

9695 & 9715
Johnstown Rd
New Albany, OH 43054



Forest Drive Corridor

This multi unit retail facility built in 2006 in the **Forest Drive Corridor** offers proximity to the Healthcare Innovation Cluster, and easy access to the highway and amenities. Close to the pedestrian-friendly Village Center, McCoy Center for the Arts, the Heit Center for Healthy New Albany and New Albany Plain Local Learning Campus.

9695 Unit

- ◆ 3,200 sqft
- ◆ can be split to 1,600 sqft

9715 Unit

- ◆ 1,275 sqft available

\$18-25 psf base rent

\$11.78 nnn



Learn More about New Albany
▶ Click Here

Details

- ◆ Spaces can be combined up to 4,475 sqft
- ◆ Zoning: C3 encompassing C1 and C2
- ◆ 1,700 sqft available for restaurant
- ◆ Highway 161 east and west road signage available

Christine Beckman

Classical Realty Co.

Broker, CCIM, CPM®, GREEN One of 20 People to Know in Real Estate -Business First 2013

614-367-0668

christineb@classicalrealty.com

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Site Plan

9695 Unit

- ♦ 3,200 sqft
- ♦ can be split to 1,600 sqft

9715 Unit

- ♦ 1,275 sqft available

Two units can be combined
for a total of 4,475 sqft

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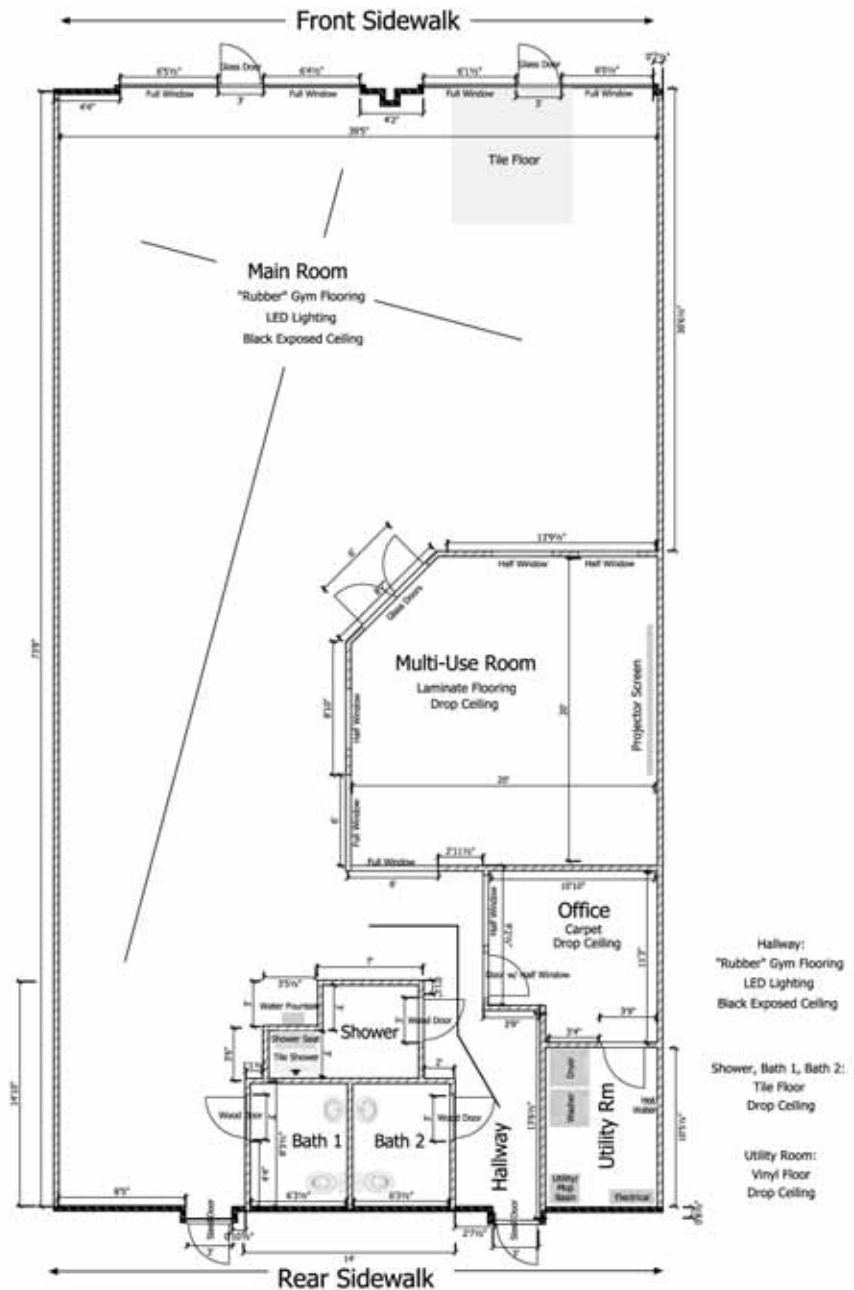
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Floor Plan for 9695 Unit



