

An aerial photograph of a suburban development. In the foreground, there is a large, modern commercial building with a flat roof and a large parking lot filled with cars. Behind the building is a green lawn and a small pond. To the left and right of the central area are residential neighborhoods with single-story houses and winding streets. A road with a roundabout is visible on the right side. The background shows more houses and trees under a hazy sky.

# THE JEROME VILLAGE MARKET



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# Jerome Village - Location

- Master-planned and developed by Nationwide Realty Investors, Jerome Village consists of 2,000 acres in Union County, spanning 3 miles from north to south.
- Union County is one of the fastest-growing housing markets in the country, ranked 2nd in the state and 13th in the nation.
- In recent years, Union County's number of housing units has jumped nearly 4% each year. Jerome Village is in the heart of that growth.

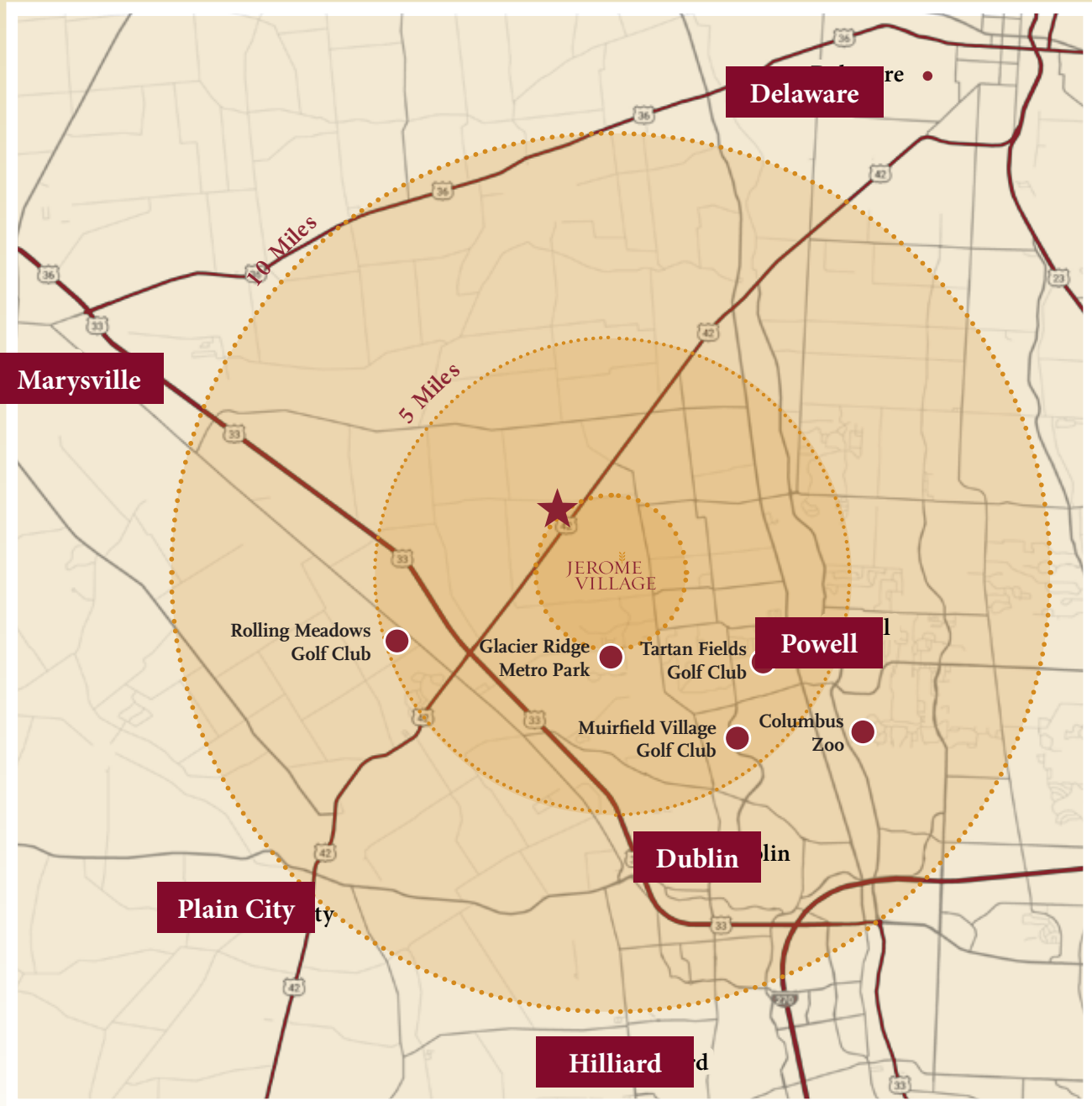


The Jerome Village development is centrally located along Route 42, with convenient access to the Columbus outer belt and well positioned to serve the Dublin, Powell, Plain City, Marysville and Delaware markets.

# Jerome Village - Area Demographics



	3 mile	5 mile	10 mile
<b>Population</b>			
Est. Population (2024)	22,407	66,248	308,163
Proj. Population (2029)	26,533	75,245	327,086
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
Est. Average Household Income (2024)	\$281,338	\$250,569	\$174,797
Proj. Average Household Income (2029)	\$293,298	\$262,632	\$185,577
Est. Average Household Net Worth (2024)	\$2.7M	\$2.54M	\$1.64M
Median Age	40.8	40.7	38.3
<b>Daytime Demographics (2024)</b>			
