

## AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

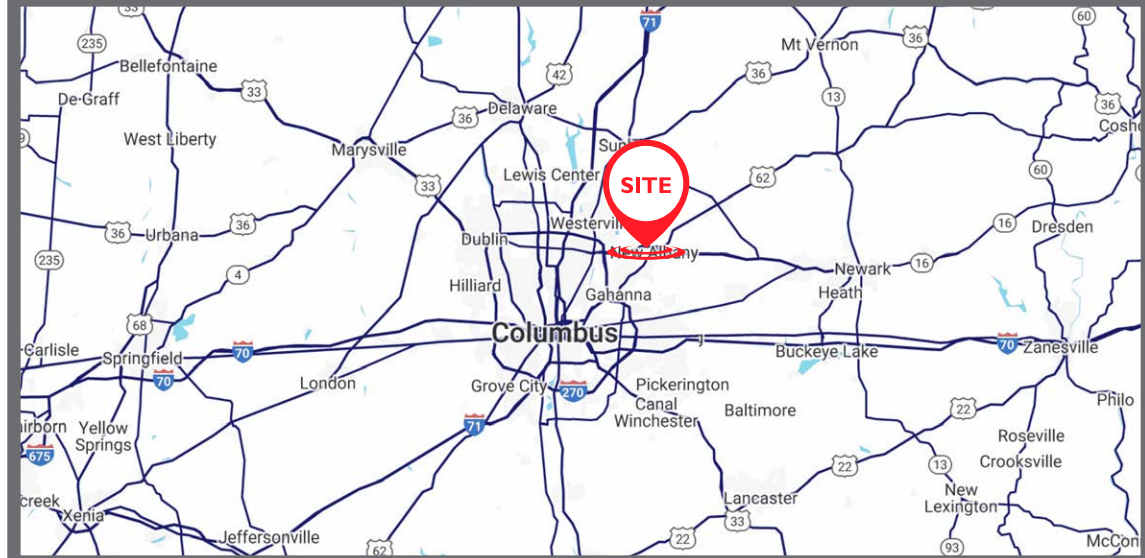
- **Now leasing up to 13,000 SF of new retail space coming available Q2, 2026**
- 93,286 SF retail center anchored by Kroger
- Ranked the #1 suburb in America by Business Insider
- Population of 53,975 within a three mile radius with an average household income of \$164,784.
- Retailers in the center 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: I 61 West
- 83,593 (25) VPD: I 61 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

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# Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054

**Anchor**  
ASSOCIATES

RENDERING



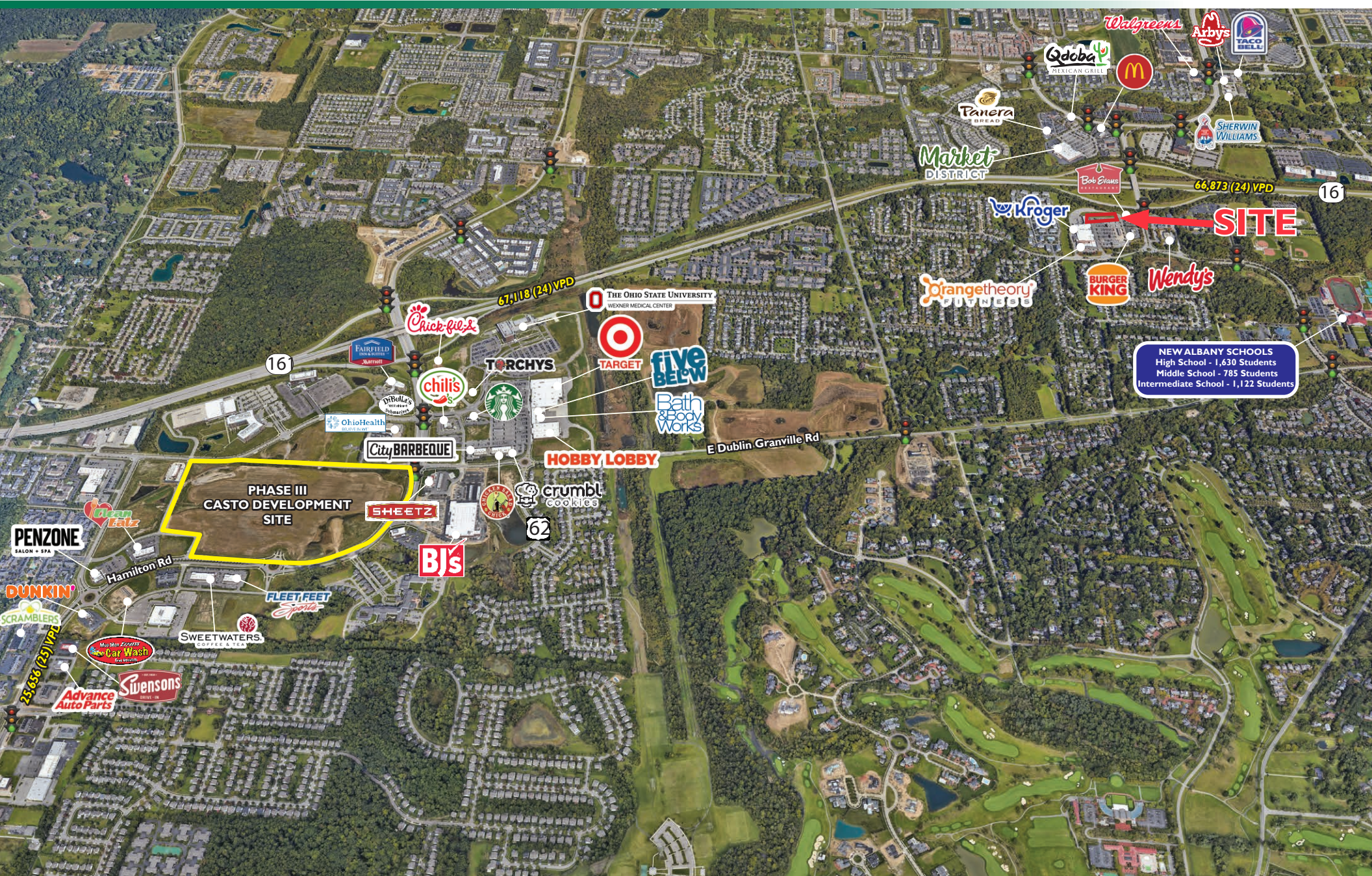
4901 Hunt Road, Suite 102 | Blue Ash, OH 45242  
513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