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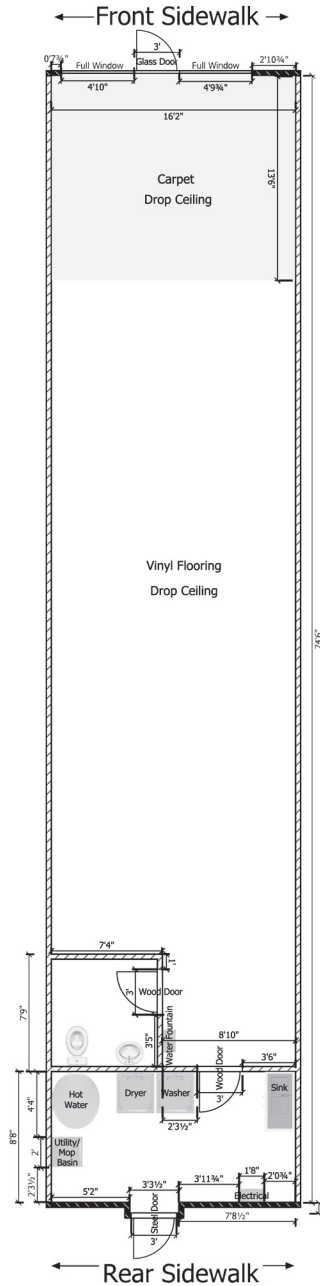
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Floor Plan for
9715 Unit



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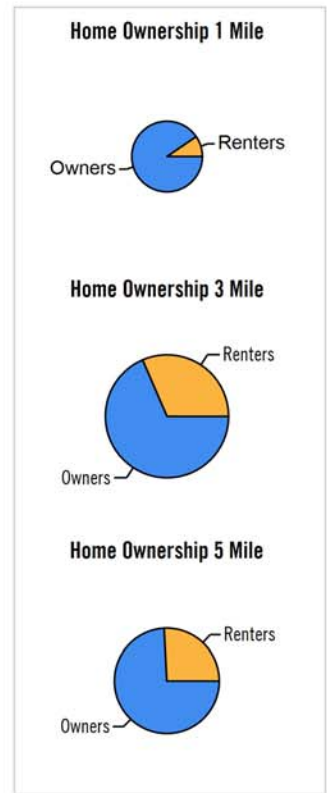
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For more detailed demographics and research
[▶ Click Here](#)



Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2015	1,506	1,424	2.47 %	288	1,122	1,065	441	169
5-Minute	2015	4,527	4,273	16.67 %	1,184	3,004	2,960	1,567	412
10-Minute	2015	22,974	21,783	135.94 %	6,529	14,651	14,897	8,077	1,712
3-Minute	2020	1,516	1,424	3.41 %	289	1,131	1,105	411	345
5-Minute	2020	4,511	4,273	15.67 %	1,163	3,019	3,031	1,479	971
10-Minute	2020	23,281	21,783	186.08 %	6,535	14,978	15,433	7,848	4,022

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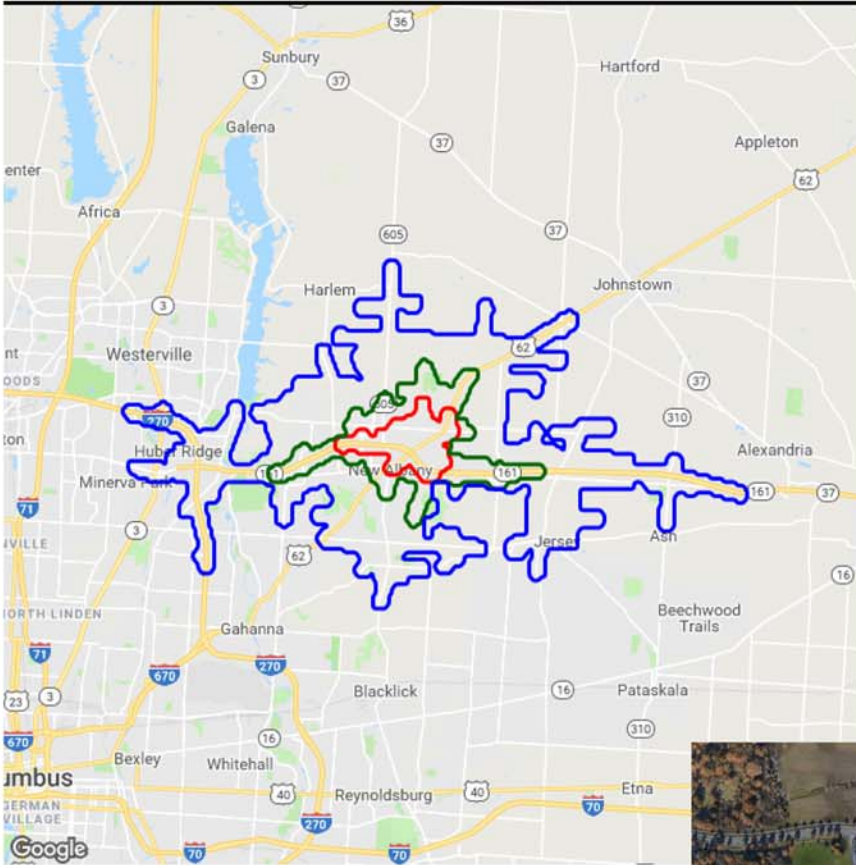
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Demographic Report



9685 - 9765 JOHNSTOWN RD

Population

Distance	Male	Female	Total
3- Minute	2,071	2,040	4,111
5- Minute	5,380	5,968	11,348
10 Minute	26,550	29,794	56,345



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