Total Businesses	584	2,104	12,324
Total Employees	4,519	18,188	135,100
<b>Total Annual Consumer Expenditure (2024)</b>			
Total Household Expenditure	\$1.33B	\$3.8B	\$15.8B
Entertainment	\$73.28M	\$210.04M	\$886.66M
Food and Beverages	\$133.59M	\$386.59M	\$1.69B
Health Care	\$51.85M	\$157.4M	\$793.95M



- Jerome Village is located primarily within the Dublin City School District which has received the state’s highest rating for more than 10 years.
- Neighboring developments include Muirfield Village and Tartan Fields.



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# Jerome Village - Neighborhoods

Developed	Number of Homes	Pricing
Arrowwood	136	\$700s - \$900s
Black Oak	10	\$900s - \$1.2M
The Courtyards	215	\$400s - \$800s
Cranberry	130	\$400s - \$500s
Dogwood	120	\$400s - \$500s
Fox Hill	20	\$600s - \$700s
Gardenia	118	\$400s - \$500s
Orchid Hill	147	\$400s - \$600s
Pearl Creek	177	\$500s - \$800s
Persimmon	61	\$500s - \$700s
Plum Ridge Place	22	\$2M - \$4M
Rock Rose Place	14	\$900s - \$1.2M
Sagebrush	50	\$500s - \$700s
Sugar Maple	81	\$500s - \$700s
Willowbrush	201	\$400s - \$500s
Wren Wood	131	\$500s - \$700s

Under Development	Number of Homes	Pricing
Applewood	136	\$500s - \$600s.
Ash Grove	34	\$700s - \$900s
Aster	147	\$400s - \$500s
Cottages at Verbena	42	\$400s
The Courtyards of Hyland Meadows	110	\$400s - \$800s
The Cove at Woodmark	170	TBD
Laurel Crossing	30	\$1M+
Eversole Run	208	\$800s - \$2M+
Everole Woods	147	\$600s - \$1M+
Meadowlark	165	\$300s - \$400s
Rosewood	58	\$500s - \$700s
Stillwell	230	\$1,650+/Month
Townhomes at Woodmark	145	TBD



As of late 2024, nearly 3,300 homes are completed or under development.






More than 800 acres or 40% of the land is reserved for woodlands, meadows, green spaces and parks.



