# UPPER EAST NEW ALBANY

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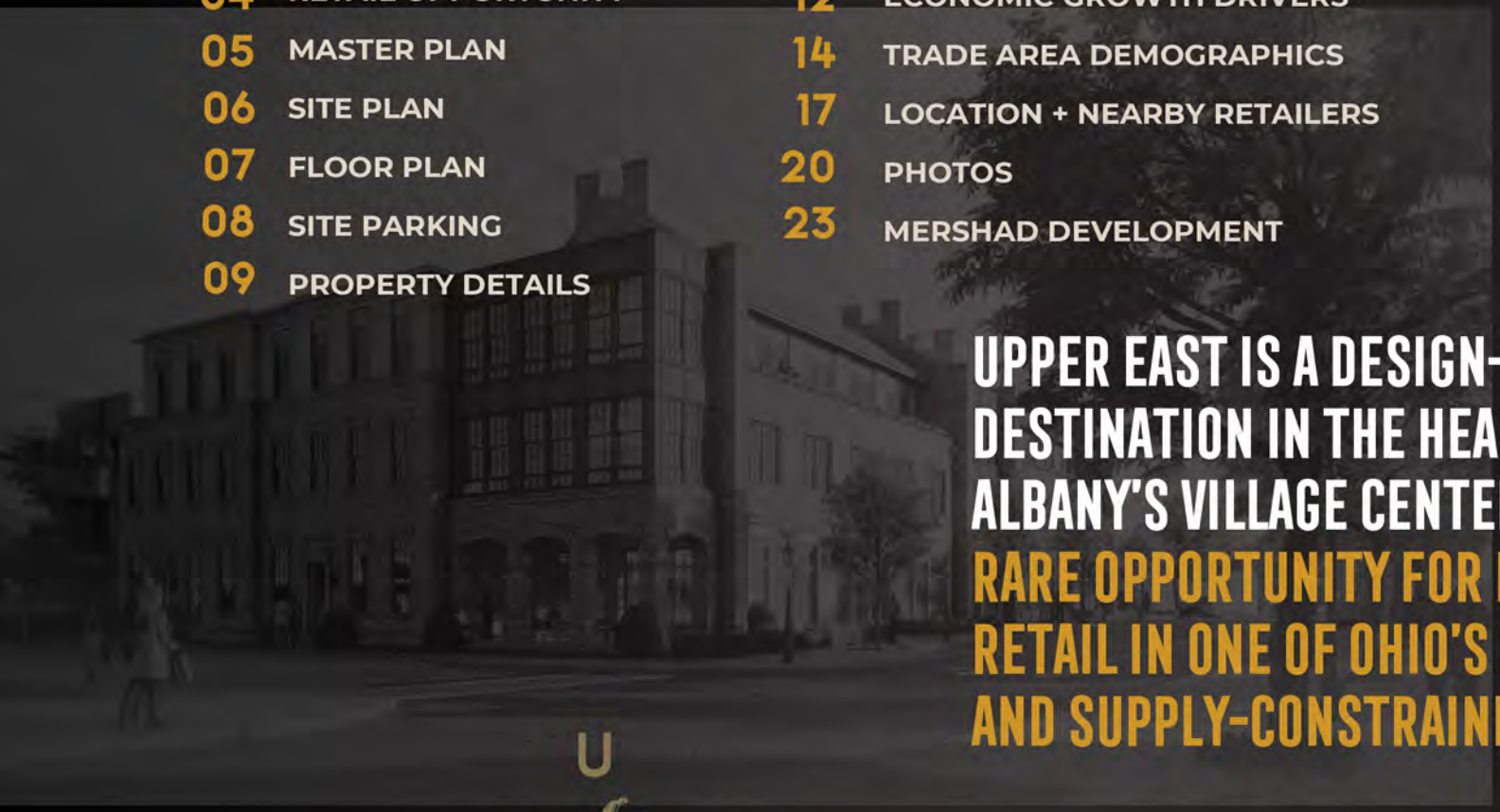
# CONTENTS


03 PROJECT OVERVIEW
04 RETAIL OPPORTUNITY
05 MASTER PLAN
06 SITE PLAN
07 FLOOR PLAN
08 SITE PARKING
09 PROPERTY DETAILS
10 RETAIL FEATURES
11 NEW ALBANY
12 ECONOMIC GROWTH DRIVERS
14 TRADE AREA DEMOGRAPHICS
17 LOCATION + NEARBY RETAILERS
20 PHOTOS
23 MERSHAD DEVELOPMENT

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**UPPER EAST IS A DESIGN-LED, MIXED-USE DESTINATION IN THE HEART OF NEW ALBANY'S VILLAGE CENTER , DELIVERING A RARE OPPORTUNITY FOR NEW-BUILD RETAIL IN ONE OF OHIO'S MOST AFFLUENT AND SUPPLY-CONSTRAINED MARKETS.**

