

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

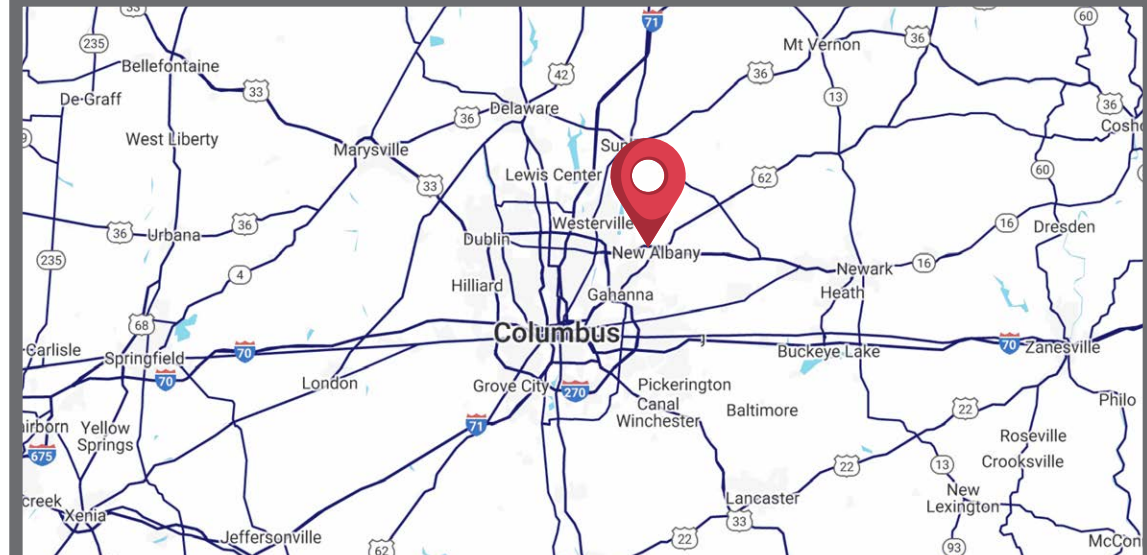
- **Now leasing up to 13,000 SF of new retail space coming available Q2, 2027**
- 93,286 SF retail center anchored by Kroger
- Ranked the #1 suburb in America by Business Insider
- Population of 53,975 within a three mile radius with an average household income of \$164,784.
- Retailers in the center include Kroger, Orangetheory Fitness, Athletico Physical Therapy, Great Clips, Mutts & Co, One Hour Martinizing, Kumon Math & Reading Center and The UPS Store
- Restaurants include Jimmy John's, Jet's Pizza, Burger King, and Bob Evans
- Booming New Albany Market: Located in the heart of one of Central Ohio's fastest-growing areas, with new technology campuses from Meta, Microsoft, Amazon, and Google expected to drive significant workforce and consumer growth over the next several years.

TRAFFIC COUNTS

- 98,359 (25) VPD: I61 West
- 83,593 (25) VPD: I61 East
- 8,373 (25) VPD: New Albany Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,791	53,975	112,154
HOUSEHOLDS	4,618	24,462	48,190
AVG HH INCOME	\$199,816	\$171,866	\$164,784
EMPLOYEES	4,960	12,168	26,327



