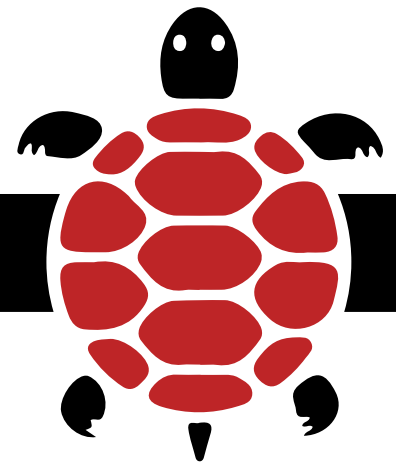


RED TURTLE REALTY

SILICON HEARTLAND DEVELOPMENT, NEW ALBANY, OH



PRIME LOCATION



- New 1+ acre development site in New Albany, OH
- Last commercial lot available
- Located one-half mile from SR 161
- Excellent visibility with frontage on Johnstown Road
- Easy ingress/egress
- Excellent traffic counts
- Surrounded by retail, office and residential growth

Thomas English
Retail Real Estate

Co-development with
Thomas English & Red Turtle Realty

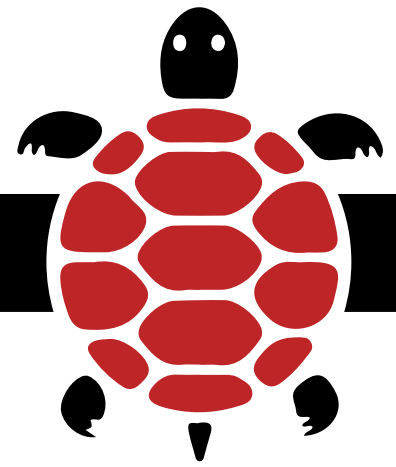
For information:

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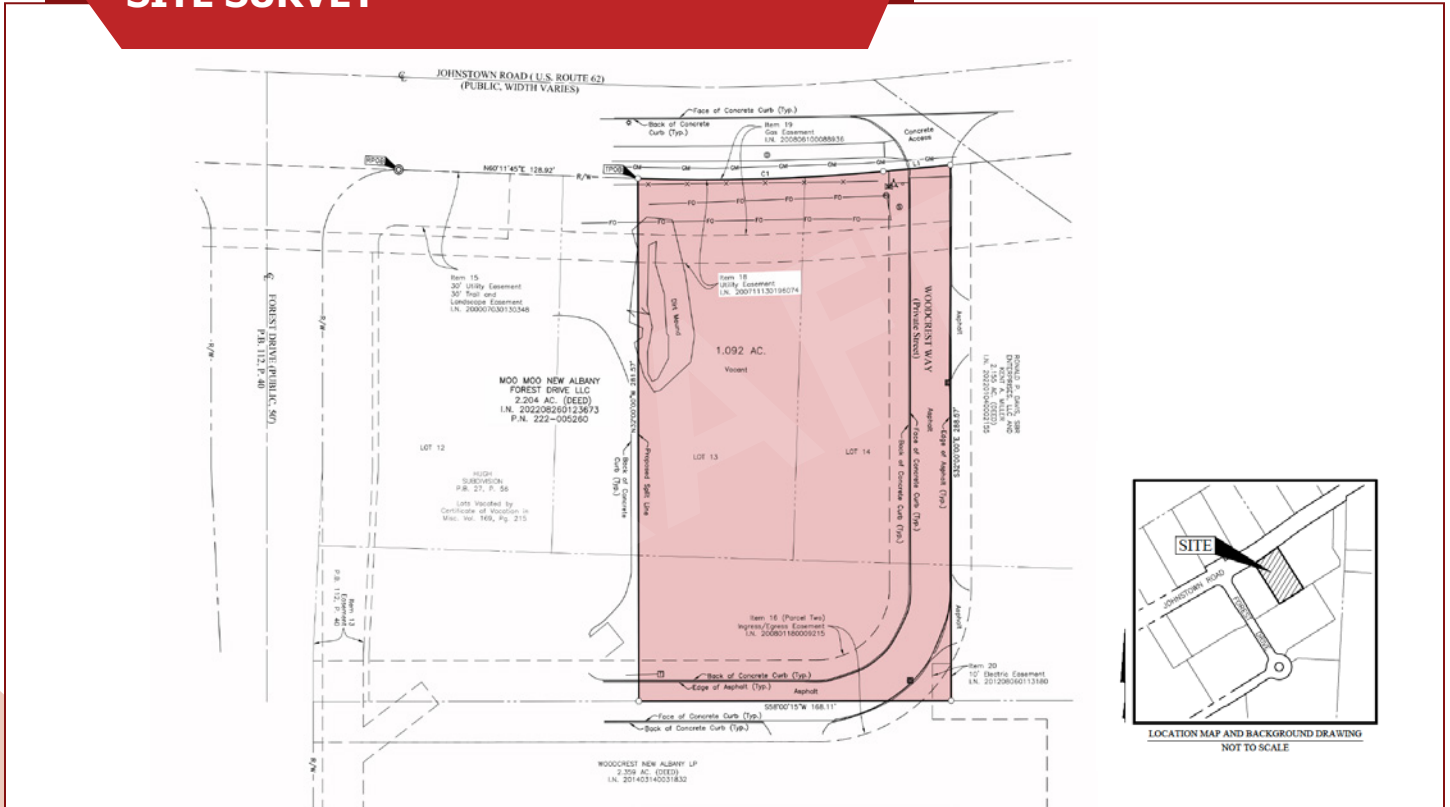
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SITE SURVEY