UPPER EAST
NEW ALBANY

NEW-BUILD STREET-LEVEL RETAIL
IN NEW ALBANY'S VILLAGE CENTER

# PROJECT OVERVIEW

## DEVELOPER

Mershad
Development

MERSHAD
DEVELOPMENT

## ARCHITECT

Archall
Architects

archall

## RETAIL LEASING

Roth Real
Estate Group

ROTH REAL ESTATE GROUP

## 103 RESIDENCES

Studios
1–2BR
Townhomes

## 5,048 SF RETAIL

Divisible
High-Visibility
Restaurant-Ready

## NOW PRE-LEASING

Limited Availability
New Construction
Underway

# RETAIL OPPORTUNITY

- 5,048 SF retail space (divisible)
- 285 SF patio opportunity
- Street-level storefronts
- High-visibility corner positioning
- Designed for retail, restaurant, and service users

## BUILT FOR FOOD & BEVERAGE

- Covered patio with garage doors
- Grease traps and venting already installed
- Infrastructure designed to reduce buildout time and cost

## LAYERED INFRASTRUCTURE

186 parking spaces across surface, on-street, and structured garage options

## TIMELINE

- Now pre-leasing
- New construction with infrastructure underway

## LOCATION STRENGTH

- Corner presence in New Albany's historic Village Center
- Part of a 2.96 Acre Mixed Use with 103 residential units
- Minutes from Intel's Ohio One campus

## BEST IN CLASS

103 new residential units onsite, with thousands more within a 5-mile radius

## PRIME VILLAGE CENTER LOCATION

Direct access to Rose Run Park, New Albany schools, the McCoy Center, and civic gathering spaces

## DEMO SNAPSHOT

**1 Mile:**
Population: 3,125
Avg HH Income: $158,200

**3 Mile:**
Population: 16,740
Avg HH Income: $142,600

ROTH REAL ESTATE GROUP

WILLIAM ROTH
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SCAN FOR LEASING DETAILS

## ADDRESS

High Street & Founders Way
New Albany, OH 43054

## AVAILABILITY

**Size:** 5,048 SF, divisible
**Condition:** Vanilla shell (TI negotiable)
**Status:** Pre-leasing now

## DEAL TERMS

**Lease Rate:** Market / Upon Request
**NNN/CAM:** TBD
**Term:** long-term preferred
**Utilities:** tenant-metered
**Delivery:** vanilla shell (TI negotiable)

## RETAIL FIT

Chef-driven restaurants, boutique retail, wine/cocktail, coffee, wellness/fitness, service retail

## A 2.96-ACRE VISION FOR THE FUTURE OF DOWNTOWN NEW ALBANY

| TOTAL PROJECT | ACRES | COMPLETION |
|---|---|---|
| 136,744 SF | 2.96 | 2027 |

| MULTIFAMILY | 103 | RETAIL | 5,048 SF |
|---|---|---|---|

**72,813** SQUARE FEET

**75** UNITS

Upper East is part of a 2.96-acre mixed-use development with apartments, townhomes, and walkable public spaces, designed to integrate with the Village Center and drive long-term foot traffic.