# Jerome Village - Illustrative Neighborhoods Map

## NEIGHBORHOOD KEY

-  Under Development
-  Developed
-  Retail

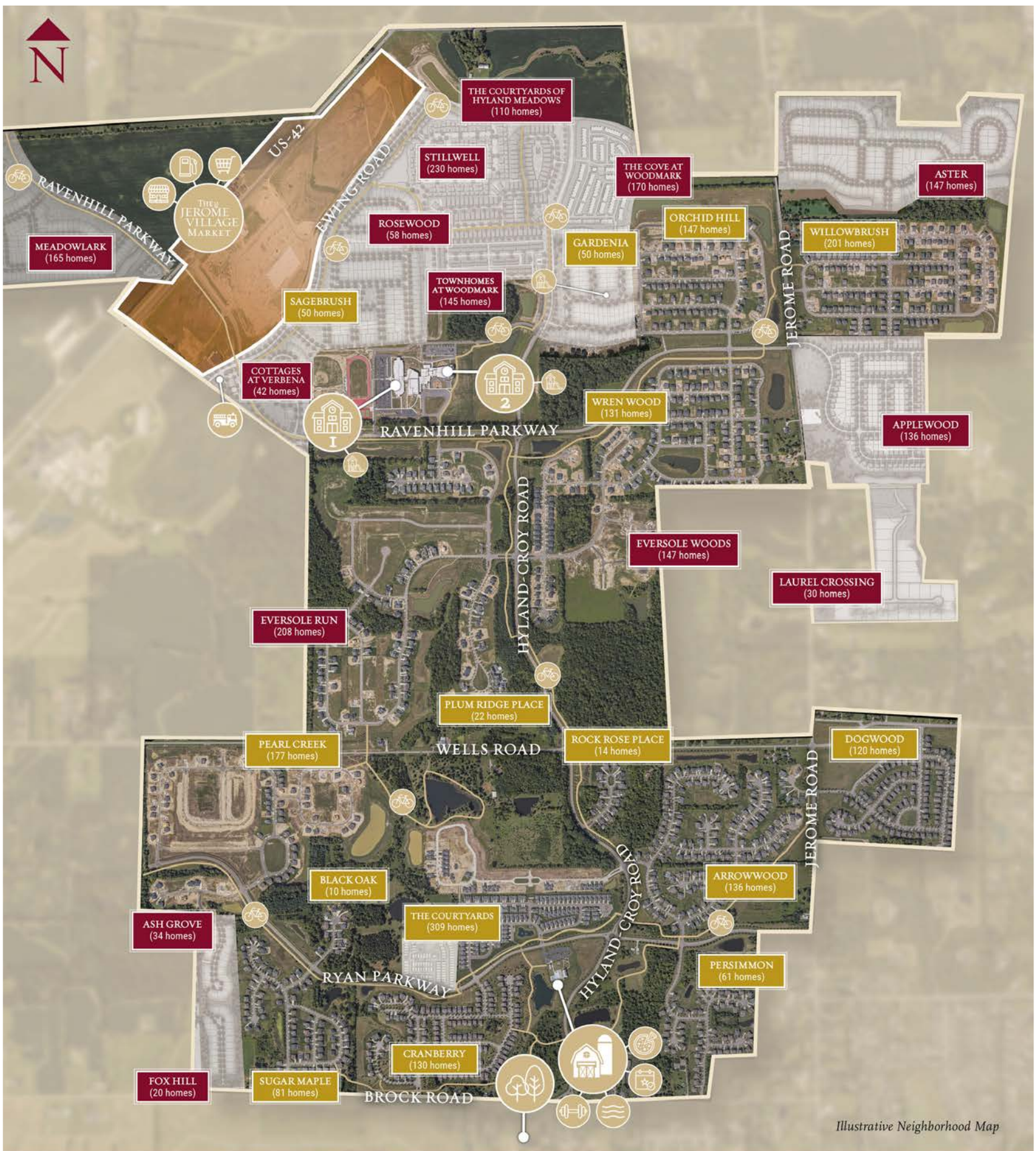
## NEIGHBORHOOD AMENITIES

-  Jerome Village Community Center/ Jerome Village Bar & Grille
-  Glacier Ridge Metro Park
-  Eversole Run Middle School
-  Abraham Depp Elementary School
-  Primrose School of Dublin Jerome
-  Playground
-  Bike Path
-  Jerome Township Fire Station 211

## THE JEROME VILLAGE MARKET

*\*Under Development*

-  Kroger Marketplace
-  Kroger Fuel Center
-  Retail



Digital Map





- Zoned for 4,000 residential units within its 2,000 acres.
- Sewer district encompasses 4,300 acres.
- 2,200 occupied homes with another 500 currently under construction.
- 3,300 home sites are either occupied or in contract with builder.
- Between 2023 and 2024 Jerome Village added 340 rental units and another 400 lots closed.
- Jerome Village accounts for nearly 3% of all permits pulled for housing developments across central Ohio.
- Average home price is \$590,000.
- The 2024 average household income in the 3-mile area of Jerome Village is \$281,338 and projected household income in 2026 is \$293,298.
- The population of Jerome Village is similar to that of Dublin City Schools, with 86% of households being family households and an average household size of 3.



