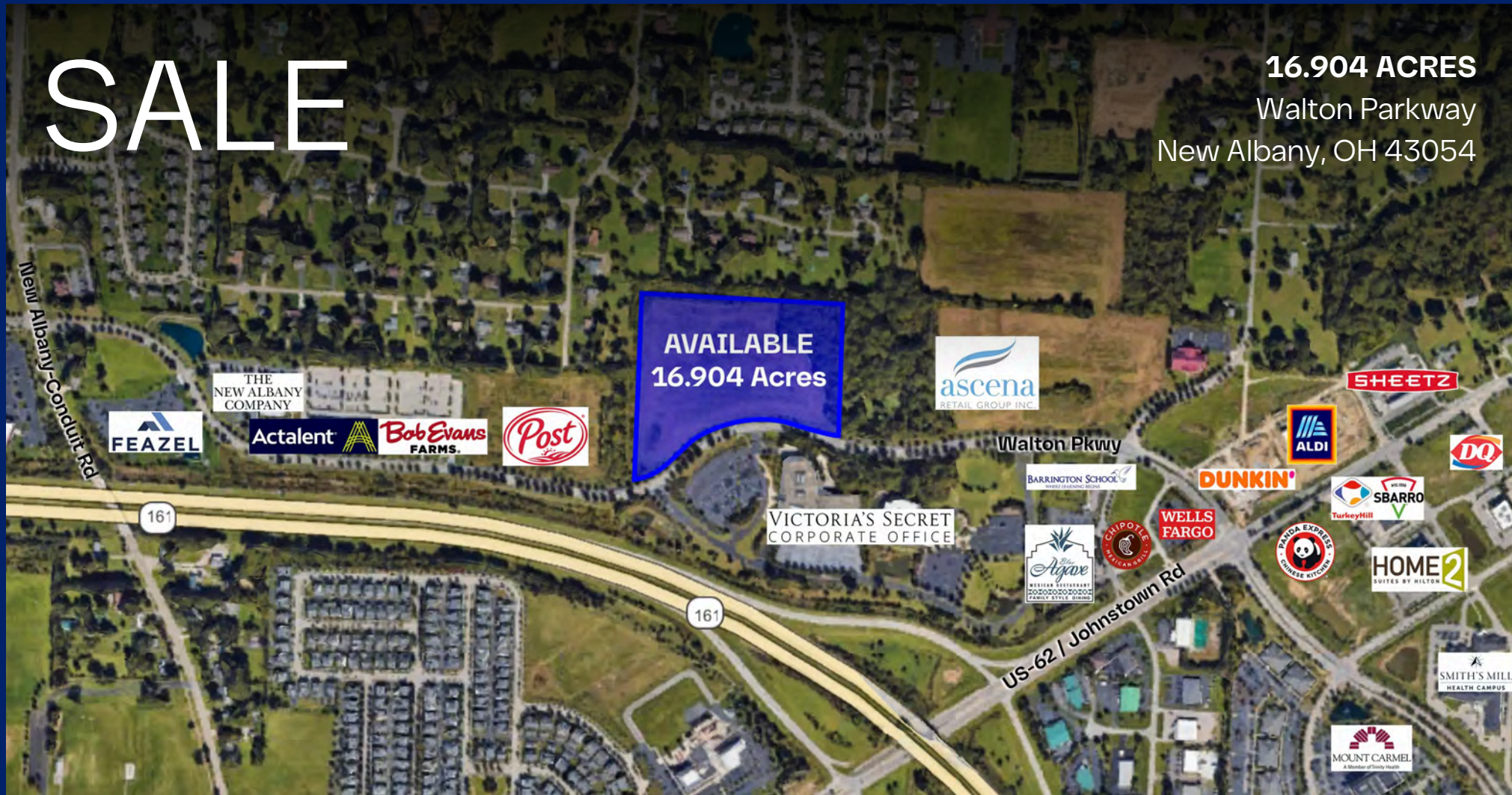


SALE

16.904 ACRES

Walton Parkway
New Albany, OH 43054



Property Highlights

- Land offering at Walton Parkway, New Albany, Ohio 43054
- Minutes from New Albany International Business Park with 25,000 employees and 25,000 daily construction workers
- Rare opportunity for investors seeking development potential
- Flexible site for future commercial or mixed-use plans
- Blank canvas ready for custom site planning