# UPPER EAST MASTER PLAN

**21,295** SQUARE FEET

**5,048 SF** GROUND FLOOR RETAIL

**14** APARTMENTS

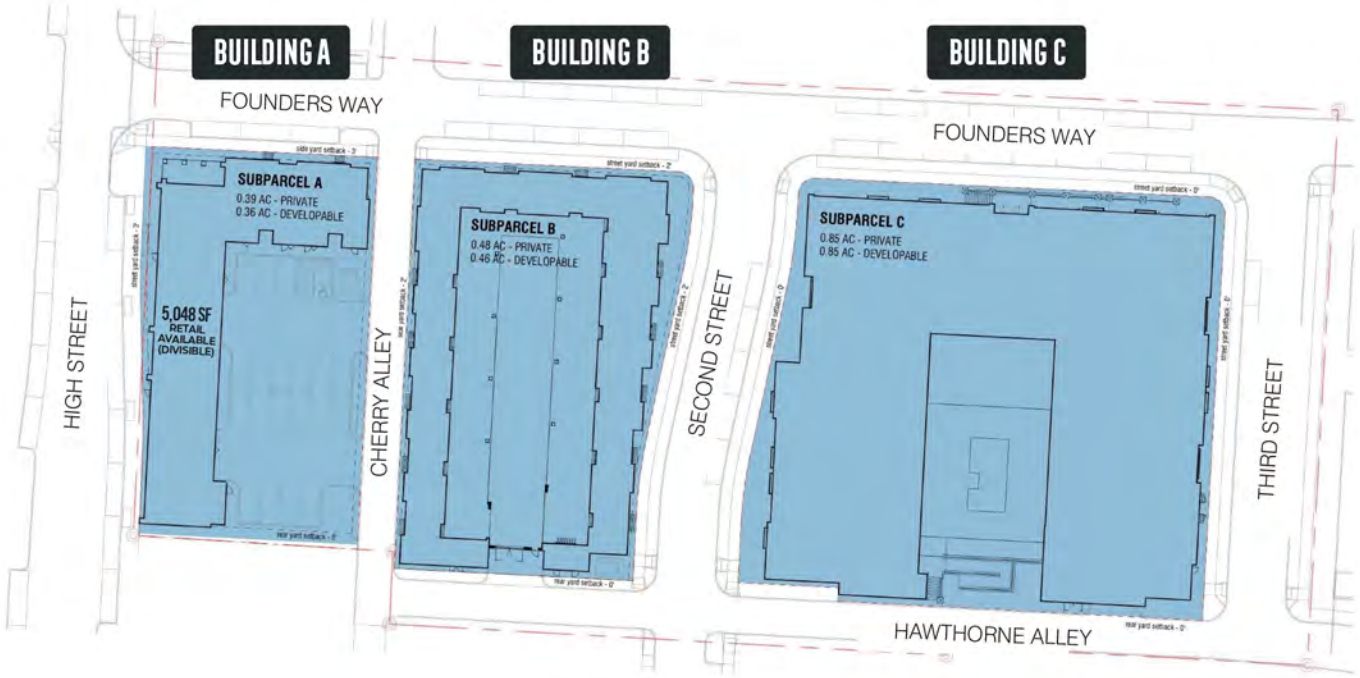
**42,636** SQUARE FEET

**14** TOWNHOMES

## PHASE I

Phase I delivered key infrastructure enhancements, including concrete pavement, curbs, storm sewers, and water mains.

