

## AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

- **Now leasing up to 13,000 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, 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.

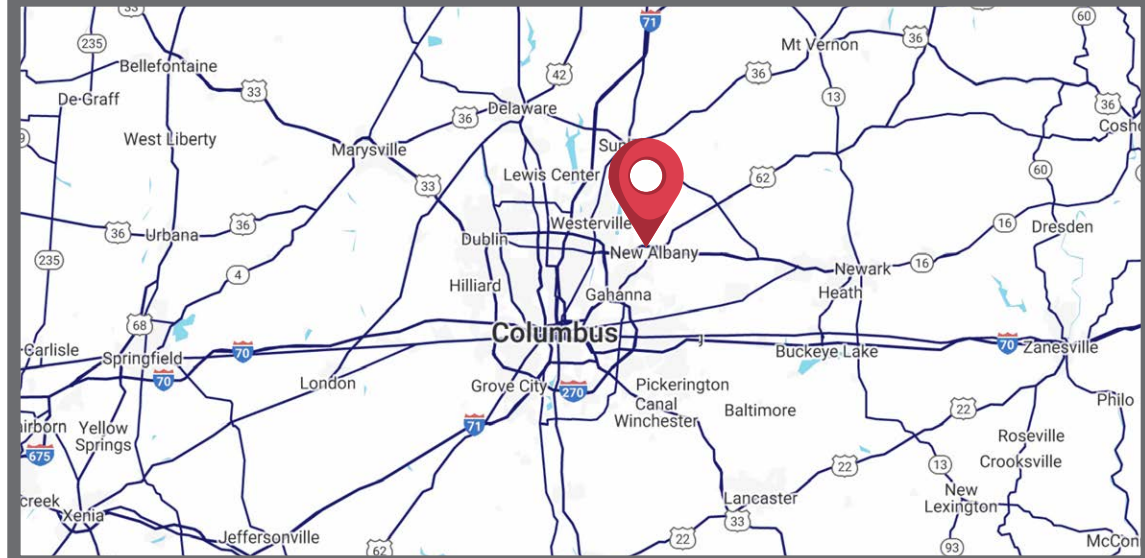


### TRAFFIC COUNTS

- 98,359 (25) VPD: 161 West
- 83,593 (25) VPD: 161 East
- 8,373 (25) VPD: New Albany Rd