# Kroger New Albany Center

5208 HAMPSTED VILLAGE CENTER WAY | NEW ALBANY, OH 43054



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

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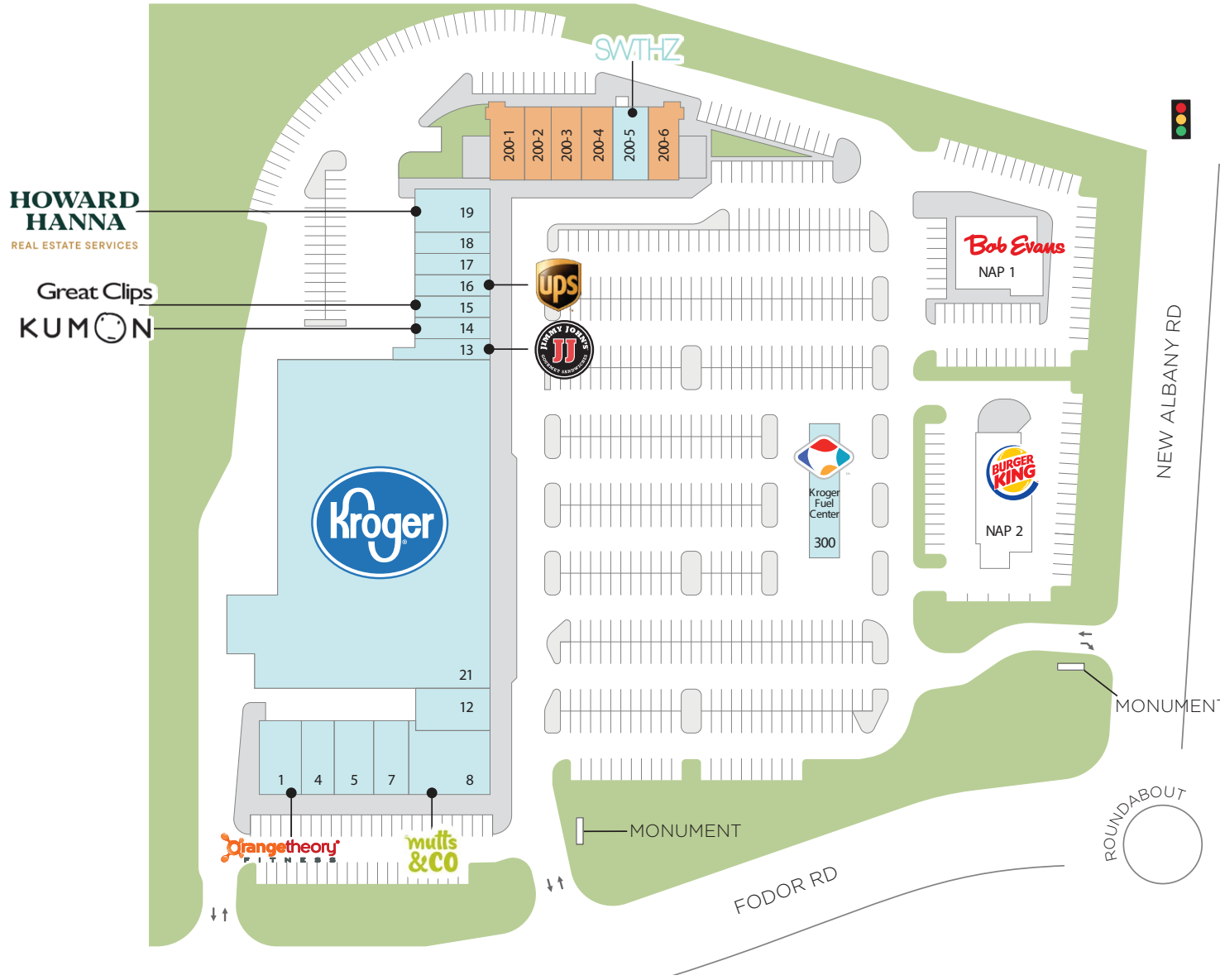
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## SITE PLAN



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
200-1	<b>AVAILABLE</b>	<b>2,468</b>
200-2	<b>AVAILABLE</b>	<b>1,791</b>
200-3	<b>AVAILABLE</b>	<b>2,047</b>
200-4	<b>AVAILABLE</b>	<b>1,086</b>
200-5	SWEATHOUZ	2,100
200-6	<b>AVAILABLE</b>	<b>3,601</b>
300	KROGER FUEL	2,880

- LEASED
- AVAILABLE
- NOT A PART