# SITE PLAN



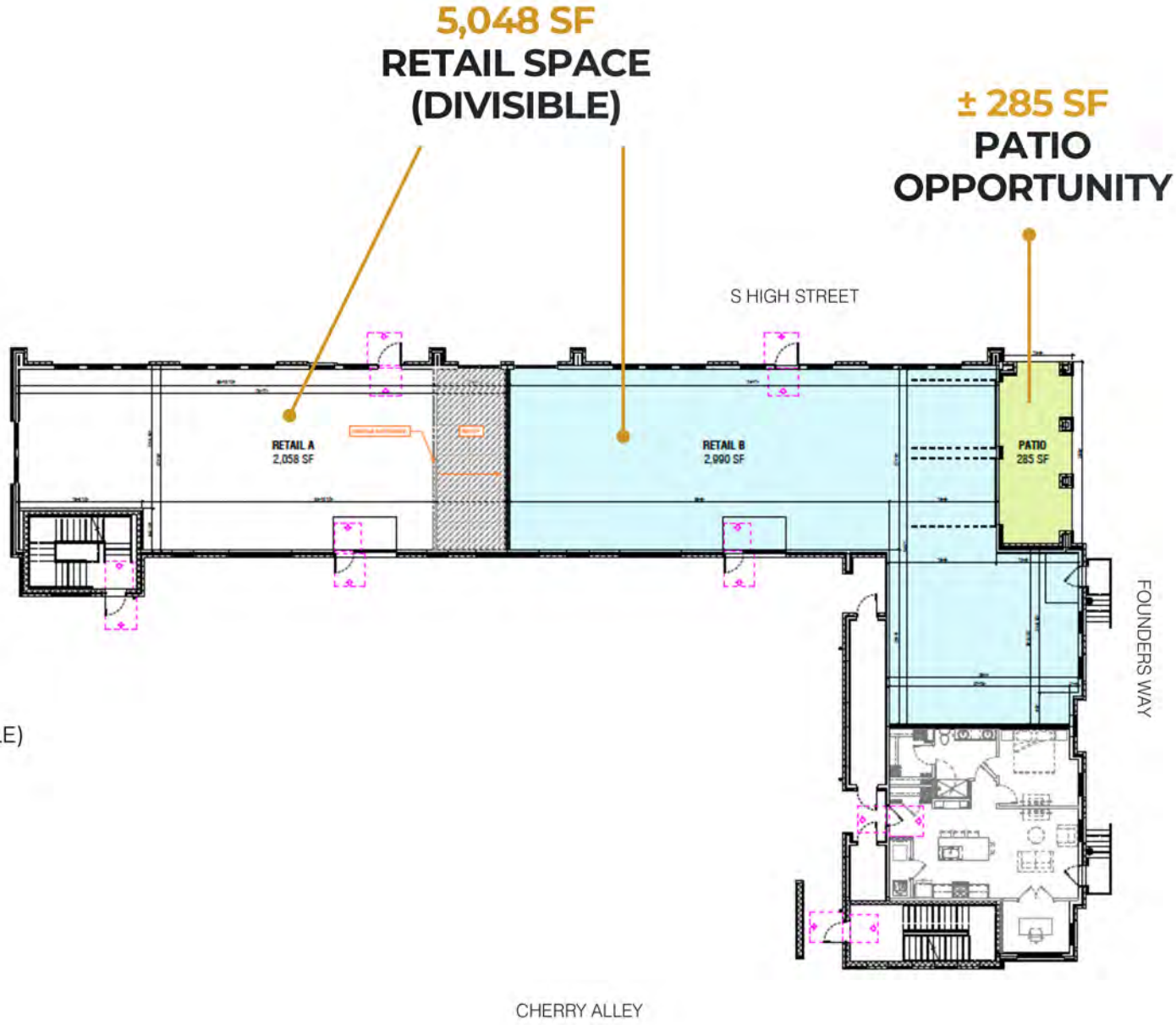

**± 285 SF**
**PATIO OPPORTUNITY**

**5,048 SF**
**STREET-LEVEL RETAIL (DIVISIBLE)**

## BUILDING A

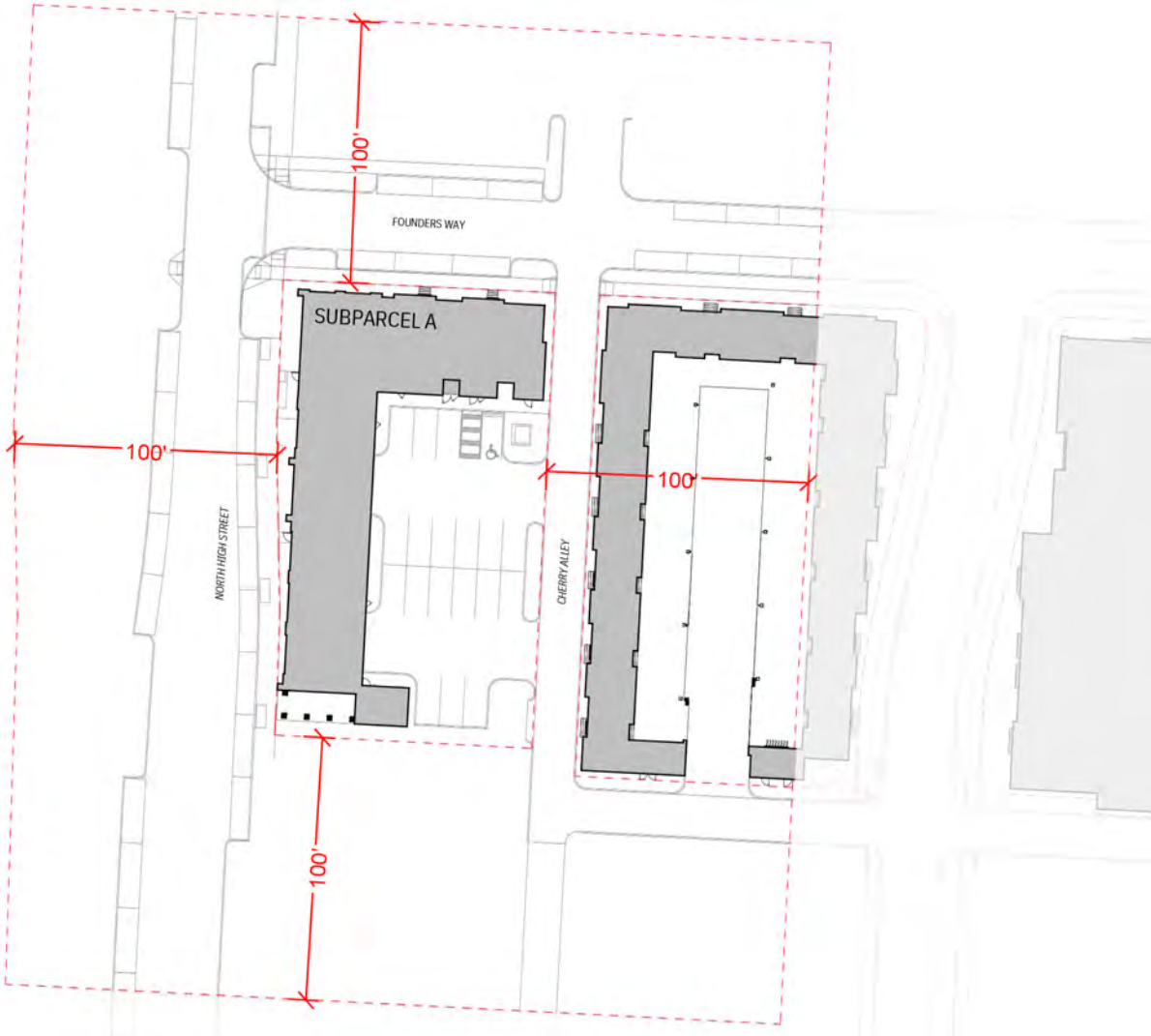
# FLOOR PLAN

- FLOORS // 03
- FOOTPRINT // 21,295 SF
- TYPICAL FLOOR // 7,586 SF
- RETAIL SF // 5,048 SF (DIVISIBLE)
- 14 UNITS RESIDENTIAL



BUILDING A

# SITE PARKING




186 parking spaces across surface, on-street, and structured garage options

*PARKING EXHIBIT*

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# PROPERTY DETAILS

## PROPERTY ADDRESS

High Street & Founders Way, New Albany, OH 43054

## SPACE AVAILABLE

5,048 SF Street-Level Retail (Divisible)
+285 SF Patio

## RENTAL RATE

Market / Upon Request
NNN/CAM TBD

## PROPERTY TYPE

Mixed-Use / Street-Level Retail

## DELIVERY CONDITION

Vanilla Shell (TI Negotiable)

## LEASE TYPE

NNN (Negotiable)

## ZONING

Urban Center District (Historic Core)

## PARKING

186 Spaces (Surface, On-Street & Structured)

## TENANCY

Multi-Tenant Potential

Delivery: Upon Project Completion


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ROTH REAL ESTATE GROUP

A limited opportunity for restaurants, boutiques, and wellness concepts seeking visibility and daily traffic.