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Chris Howard
(614) 341-9800 x104

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

SALE

Walton Parkway, New Albany, OH 43054

OFFERING SUMMARY

LEASE RATE: INQUIRE

LOT SIZE: 16.904 ACRES

LOCATION

The property is positioned in one of Central Ohio's most recognized growth markets, known for thoughtful planning, strong corporate presence, and a business-friendly environment. Investors are drawn to continued commercial expansion and a reputation for quality development. Nearby, the New Albany International Business Park anchors a well-regarded setting with convenient access to the broader Columbus region. The community's polished character, established amenities, and ongoing investment activity supports lasting appeal.



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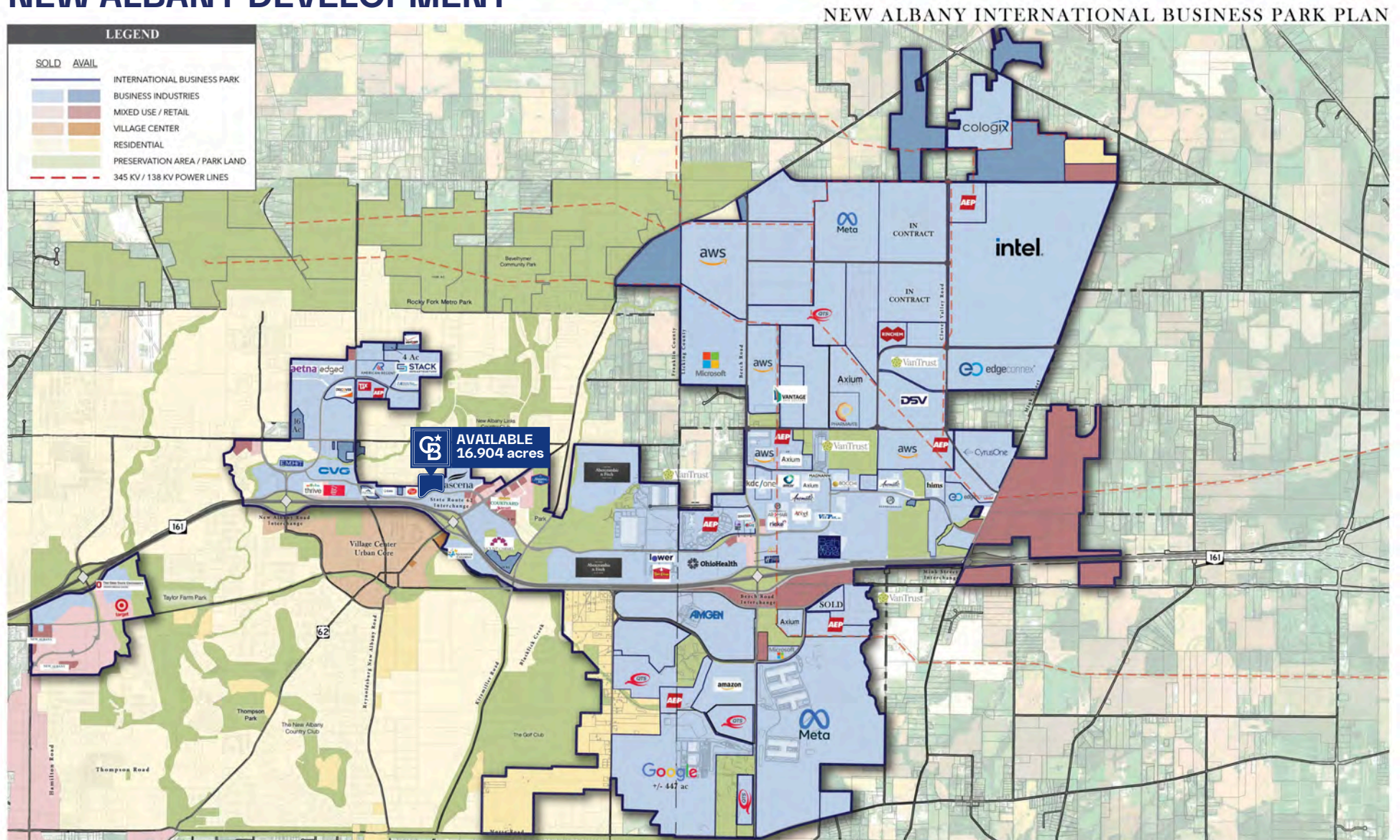
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SALE