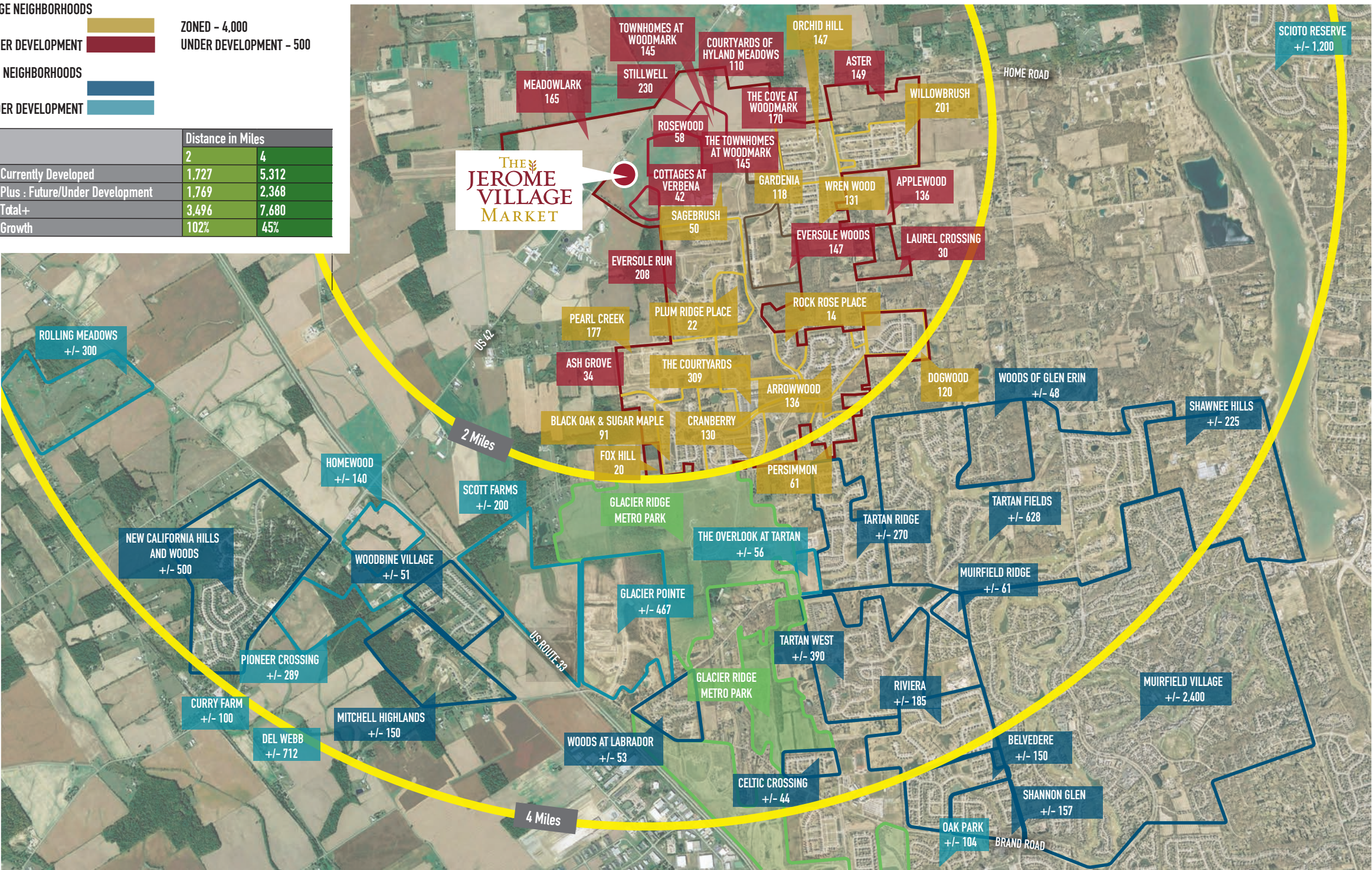
# Jerome Village - Area Housing Density

KEY

JEROME VILLAGE NEIGHBORHOODS  
DEVELOPED  ZONED - 4,000  
FUTURE/UNDER DEVELOPMENT  UNDER DEVELOPMENT - 500

SURROUNDING NEIGHBORHOODS  
DEVELOPED   
FUTURE/UNDER DEVELOPMENT 

		Distance in Miles	
Dwellings	Currently Developed	2	4
	Plus : Future/Under Development	1,727	5,312
	Total+	1,769	2,368
	Growth	3,496	7,680
		102%	45%