# DESIGNED FOR MODERN RETAIL PERFORMANCE

**Designed to reduce buildout complexity and support faster tenant delivery timelines.**

Upper East delivers 5,048 SF of divisible, street-level retail designed for today's operators. As the only new-build retail in New Albany's Village Center, it offers the visibility, infrastructure, and access needed to support long-term performance.

- Covered patios with operable garage doors
- Grease traps and venting in place
- Highly visible storefronts along High Street
- Integrated and accessible parking
- Walkable environment with consistent foot traffic

BUSINESS INSIDER'S #1
AMERICAN SUBURB

WHY NEW ALBANY?

# NEW ALBANY OHIO

## 11,000-ACRE BUSINESS PARK

**$47B**
PRIVATE INVESTMENT

**26K**
EMPLOYEES

**2%**
CORPORATE INCOME TAX

**2K+**
ACRES OF PRESERVED PARKLAND

Beautiful greenways, civic pride, and long-term growth outlook

**80+**
MILES OF TRAILS

intel

**15K+**
NEW JOBS PROJECTED
THROUGH INTEL + SURROUNDING CORRIDOR

**$158K**
AVG HH INCOME (1-MILE RADIUS)
One of Ohio's highest-income suburbs

Home to Ohio's top-rated school district and civic assets

**60+**
COLLEGE + UNIVERSITIES

**55%**
BACHELOR'S DEGREE OR HIGHER

MAJOR EMPLOYERS

AMGEN · Meta · intel · Bath & Body Works · Google

# ECONOMIC GROWTH DRIVERS

**$170M**
NATIONWIDE CHILDREN'S NEW ALBANY CLOSE TO HOME CENTER

**$50M**
VETERAN'S MEMORIAL + ROSE RUN PARK II

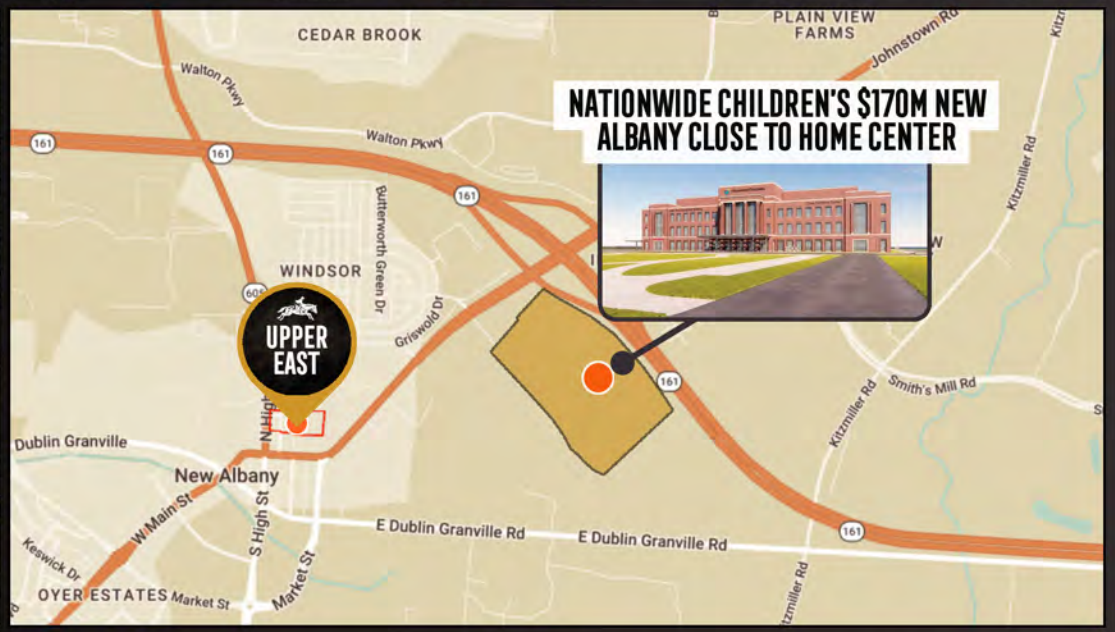
**$900M**
AMGEN'S EXPANSION

**$1M+**
GANTON PARKWAY EXTENSION IMPROVING REGIONAL CONNECTIVITY

**MULTI-BILLION INVESTMENT**
INTEL OHIO ONE SEMICONDUCTOR CAMPUS

**26K+**
EMPLOYEES FROMNEW ALBANY BUSINESS PARK

# NATIONWIDE CHILDREN'S PROPOSED $170 MILLION NEW ALBANY OUTPATIENT CENTER

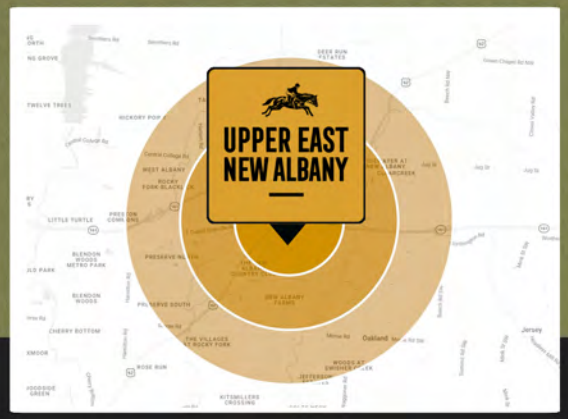



The facility is planned for an area roughly between State Route 161 and East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62 and west of Kitzmiller Road.