- 1.092 acres

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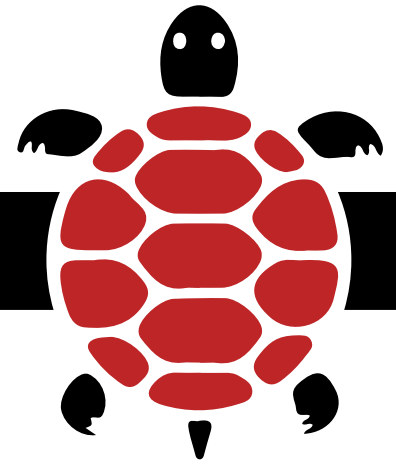
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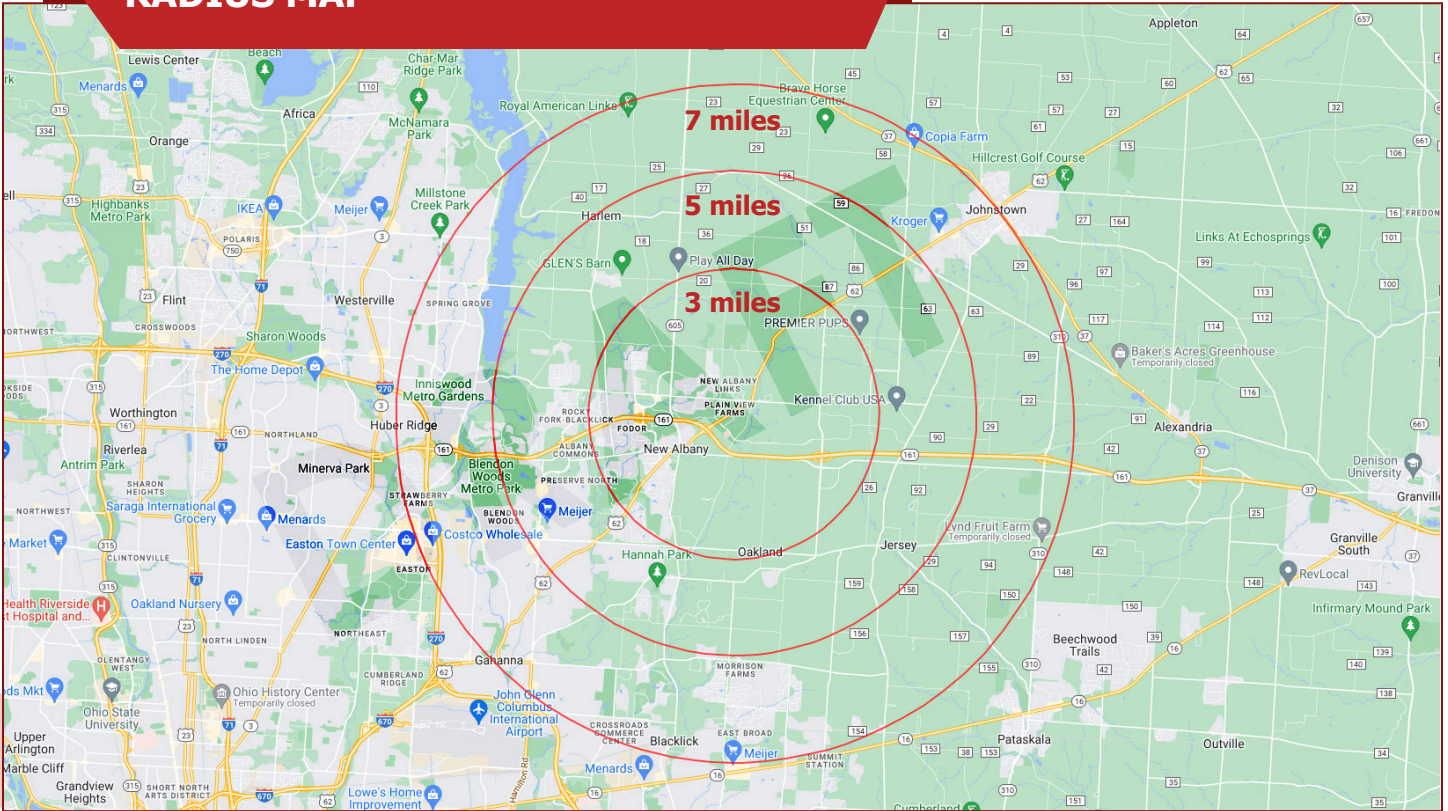
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SILICON HEARTLAND DEVELOPMENT, NEW ALBANY, OH