Walton Parkway, New Albany, OH 43054

NEW ALBANY DEVELOPMENT



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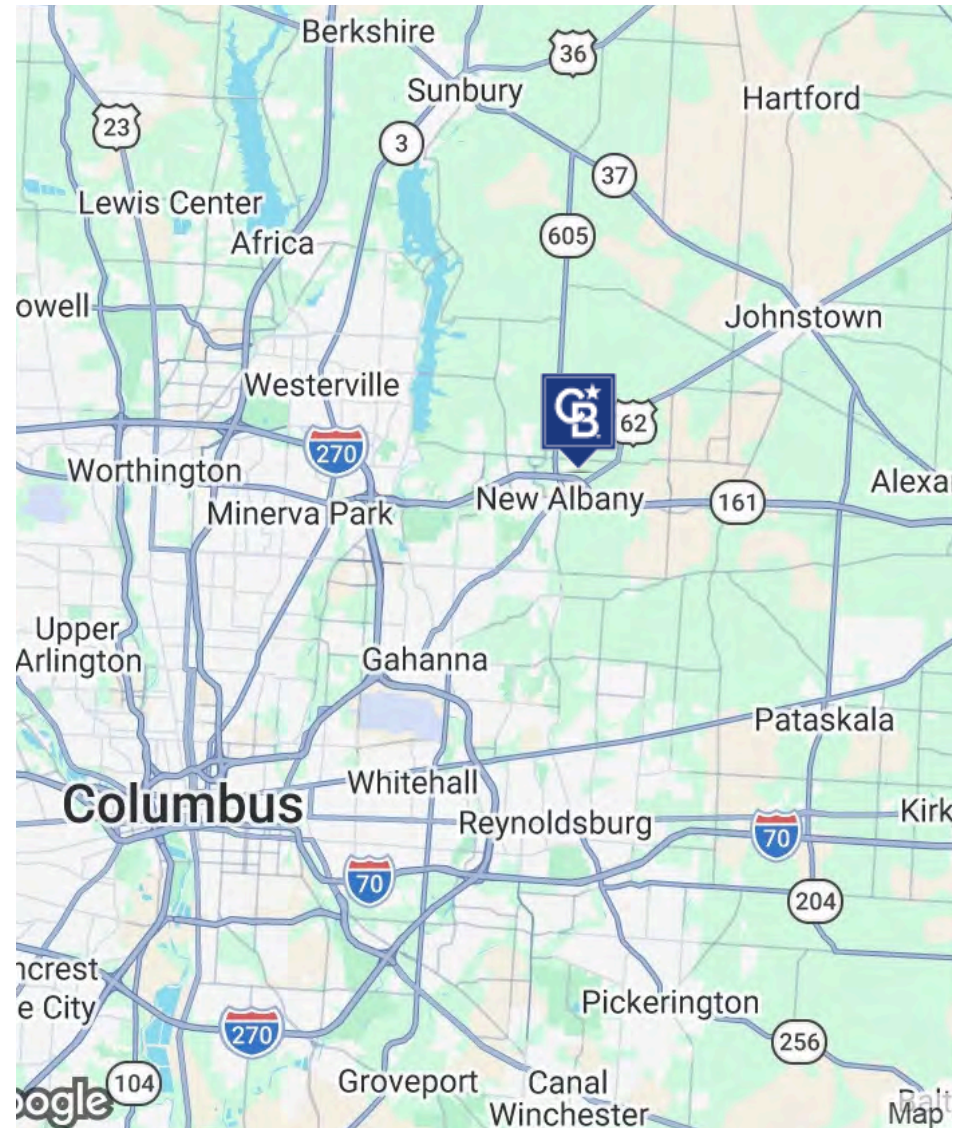
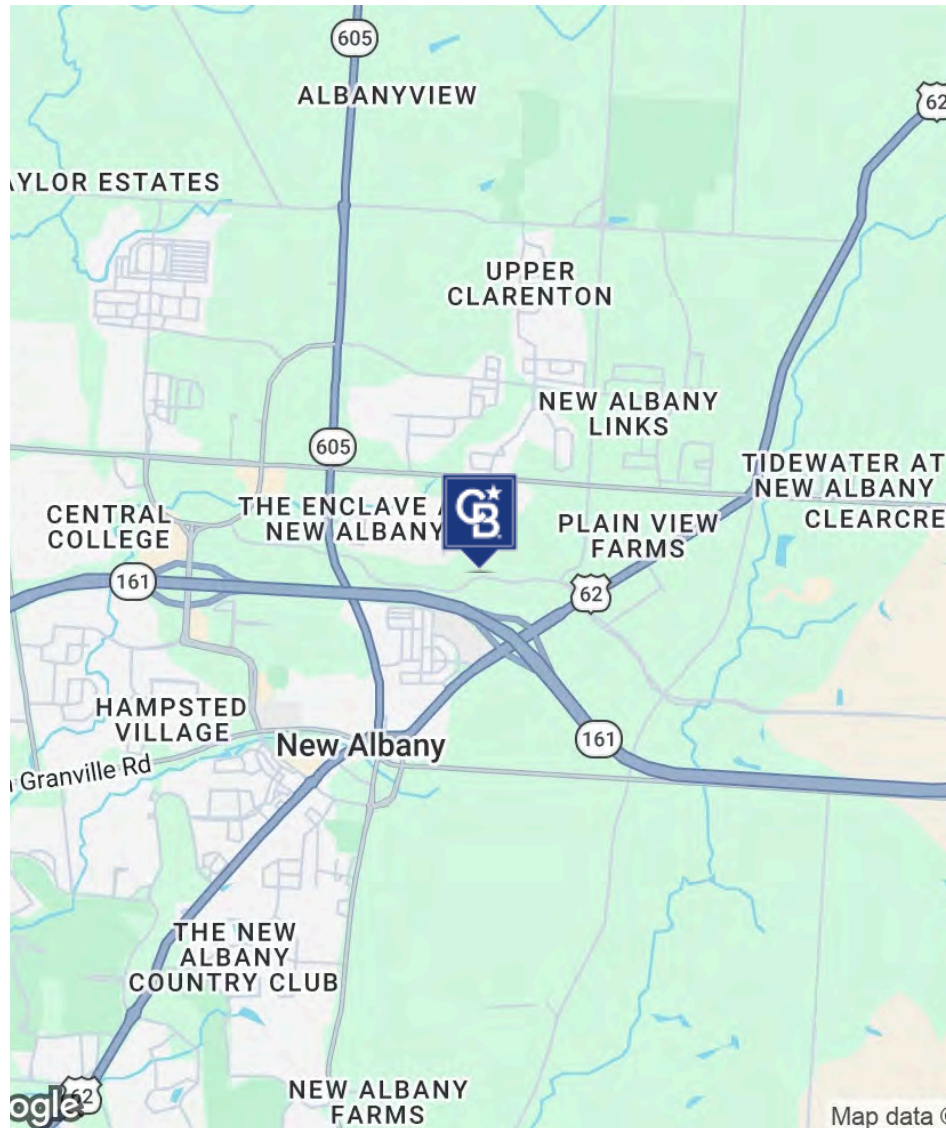
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MAPS