*Renderings provided by the City of New Albany via The Columbus Dispatch.*

## AFFLUENT, HIGH-INCOME TRADE AREA WITH LIMITED NEW RETAIL SUPPLY

# TRADE AREA DEMOGRAPHICS




| RADIUS | POPULATION | AVG HH INCOME | AVG HOME VALUE |
|---|---|---|---|
| 1 MILE | 3,125 | $158,200 | $489,000 |
| 3 MILE | 16,740 | $142,600 | $436,000 |
| 5 MILE | 48,900 | $126,000 | $379,000 |

Affluent, high-growth trade area with strong household income and ongoing residential expansion.

### CONSISTENT POPULATION GROWTH SUPPORTING LONG-TERM RETAIL DEMAND

**37.5**
**MEDIAN AGE**

**BACHELOR'S DEGREE OR HIGHER**

Educated, professional population supporting retail and dining demand

**$385K**
**MEDIAN HOME VALUE**

**$150+K**
**MEDIAN HH INCOME**

Supports premium retail and restaurant concepts.

(1 MILE RADIUS)

**3.1K**

**RESIDENTS**

(10 MIN DRIVE)

**55K**

**Daytime Population**

# TRAFFIC COUNTS

Located in the heart of New Albany's Village Center, Upper East benefits from consistent daytime traffic generated by top-rated schools, civic destinations, restaurants, offices, and surrounding neighborhoods. Combined with exceptional regional access via SR-161 and year-round community events, Upper East offers retailers outstanding visibility and a strong built-in customer base.

