

KROGER NEW ALBANY CENTER
 5208 Hampsted Village Center Way
 New Albany, OH 43054



NEW MULTI-TENANT RETAIL BUILDING COMING IN 2025

HIGHLIGHTS

- Now leasing up to 12,600 SF of new retail space coming available Q4, 2025
- 93,286 SF retail center anchored by Kroger
- Ranked the #1 suburb in America by Business Insider
- Population of 51,111 within a three mile radius with an average household income of \$165,643
- Retailers in the center include Kroger, Orangetheory Fitness, Atheltico Physical Therapy, Great Clips, Mutts & Co, The UPS Store, One Hour Martinizing and Kumon Math & Reading Center
- Restaurants include Jimmy John's, Jet's Pizza, Burger King, Bob Evans and Panera Bread



TRAFFIC COUNTS

- 65,164 VPD on Hwy 161 (west)
- 45,868 VPD on Hwy 161 (east)

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	9,752	51,111	108,402
Households	4,633	23,367	46,973
Average HH Income	\$189,204	\$165,643	\$153,334
Daytime Employees	4,804	11,798	26,830

CONTACT
 Ryan Ertel 513-784-1106
 rertel@anchor-associates.com



ANCHOR ASSOCIATES

4901 Hunt Road
 Suite 102
 Blue Ash, OH 45242

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

KROGER NEW ALBANY CENTER

5208 Hampsted Village Center Way
New Albany, OH 43054

Anchor
ASSOCIATES



Silicon Heartland (Intel)

- \$2.8 billion semi conductors
- project expected to generate over 20,000 jobs
- 2027 completion

NEW ALBANY CENTER

- The UPS Store
- Starbucks
- Orangetheory FITNESS
- Burger King
- Kroger
- Bob Evans RESTAURANT

HAMILTON QUARTER HOBBY LOBBY

- Target
- Five Below
- BJ's Wholesale Club
- Casey Barbeque

THE OHIO STATE UNIVERSITY WOODRUM MEDICAL CENTER OUTPATIENT CARE CENTER

BIG LOTS
Corporate Headquarters

OhioHealth

65,164 VPD

45,868 VPD

35,719 VPD

SITE

161

161

161

Main St

62

22,121 VPD

KROGER NEW ALBANY CENTER
5208 Hampsted Village Center Way
New Albany, OH 43054



KROGER NEW ALBANY CENTER
 5208 Hampsted Village Center Way
 New Albany, OH 43054



SPACE	TENANT	SF
1	ORANGE THEORY FITNESS	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	NOW LEASING (DIVISIBLE)	12,600
300	KROGER FUEL STATION	1

Orangetheory FITNESS