



185 E. Main Street
New Albany, OH 43054

New Albany Land for Sale

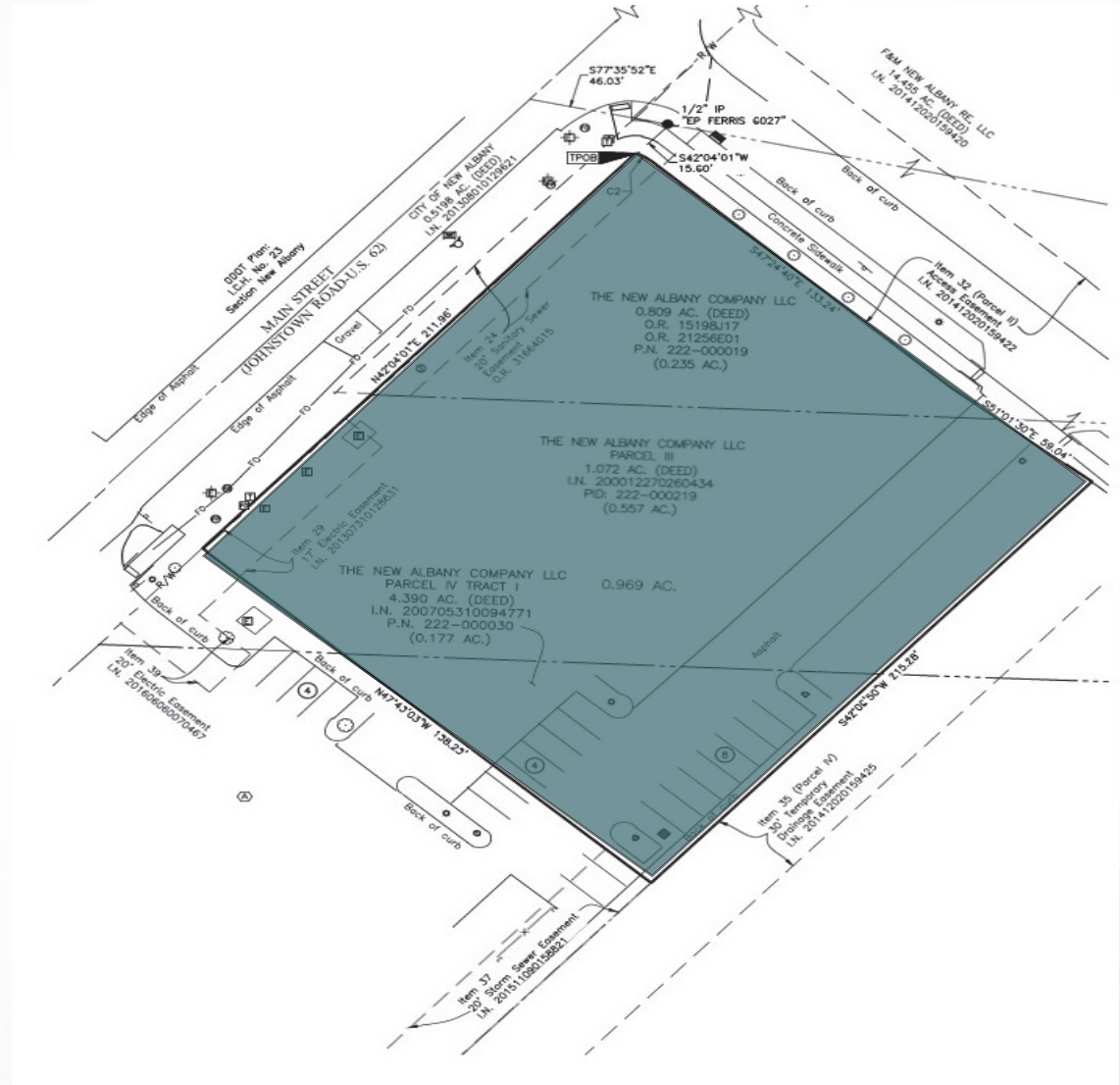
Mixed-Use Development Opportunity | 0.97 Acres