### 2025 EST. DEMOGRAPHICS

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



### CONTACT

RYAN ERTEL  
513 784 1106  
rertel@anchor-associates.com

# Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054

**Anchor**  
ASSOCIATES

RENDERING

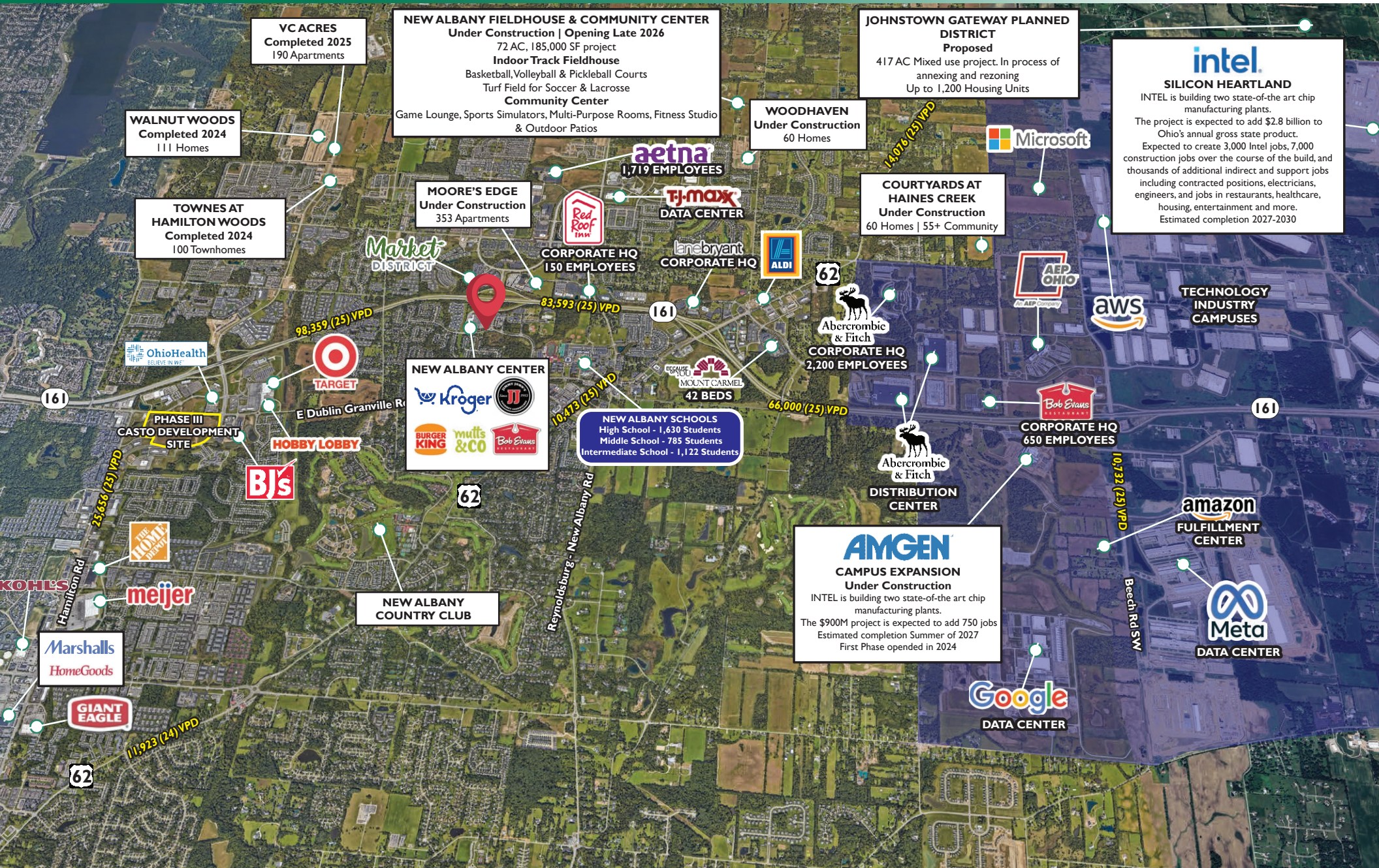


4901 Hunt Road, Suite 102 | Blue Ash, OH 45242  
513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054



**intel**  
**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

**AMGEN**  
**CAMPUS EXPANSION**  
 Under Construction  
 INTEL is building two state-of-the-art chip manufacturing plants. The \$900M project is expected to add 750 jobs. Estimated completion Summer of 2027. First Phase opened in 2024

**NEW ALBANY FIELDHOUSE & COMMUNITY CENTER**  
 Under Construction | Opening Late 2026  
 72 AC, 185,000 SF project  
**Indoor Track Fieldhouse**  
 Basketball, Volleyball & Pickleball Courts  
 Turf Field for Soccer & Lacrosse  
**Community Center**  
 Game Lounge, Sports Simulators, Multi-Purpose Rooms, Fitness Studio & Outdoor Patios

**JOHNSTOWN GATEWAY PLANNED DISTRICT**  
 Proposed  
 417 AC Mixed use project. In process of annexing and rezoning  
 Up to 1,200 Housing Units

**WOODHAVEN**  
 Under Construction  
 60 Homes

**COURTYARDS AT HAINES CREEK**  
 Under Construction  
 60 Homes | 55+ Community

**MOORE'S EDGE**  
 Under Construction  
 353 Apartments

**NEW ALBANY CENTER**  
 Kroger  
 Target  
 Hobby Lobby  
 BJ's  
 Burger King  
 Muller & Co  
 Bob Evans

**NEW ALBANY SCHOOLS**  
 High School - 1,630 Students  
 Middle School - 785 Students  
 Intermediate School - 1,122 Students

**AMGEN**  
**CAMPUS EXPANSION**  
 Under Construction  
 INTEL is building two state-of-the-art chip manufacturing plants. The \$900M project is expected to add 750 jobs. Estimated completion Summer of 2027. First Phase opened in 2024

