



## 96 N HIGH ST

New Albany, OH 43054

LEASE



### LEASE RATE

**\$17.25 SF/YR**

### OFFERING SUMMARY

Available SF:	4,250 - 8,500 SF
Lease Rate:	\$17.25 SF/yr (NNN)
Lot Size:	1.122 Acres
Year Built:	2020
Building Size:	19,454 SF
Zoning:	UC - Urban Center District
Market:	Columbus, OH
Submarket:	New Albany
Traffic Count:	9,204

### LOCATION OVERVIEW

New Albany is located 15 miles northeast of the state capital of Columbus, Ohio. The property is part of the Historic Village Center Area which features a mix of uses with a concentration of residential and office plus retail to support residents and businesses in the area.

### PROPERTY HIGHLIGHTS

- 8,500± second floor commercial space available
- Space can be demised
- New construction with estimated completion in November 2020
- Situated directly across from New Albany Primary School
- Great for office/medical, salon, dance studio or many other options
- Additional parking may be made available.

### PROPERTY WEBSITE

[bit.ly/96nHighSt](https://bit.ly/96nHighSt)

CBC-ASPIRE.COM

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614 264 6801  
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Anthony Maronitis, CCIM, MS  
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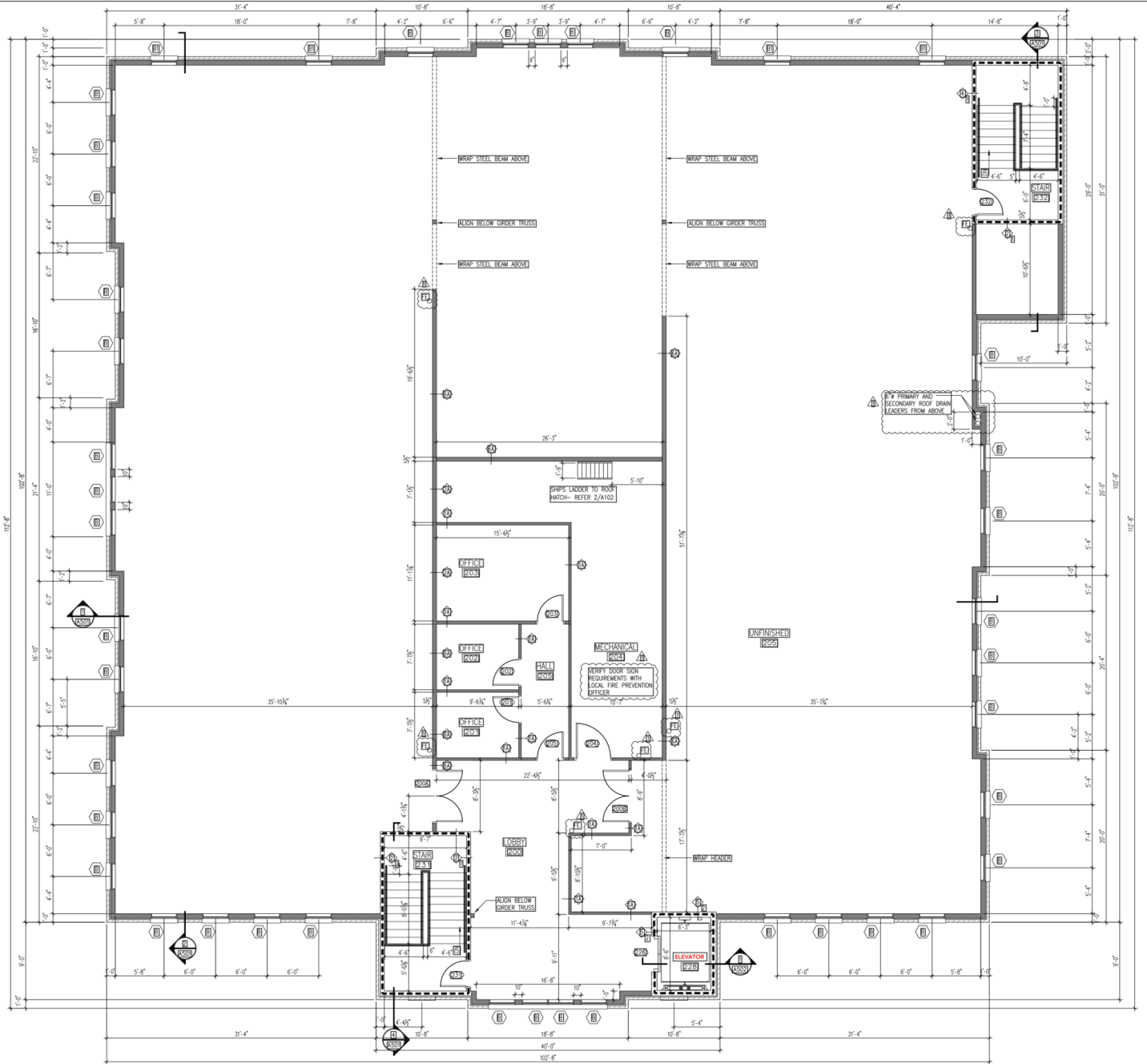
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Second Floor Plan