RADIUS MAP



2023 DEMOGRAPHICS	3 mi	5 mi	7 mi
Total Population	27,761	74,608	179,872
Daytime Population	10,477	19,416	49,623
Median Household Income	\$110,668	\$94,414	\$90,785

New Albany is the 2nd fastest growing city in Central Ohio

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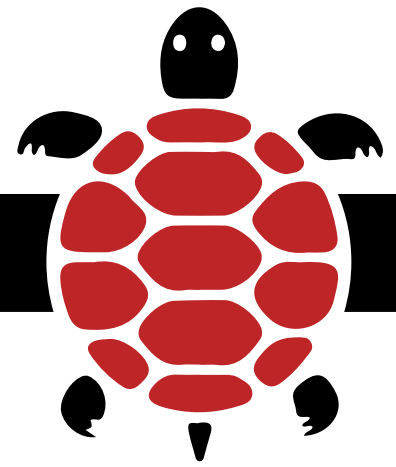
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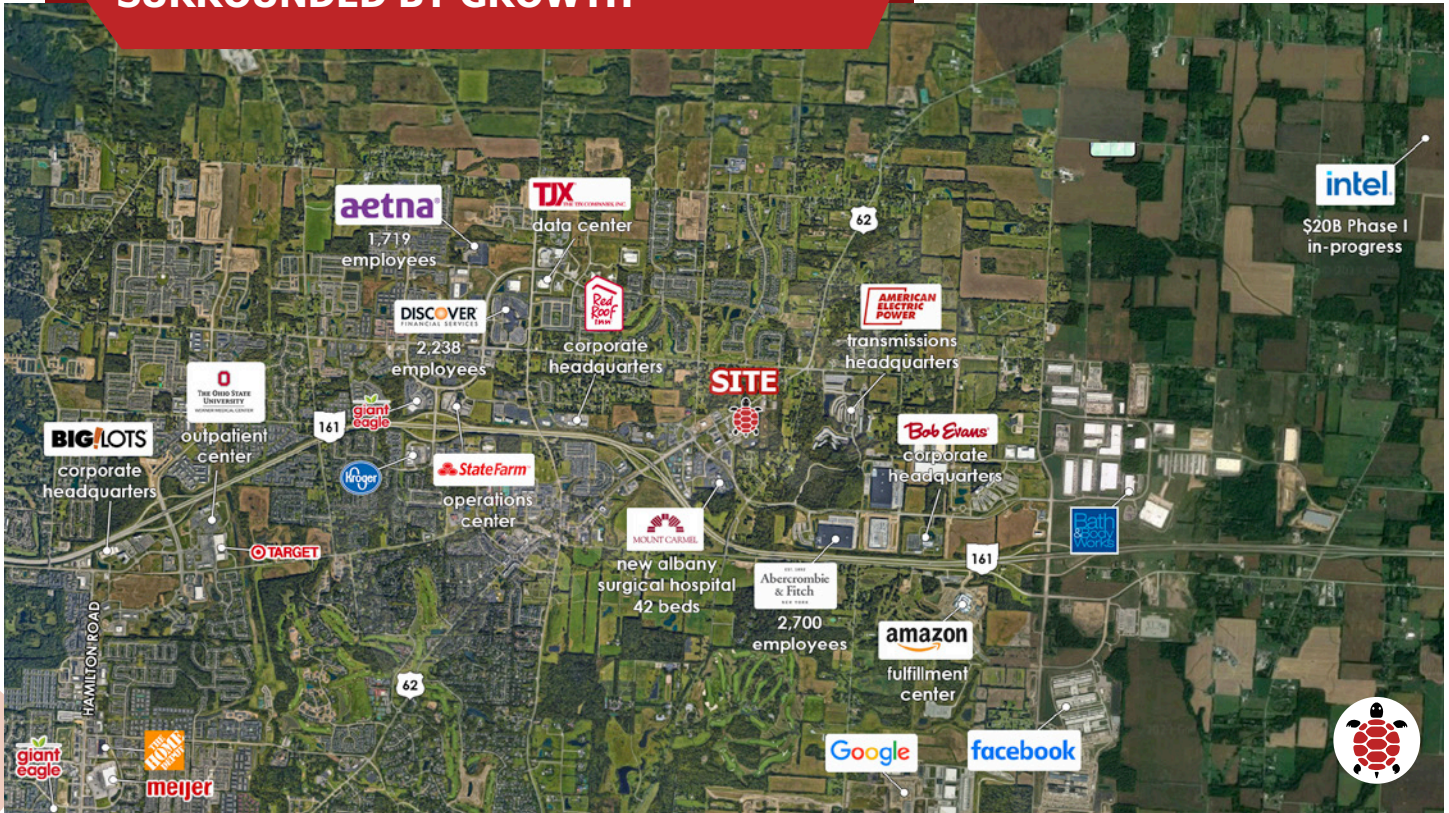
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RED TURTLE REALTY

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SURROUNDED BY GROWTH



- New Albany is home to many national and international tenants including Amazon, Google, Facebook, State Farm, Aetna, TJX Companies, Discover, Limited Brands and many more
- Phase One of the new Intel Corp. Semiconductor Factories Development has begun; this \$20B project is expected to be completed in 2025