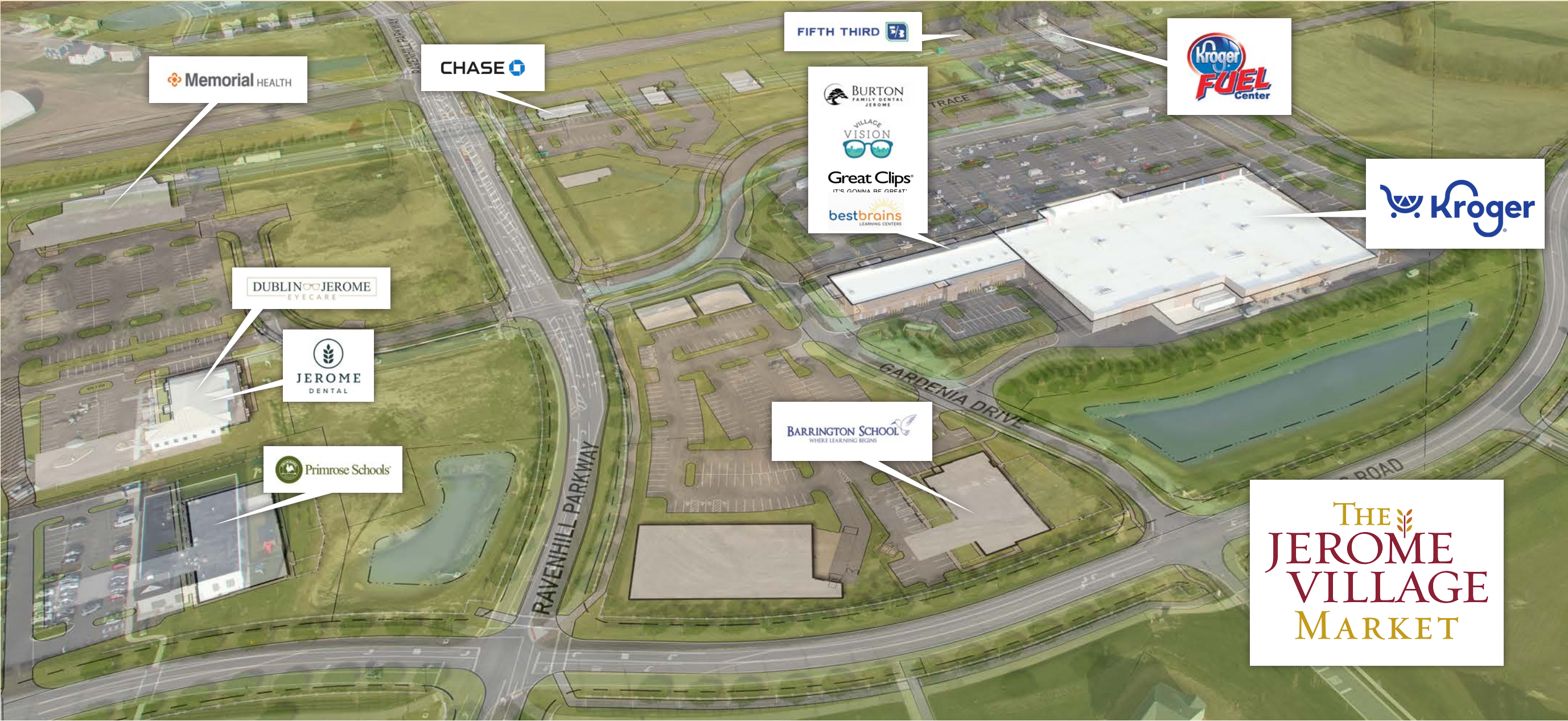
# Jerome Village Market



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# Jerome Village Market



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# Jerome Village Market

JEROME  
VILLAGE

- 123,000 SF Jerome Village Kroger Marketplace
- 150 acre commercial site
- Accessible from Rt. 33 and Rt. 42
- Zoned for up to 1.3 million SF
- 20,000 SF multi-tenant retail building (divisible by 1,500 SF)
- Outlot sites fronting Rt. 42 available