PROPERTY HIGHLIGHTS

- 0.97 acres along Main Street, near the heart of Historic New Albany
- Parcel 222-000019 - .235 acres
- Parcel 222-000219 - .557 acres
- Parcel 222-005380 - .177 acres
- Shovel ready - All utilities to site
- Zoning: Village Core (VC)

The Village Core (VC) sub-district represents the historic, civic, and commercial heart of New Albany, Ohio. Governed by the New Albany Urban Center Code, this sub-district is designed to reinforce a highly walkable, pedestrian-friendly, and vibrant mixed-use environment that reflects the city's signature Georgian architectural aesthetic and traditional town planning principles.
- Asking price - \$1,500,000



ALLOWABLE USES

Residential

- Home Occupation (P)
- Live-Work/joint living-working quarters (P)
- Multi-family (2+ units) (P)
- Convalescent/congregate care centers (P)
- Coach house/accessory dwelling (P)
- Residential model home/temp sales office (CU)

Service/Business/Professional/Financial

- Administrative and business offices (P)
- Professional offices (P)
- Non-profit or for-profit membership organizations (P)
- Personal services (P)
- Business support services (P)
- Medical services (clinic, urgent care) (P)
- General and special hospitals/clinics (P)

Retail

- Restaurants (P)
- Retail stores (P)
- Drive-through facility (CU)
- Gas stations (CU)

General Services

- Banquet facilities (P)
- Lodging/hotel (P)
- Daycare centers (P)
- Veterinary office/animal hospital (no outdoor facilities) (P)
- New/used car sales (fully enclosed) (CU)

Recreation/Education/Institutional

- Civic (galleries, libraries, museums, assembly) (P)
- Government facility (P)
- Educational facility (P)
- Religious exercise facility (P)
- Parks, playgrounds, open space (P)
- Private health/fitness facility (P)
- Studio (art, dance, martial arts, etc.) (P)
- Cinema (P)

P = Permitted Use

CU = Conditional Use

PROPOSED DEVELOPMENT EXAMPLE

For conceptual purpose only. Plans were approved by New Albany Architectural Review Board.

BUILDING HIGHLIGHTS

- 2-story, 14,490 SF
 - Level 1: 7,745 SF
 - Level 2: 6,746 SF
- ADA complaint, passenger elevator
- 36'8" roof height (43'4" to gable end)
- Masonry and Hardie board exterior, asphalt shingle roof
- 55 parking spaces
- Outdoor play area (could be patio space)
 - +/- 3,500 SF



LOCATION

Located at 185 E. Main Street, the site sits in the heart of New Albany's Historic Village Center. It places a developer within walking distance of the boutiques, restaurants, and civic gathering spaces that anchor Main Street's small-town, walkable character. The Rose Run Corridor Greenway and Market Square, both centerpieces of the city's ongoing Village Center investment, are just steps away.

The site also benefits from direct access to the SR-161 corridor, which connects to the I-270 Outerbelt and Greater Columbus. This links the property to the broader region and to the New Albany International Business Park just to the east, home to Intel's \$28 billion semiconductor campus, along with Amgen, Google, Meta, Amazon Web Services, and dozens of other blue-chip employers.