Thomas English
Retail Real Estate

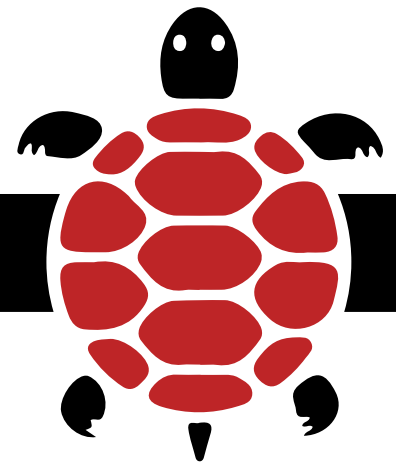
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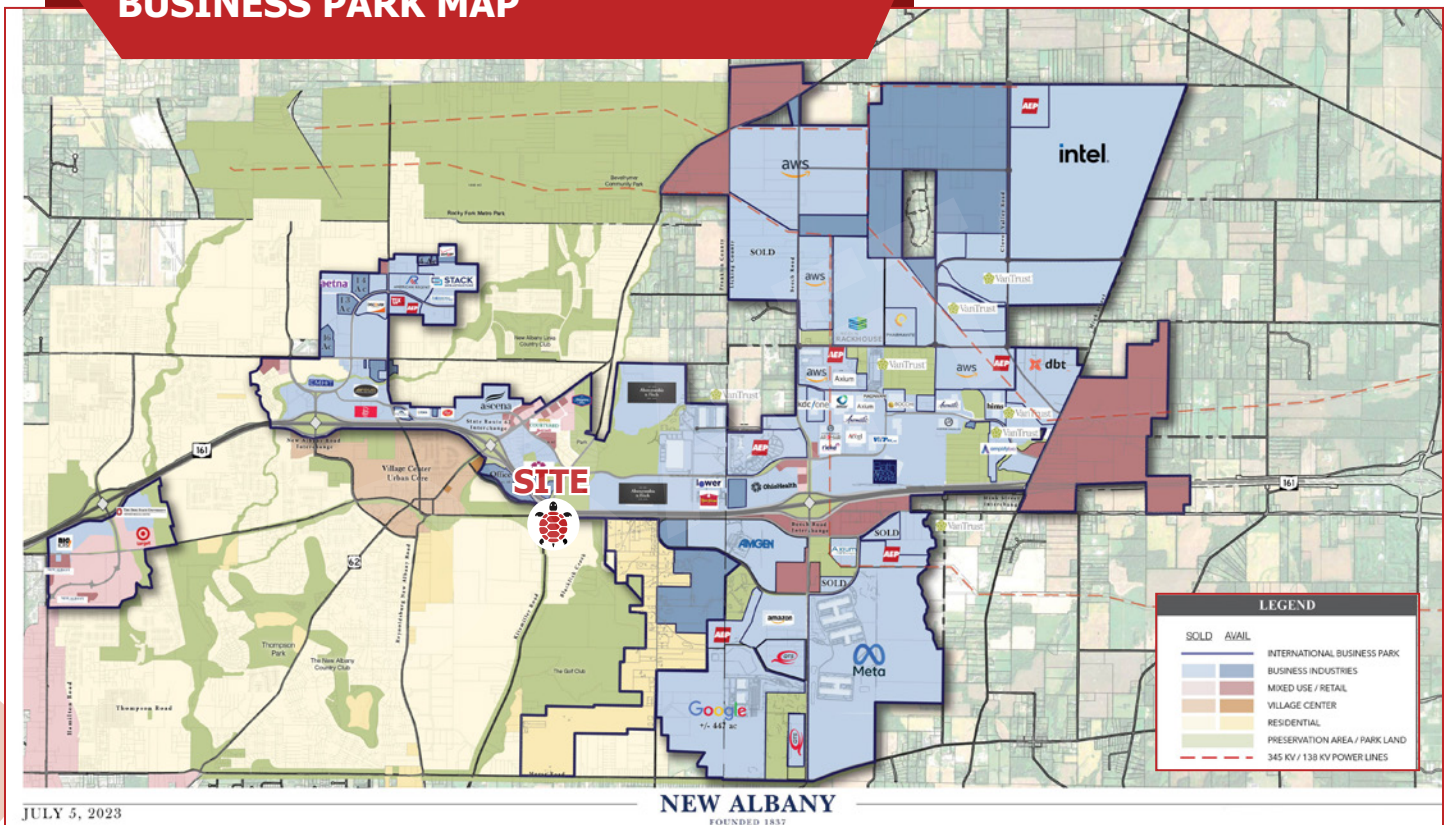
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SILICON HEARTLAND DEVELOPMENT, NEW ALBANY, OH



BUSINESS PARK MAP



- Ideally positioned in the heart of New Albany's expanding business district
- Encompassing 9,000 acres, the New Albany International Business Park is one of the largest strategically-planned business parks in the country and one of the fastest growing in the Midwest

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