**AEP OHIO**  
 An AEP Company

**aws**

**TECHNOLOGY INDUSTRY CAMPUSES**

**Bob Evans**  
 RESTAURANTS  
 CORPORATE HQ  
 650 EMPLOYEES

**Abercrombie & Fitch**  
 DISTRIBUTION CENTER

**amazon**  
 FULFILLMENT CENTER

**Meta**  
 DATA CENTER

**Google**  
 DATA CENTER

# 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

**Anchor**  
ASSOCIATES



- 200-1
- 200-2
- 200-3
- 200-4
- SWTHZ
- 200-6

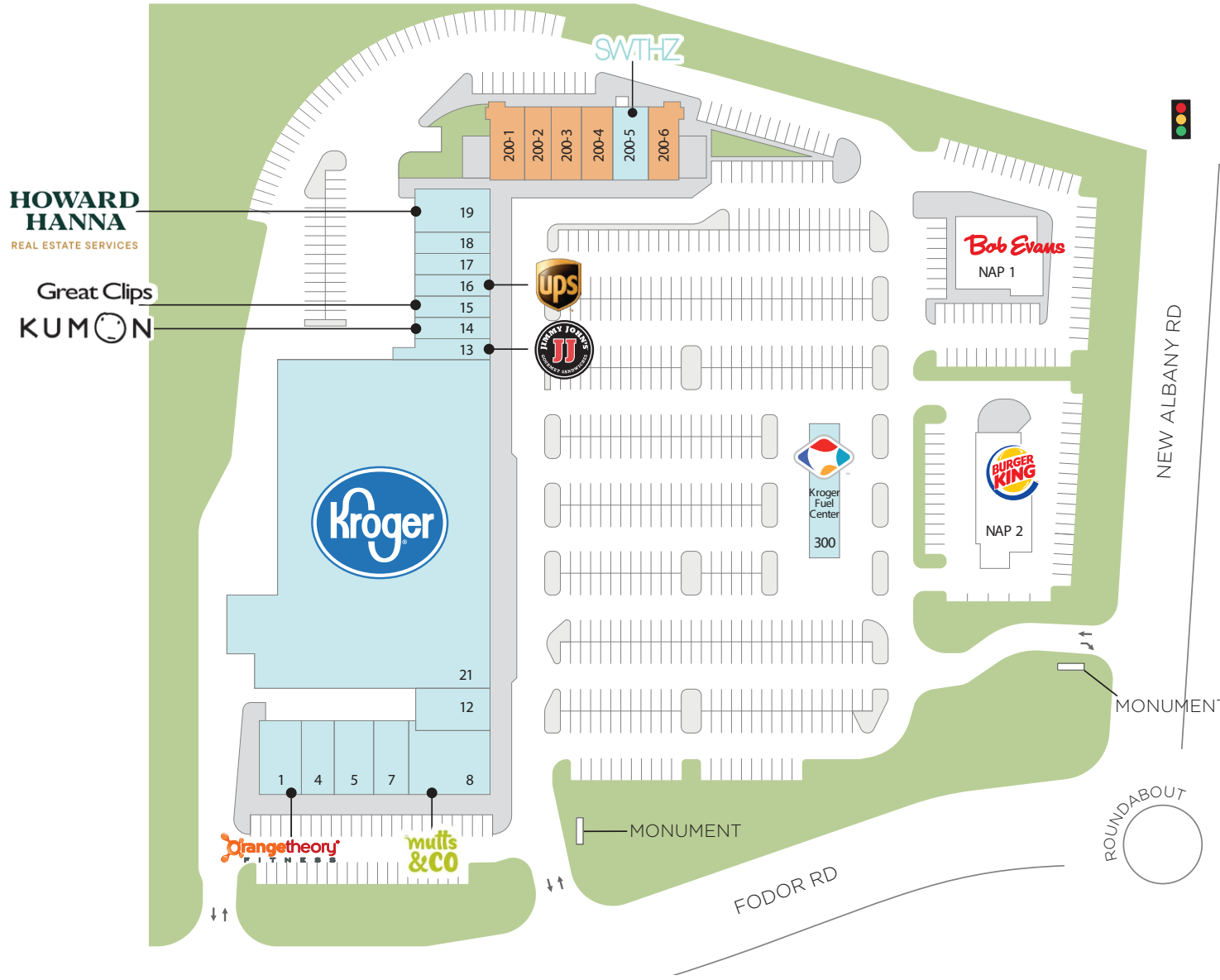
4901 Hunt Road, Suite 102 | Blue Ash, OH 45242  
513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054

## 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	EN VOGUE NAILS	1,400
0018	GREAT WALL CHINESE	1,400
0019	HOWARD HANNA REAL ESTATE	2,800
0021	KROGER	65,368
<b>200-1</b>	<b>AVAILABLE</b>	<b>2,468</b>
<b>200-2</b>	<b>AVAILABLE</b>	<b>1,791</b>
<b>200-3</b>	<b>AVAILABLE</b>	<b>2,047</b>
<b>200-4</b>	<b>AVAILABLE</b>	<b>1,086</b>
200-5	SWEATHOUZ	2,100
<b>200-6</b>	<b>AVAILABLE</b>	<b>3,601</b>
300	KROGER FUEL	2,880

- LEASED
- AVAILABLE
- NOT A PART

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242  
513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice. All photographs and marketing materials contained herein are the property of Anchor Associates and may not be copied, reproduced, distributed, or used without prior written permission.