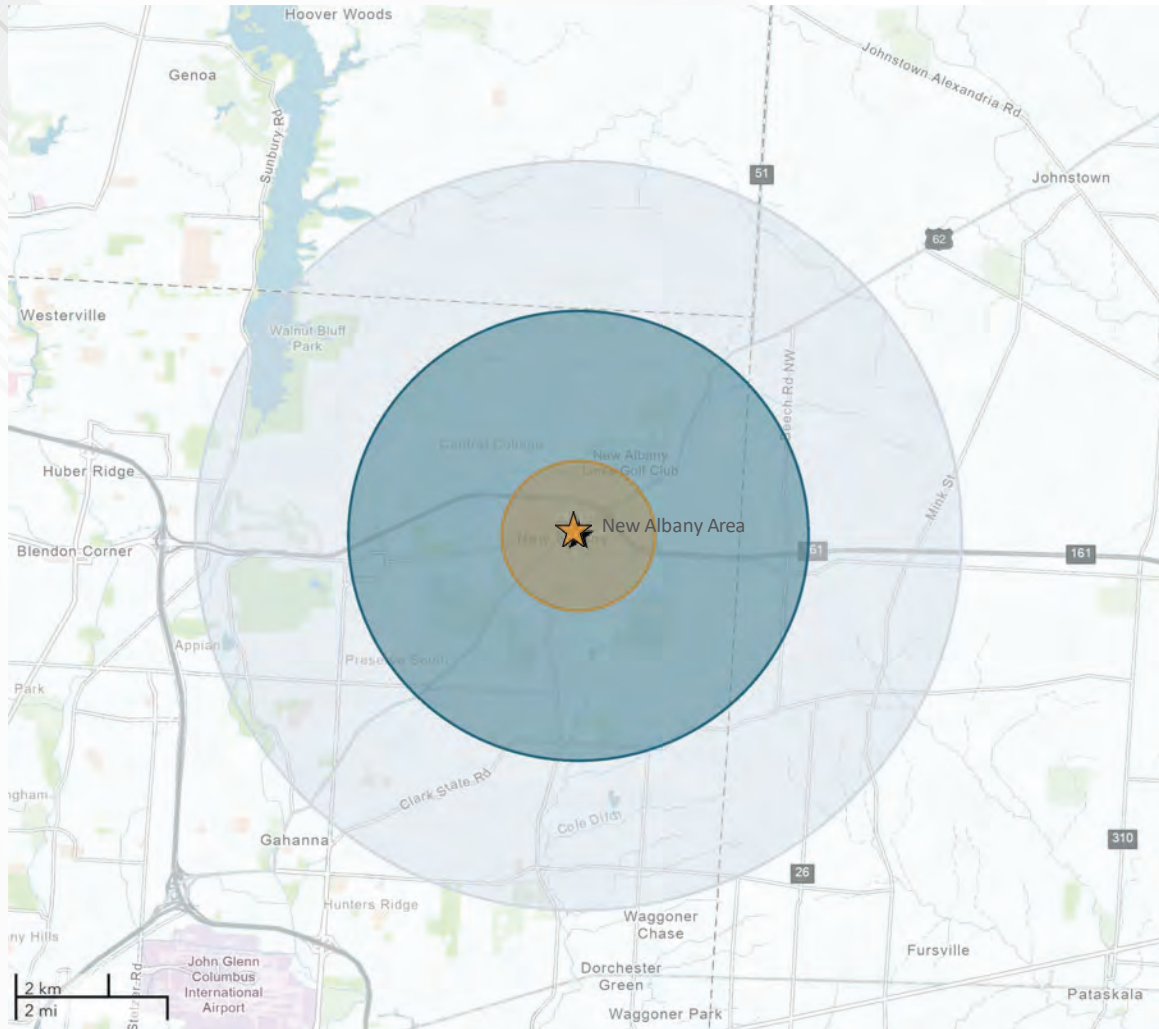
New Albany pairs this connectivity with one of Central Ohio's most affluent and highest-growth residential bases, supporting strong daytime and resident spending power in the immediate trade area. The city has attracted more than \$47 billion in private investment since 1998. Its economic development team, working closely with The New Albany Company and JobsOhio, has built a consistent track record of proactive, pro-growth planning that continues to draw major corporate and institutional investment to the community.



SURROUNDING AREA



DEMOGRAPHICS



1 MILE	3 MILES	5 MILES
2,969 population	41,200 population	90,090 population
7,288 employed population	23,703 employed population	40,093 employed population
1,041 households	18,305 households	39,029 households

DEMOGRAPHICS

LOCATED IN THE REGION'S



#2

MOST EDUCATED COMMUNITY
- Columbus Business First



POPULATION OF

1.6M

Within a 30-minute Drive



964,858

Total Employees



54,906

Total Businesses



640,069

Households



\$86,386

Median Household Income

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