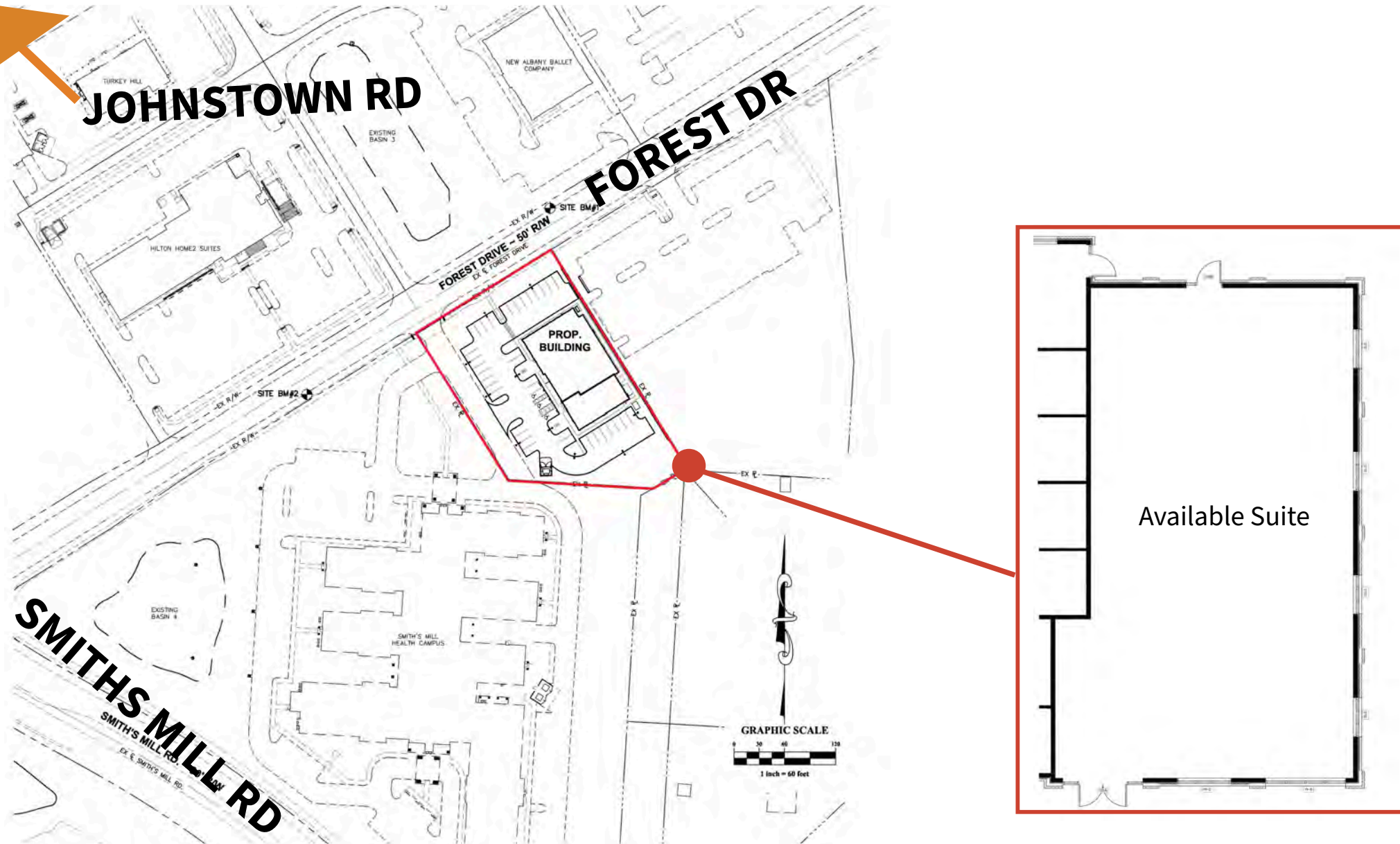
Pictures - Exterior

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Site & Floor Plans

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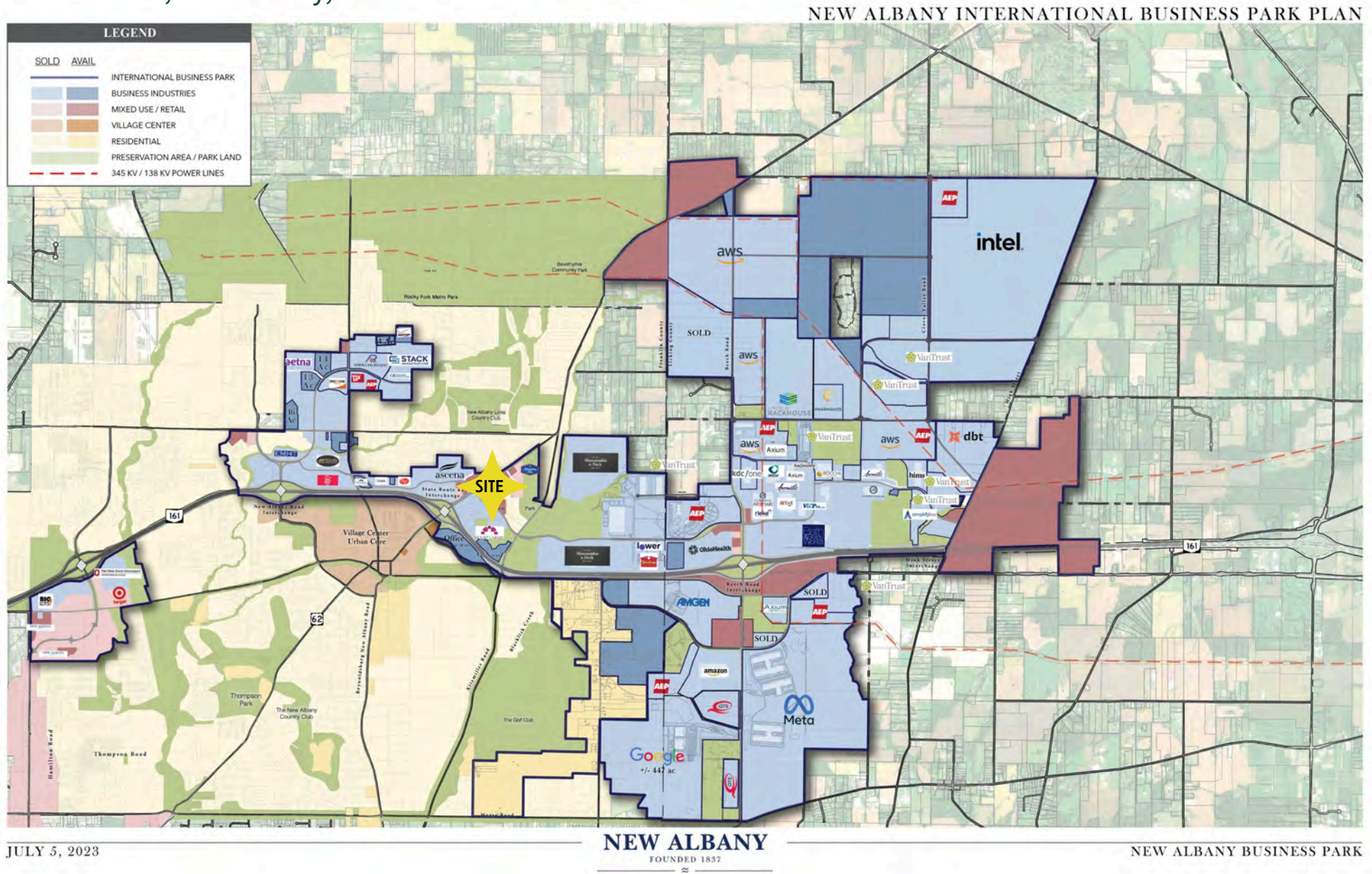
Area Developments

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New Albany Business Park Plan

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About New Albany

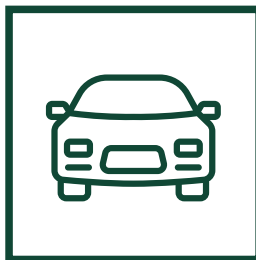
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# Emp	Company Name
3000	Intel (expected)
2700	Abercrombie & Fitch
1784	Big Lots HQ
1643	Discover Financial Services
1200	Meta Data Center
1200	Google
1000	Amazon Fulfillment Center
950	Axiom Plastics
800	lower.com
600	Bath & Body Works
530	KDC/One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

Ready to Tour?

For more information, please contact:



PAULINA CANINI

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EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate
Community 110+ Years

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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.

Offering Memorandum

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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.

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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.