**High Street: 8,687–10,237 VPD**
**SR-161 (Nearby): 36,000–72,000 VPD**

**25K+**
**FARMERS MARKET ATTENDANCE**

**50K+**
**WALKING CLASSIC**

**100+**
**ANNUAL PERFORMANCES & EVENTS**

# CONNECTED AT EVERY SCALE

**5 MINUTES TO**
SR-161

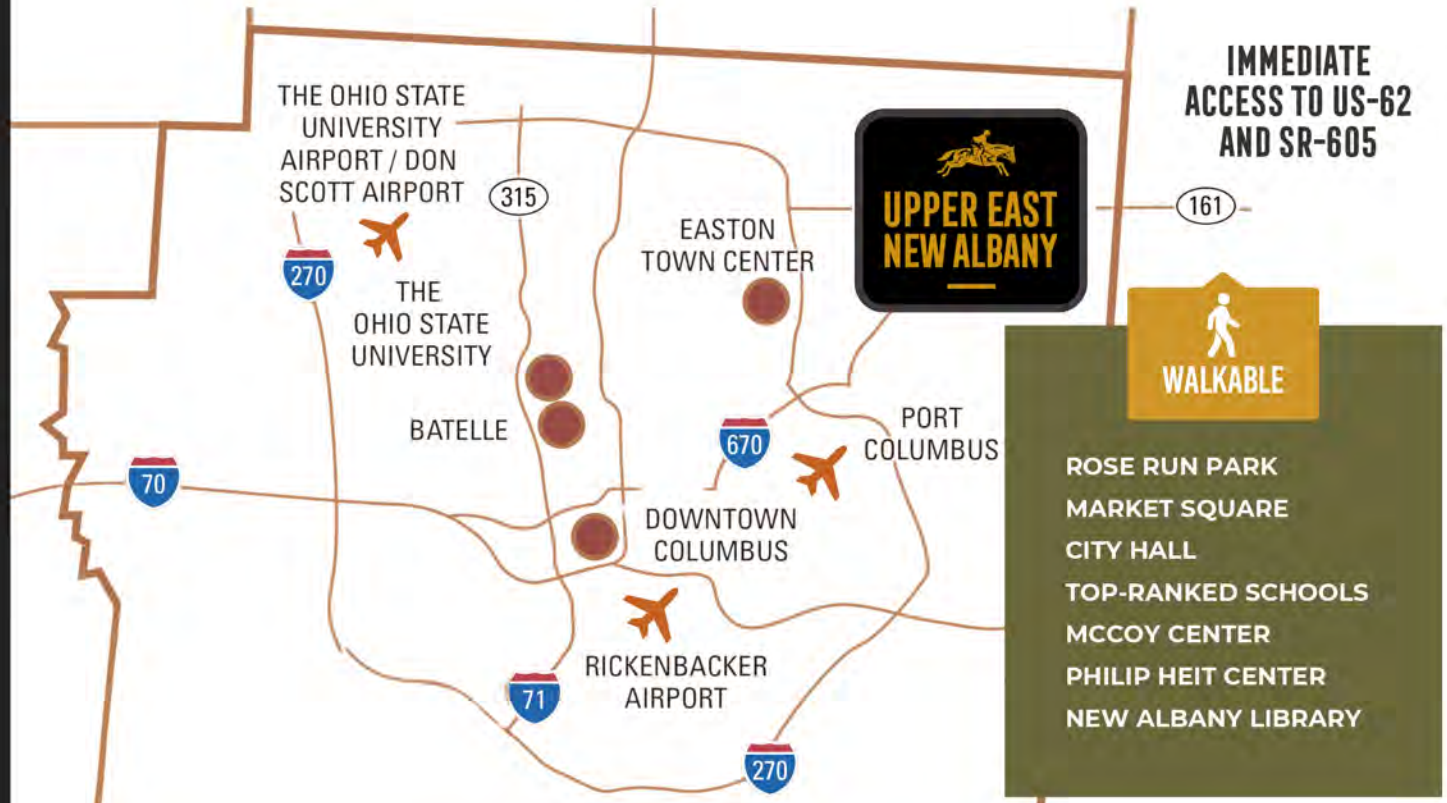
**10 MINUTES TO**
EASTON TOWN CENTER

**15 MINUTES TO**
JOHN GLENN INTERNATIONAL AIRPORT

**20 MINUTES TO**
DOWNTOWN COLUMBUS

**15 MINUTES TO**
INTEL OHIO ONE

## WALKABLE. CONNECTED. REGIONAL




**WALKABLE**

- ROSE RUN PARK
- MARKET SQUARE
- CITY HALL
- TOP-RANKED SCHOOLS
- MCCOY CENTER
- PHILIP HEIT CENTER
- NEW ALBANY LIBRARY

Within a 10–30 minute drive of Central Ohio's primary employment, retail, and residential base.

A walkable Village Center location with direct regional access and proximity to Central Ohio's largest employment drivers.

## TRENDY EATERIES

- Hudson 29 Kitchen + Drink
- Bendi Wok N' Bar
- BrewDog New Albany
- Rusty Bucket Tavern
- Elliot's Wood Fired Kitchen
- Johnson's Real Ice Cream
- Fox in the Snow Cafe
- Estefania's Bakery
- Harvest Pizzeria (coming soon)
- Apollo Coffee

## SPECIALTY RETAIL

- Home Turf Clothing Co.
- Truluck Boutique
- Hayley Gallery
- Pearly Vine
- Red Twig Farms
- Griffin's Floral Design & Wine Shop

## MUST-DO HANGOUTS

- New Albany Farmer's Market
- Market + Main
- Community Events & Trails
- Brickhouse Blue @ Innovate New Albany
- McCoy Community Center for the Arts