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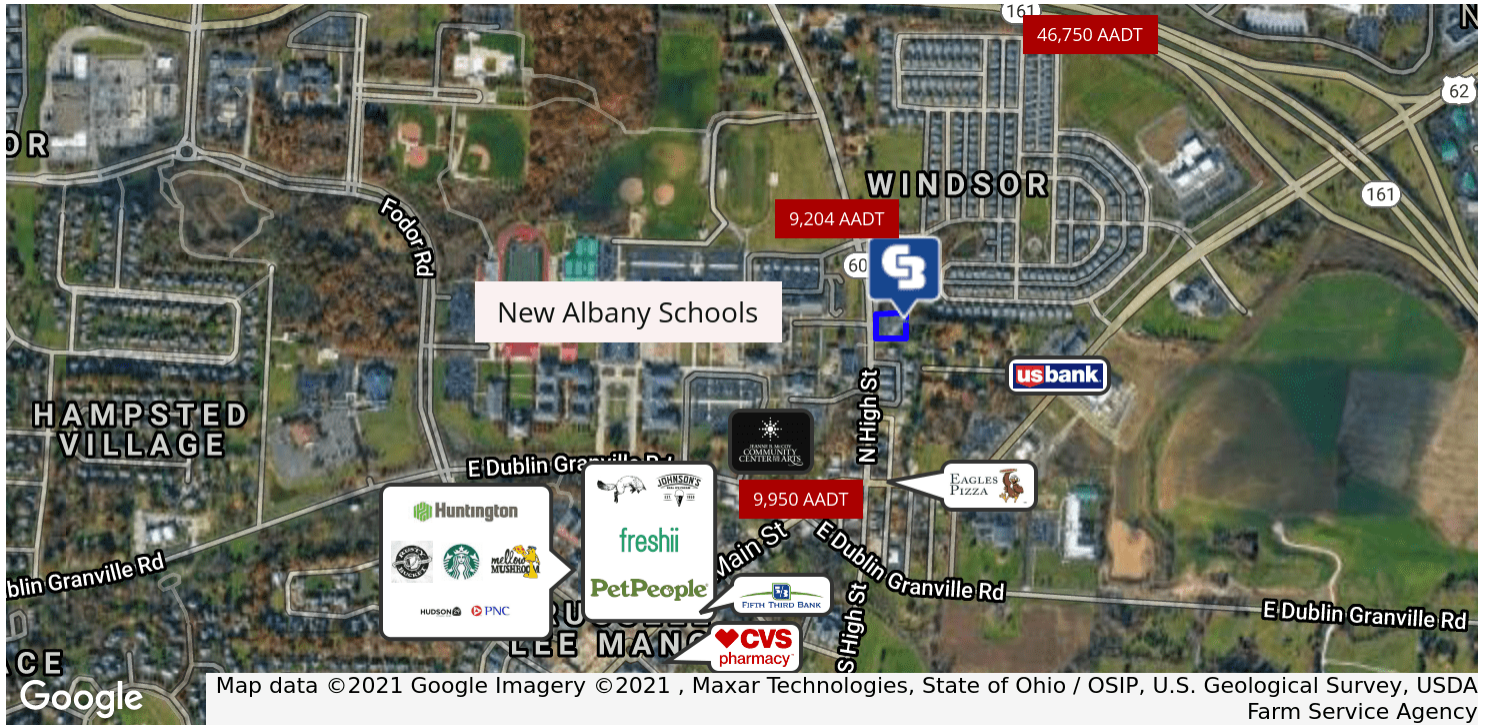
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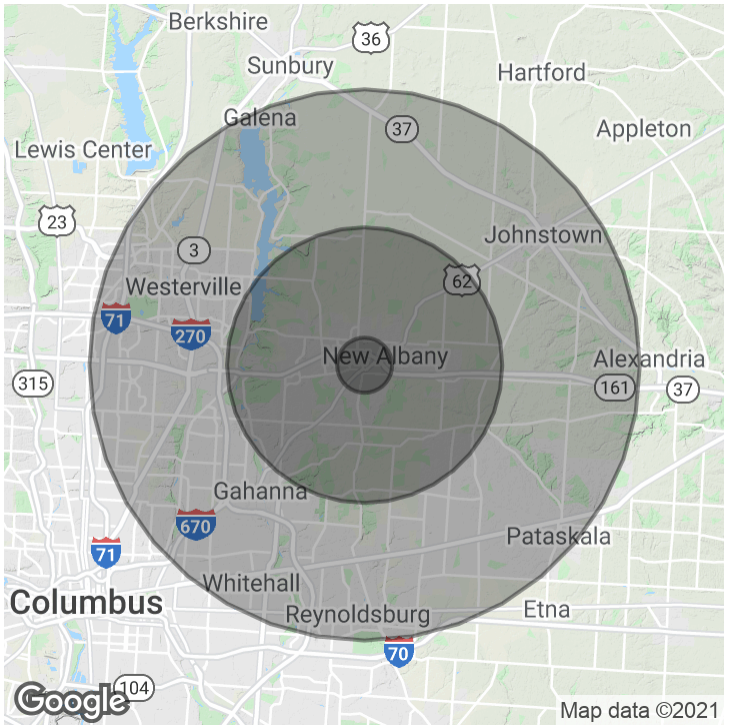


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,519	60,042	363,673
Average age	36.2	37.4	36.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	928	24,695	143,975
# of persons per HH	2.7	2.4	2.5
Average HH income	\$161,386	\$108,981	\$79,307
Average house value	\$511,124	\$346,035	\$230,250

\* Demographic data derived from 2010 US Census



CROSS STREETS	DIR	YEAR	COUNT
NA Condit Rd & Chatham Green Dr	N	2019	9,204 AADT
W Main St & E Dublin Granville Rd	SW	2019	9,950 AADT
SR-161 & New Albany Condit Rd	W	2010	46,750 AADT

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