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SALE

Walton Parkway, New Albany, OH 43054

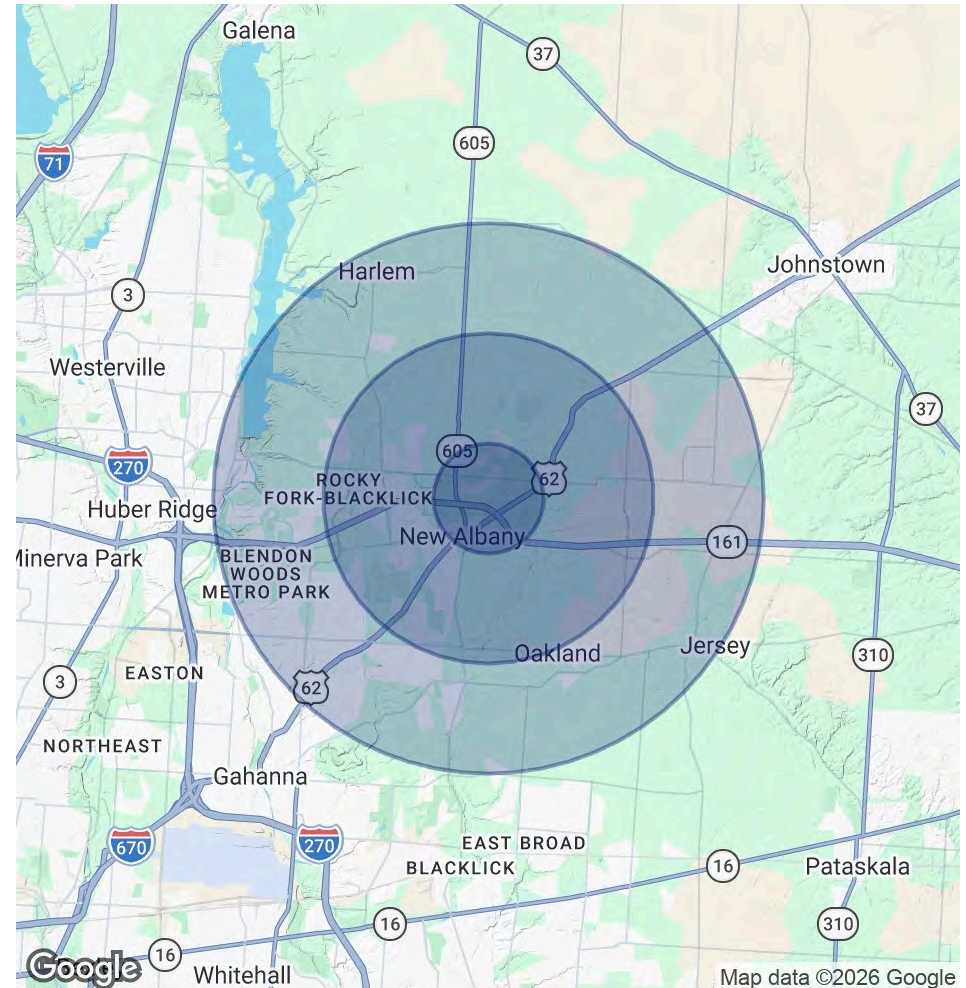
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,394	34,463	83,651
Average Age	43.6	39.6	39.5
Average Age (Male)	43.1	38.3	38.1
Average Age (Female)	44.3	40.7	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,523	14,946	36,094
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$190,674	\$178,654	\$149,869
Average House Value	\$504,550	\$494,994	\$424,352

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR	DIR.
Walton Parkway east of US-62/ Johnstown Rd	2,507 AADT	2025	2-way
OH-161 east of New Albany Rd	83,593 AADT	2025	2-way
US-62/Johnstown Rd east of OH-161	28,889 AADT	2025	2-way



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