EMPLOYERS
RESIDENTIAL

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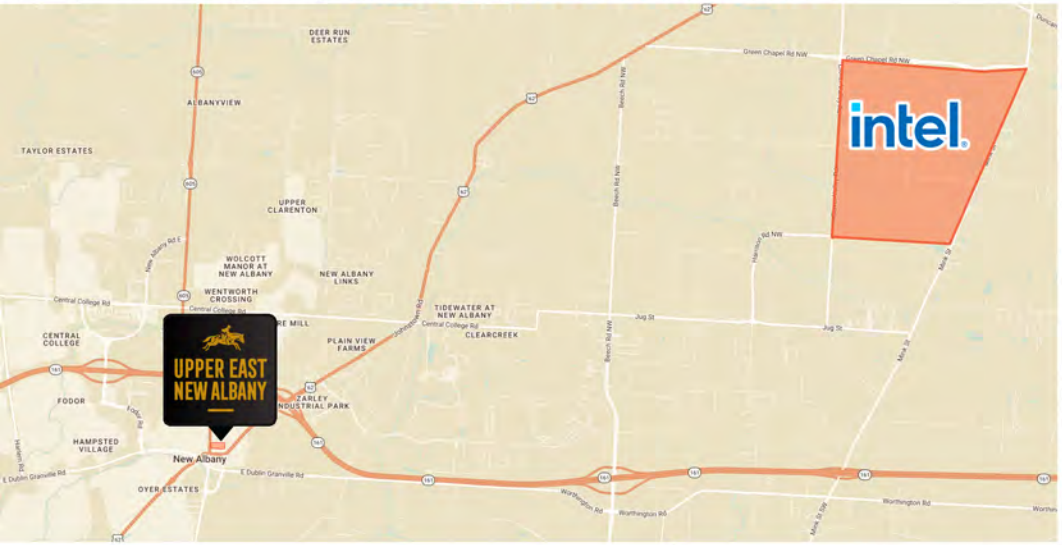
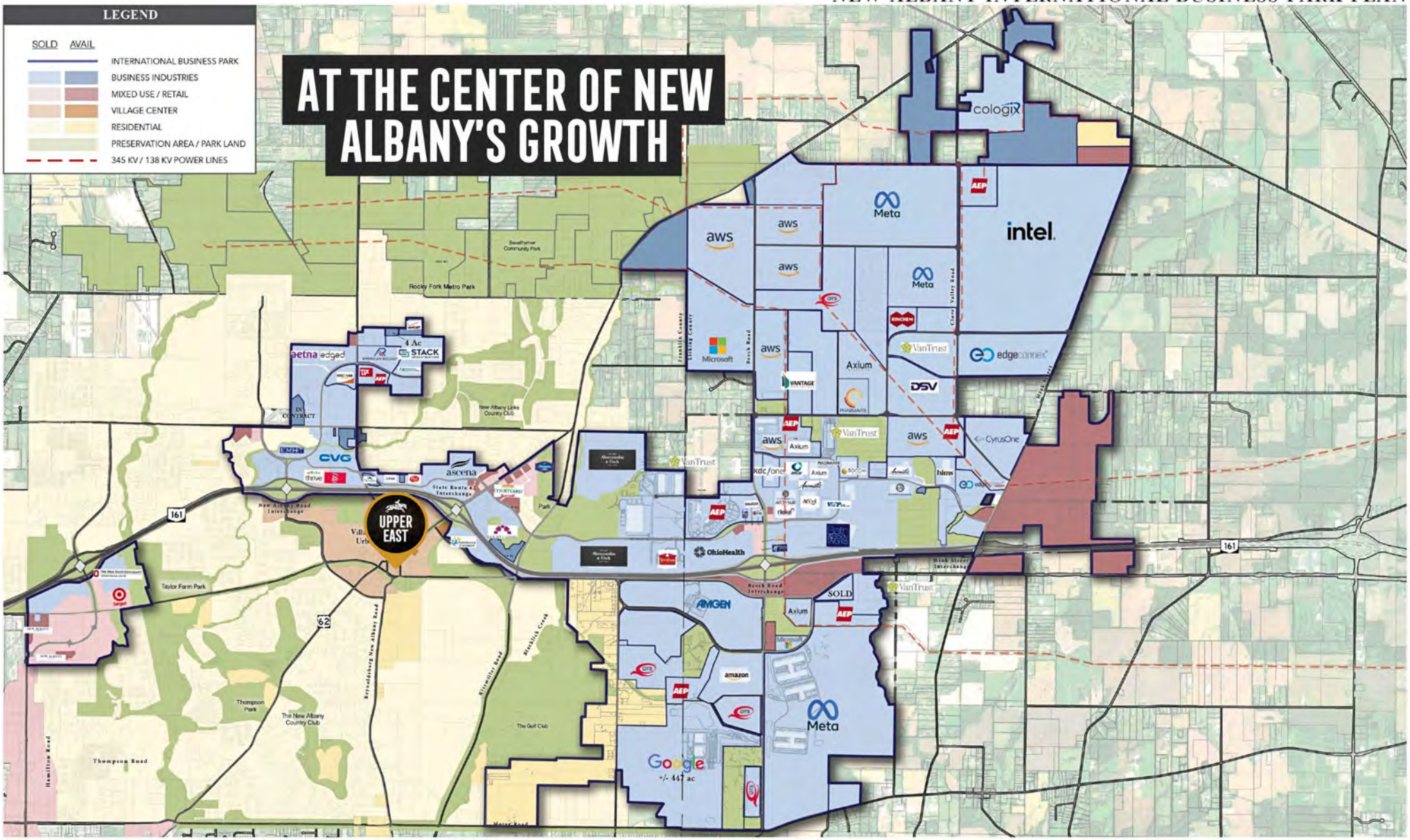
SCAN FOR LEASING DETAILS

# intel

# INTEL'S $28B NEW ALBANY SEMICONDUCTOR MANUFACTURING FACILITY



*Renderings: Intel, sourced from the City of New Albany's Silicon Heartland website.*




SEPTEMBER 2025

*Upper East location shown for reference*

NEW ALBANY
FOUNDED 1837

NEW ALBANY BUSINESS PARK

Located near the Village Center and New Albany International Business Park, Upper East connects neighborhood living with one of Central Ohio's most dynamic employment corridors. Residents enjoy convenient access to leading employers, everyday amenities, and the distinctive character of New Albany.

# WALKABLE VILLAGE CENTER LOCATION

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ROTH REAL ESTATE GROUP

# UPPER EAST NEW ALBANY

# TENANT SPACE
## BUILDING A

UPPER EAST NEW ALBANY

MERSHAD
DEVELOPMENT

## ABOUT

Mershad Development is a Columbus-based real estate firm focused on delivering thoughtfully designed residential and mixed-use communities. With a commitment to quality, detail, and long-term value, each project is carefully planned to complement its surroundings while creating a strong sense of place.

## APPROACH

Mershad's approach prioritizes walkability, timeless design, and community integration. By partnering with leading architects and planners, the firm creates environments that support daily life, encourage connection, and contribute to the long-term growth of communities like New Albany's Village Center.

Mershad Development is led by a team with deep local and national experience, including senior leadership behind Micro Center's national growth and $250M+ in retail and multi-family development across Central Ohio.

Cedar Square — German Village, Columbus, Ohio | Architectural Rendering

Upper East — New Albany, Ohio | Architectural Rendering

A LIMITED RETAIL OPPORTUNITY IN NEW ALBANY'S VILLAGE CENTER — NOW PRE-LEASING.

# UPPER EAST NEW ALBANY

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