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Retail Activity





## COLUMBUS BUSINESS FIRST

### Jerome Village adds new tenants, restaurants still to come

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Jerome Village Kroger Marketplace and the Jerome Village Market  
2021 C TOP SITE AERIAL PHOTOGRAPHY

The new [Kroger](#) Marketplace at Jerome Village is getting some neighbors.

With the grocery [set to open next week](#) at 12116 Sycamore Trace in Union County, Nationwide Realty Investors announced some of the tenants that will join the store as part of the new Jerome Village Market center.

Jerome Village is a 1,900-acre, [multi-community development](#) near Plain City and Glacier Ridge Metro Park. NRI is the project's lead developer.

The 123,000-square-foot Kroger store is one of the [largest Kroger stores](#) in the Midwest. That building also has an adjoining 20,000 square feet of retail.

“This is a really strong growth corridor in Central Ohio,” NRI President Brian Ellis said in a press release. “In addition to supporting a lot of new jobs and economic activity, this retail center will serve as a hub of activity in Jerome Village and a draw well beyond the community’s borders. It’s all coming together: the jobs, the homes and the retail services, making this an even more desirable place to live and work.”

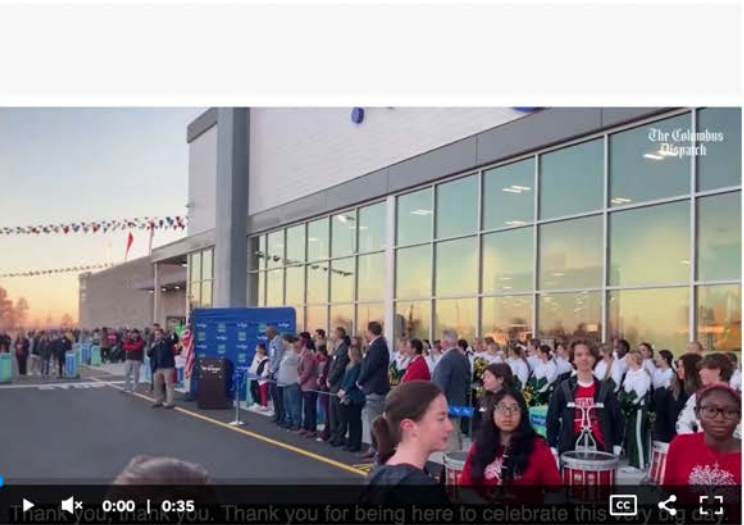
## The Columbus Dispatch

### Kroger's new Jerome Township store is the first to open in central Ohio since 2009

Anna Lynn Winfrey  
Columbus Dispatch

Published 11:56 a.m. ET Nov. 8, 2024 | Updated 12:01 p.m. ET Nov. 8, 2024

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#### Kroger opens first new Central Ohio Store

Grocery chain Kroger opens first new Central Ohio store in 15 years in Jerome Township near Plain City.

Chris and Larry Murlin moved to Jerome Township about six years ago from Dayton. They have had to drive about 10-15 minutes, depending on traffic, to get to the nearest grocery store. But with the opening of a new Kroger off U.S. Route 42, they are now just a 3-minute drive away.

Hundreds of people lined up in the early morning on a crisp fall morning outside the first new Kroger in central Ohio in 15 years. Some local students added to the fanfare: The marching band from Fairbanks High School and cheerleaders from Jerome High School in Dublin City Schools welcomed some of the first shoppers.

#### Why Kroger opened a new store in Jerome Township

A nearby grocery store was long awaited by new residents of the Jerome Village development, one of the largest developed communities in central Ohio.

“There are so many people this is going to affect. ... Some people have had to drive miles to get to a store like this; now they can just hop on (U.S. Route) 42,” Union County Commissioner Dave Lawrence said. “I’m so glad Kroger decided to locate a store here.”



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JV News

