

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Now leasing up to 12,600 SF of new retail space coming available Q2, 2026
- 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, Atheltico 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, Bob Evans and Panera Bread

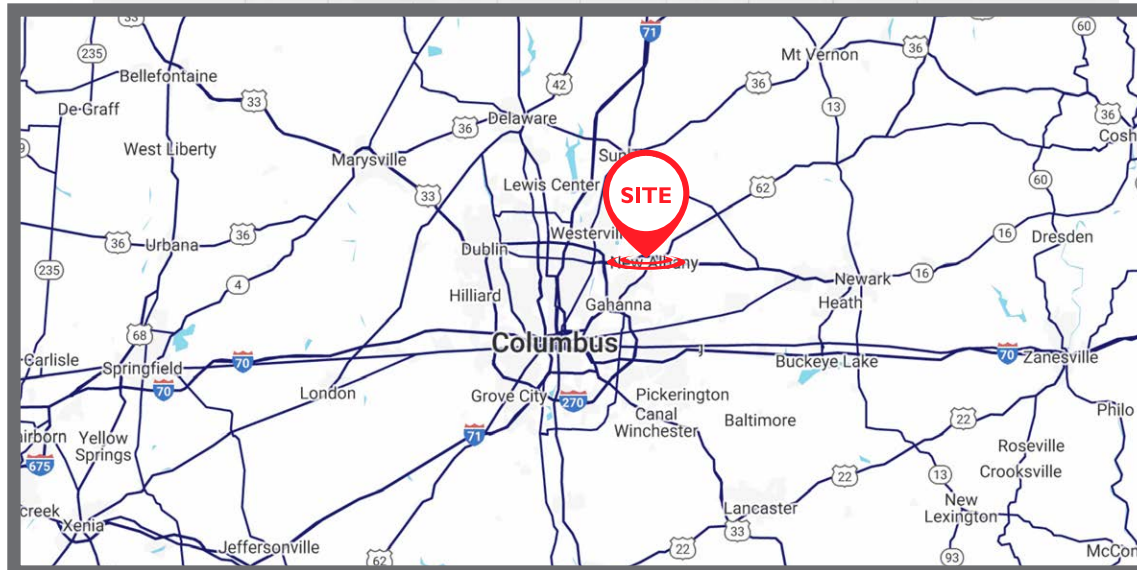


TRAFFIC COUNTS

- 67,118 (24) VPD: I61 West
- 66,873 (24) 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



CONTACT

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Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054

Anchor
ASSOCIATES



SILICON HEARTLAND
INTEL is building two state-of-the-art chip manufacturing plants. The project is expected to add \$2.8 billion to Ohio's annual gross state product. Expected to create 3,000 Intel jobs, 7,000 construction jobs over the course of the build, and thousands of additional indirect and support jobs including contracted positions, electricians, engineers, and jobs in restaurants, healthcare, housing, entertainment and more. Estimated completion 2027-2030

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SITE PLAN

SUITE	TENANT	SF
1	ORANGETHEORY	2,716
4	ATHLETICO PHYSICAL THERAPY	2,100
5	ONE HOUR MARTINIZING	2,830
7	JET'S PIZZA	2,070
8	MUTTS & CO	4,200
12	CHRISTOPHER M. CLARK DDS	2,800
13	JIMMY JOHN'S	1,400
14	KUMON MATH AND READING CENTER	1,400
15	GREAT CLIPS	1,400
16	THE UPS STORE	1,400
17	EN VOGUE NAILS	1,400
18	GREAT WALL CHINESE	1,400
19	HOWARD HANNA	2,800
21	KROGER	65,368
200-1 - 200-6	NOW LEASING (DIVISIBLE)	12,600
300	KROGER FUEL	1