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Kroger New Albany Center

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RENDERING



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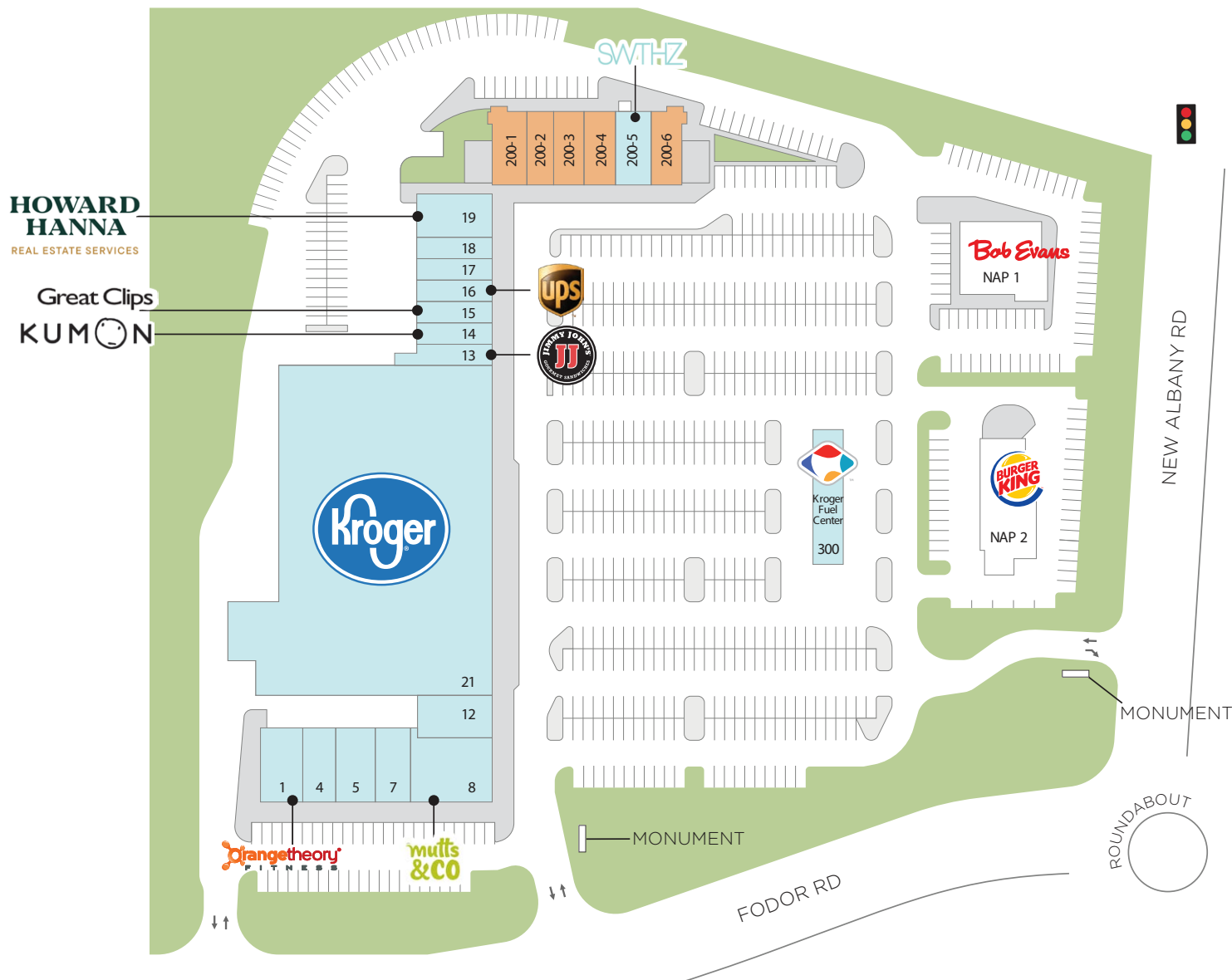
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SITE PLAN



SUITE	TENANT	SF
0001	ORANGETHEORY	2,716
0004	ATHLETICO PHYSICAL THERAPY	2,100
0005	ONE HOUR MARTINIZING	2,830
0007	JET'S PIZZA	2,070
0008	MUTTS & CO	4,200
0012	CLARK FAMILY DENTAL	2,800
0013	JIMMY JOHN'S	1,400
0014	KUMON CENTER	1,400
0015	GREAT CLIPS	1,400
0016	THE UPS STORE	1,400
0017	ENVOGUE NAILS	1,400
0018	GREAT WALL CHINESE	1,400
0019	HOWARD HANNA REAL ESTATE	2,800
0021	KROGER	65,368
200-1	AVAILABLE	2,468
200-2	AVAILABLE	1,791
200-3	AVAILABLE	2,047
200-4	AVAILABLE	1,086
200-5	SWEATHOUZ	2,100
200-6	AVAILABLE	3,601
300	KROGER FUEL	2,880

LEASED
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 NOT A PART

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