

# BRAND NEW RARE NEW ALBANY RETAIL SPACE

**185 E Main Street  
New Albany, Ohio 43054**



**6,000 +/- SF Retail/Restaurant/Medical Space**  
**Built-to-Suit Opportunities Available**

**RW THE ROBERT  
WEILER  
COMPANY**  
Appraisal Brokerage Consulting Development

*Alex Marsh,*  
*amarsh@rweiler.com,*  
*10 N. High St. Suite 401*  
*Columbus, Ohio 43215*  
*614-221-4286*  
*www.rweiler.com*

# Property Description

## RARE NEW ALBANY RETAIL/RESTAURANT/MEDICAL SPACE!

Brand new development. Located in downtown New Albany, this site has access to the affluent community, close proximity to SR 161 and thousands of office employees.

Build-to-suit opportunities available. Perfect for restaurant, retail and medical.

**Address:** 185 E Main Street  
New Albany, OH 43054

**County:** Franklin

**Township:** Plain

**PID:** 222-000219  
222-000019  
222-000030

**Location:** Between SR 161 & E Dublin  
Granville Rd

**Building Size:** 6,000 +/- SF

**Parking:** 82 spaces

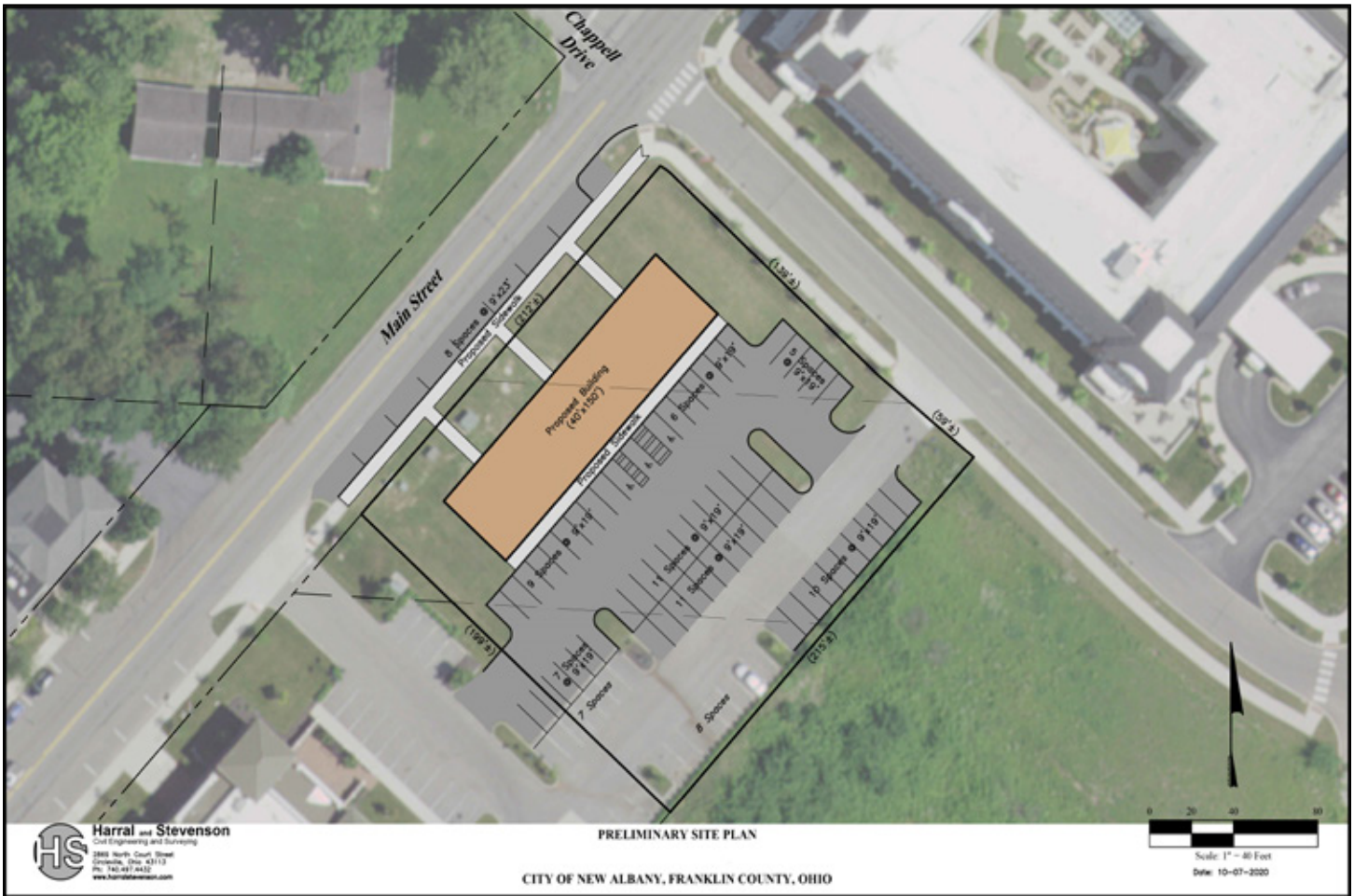
**Lease Rate:** \$40/SF NNN

**Zoning:** UE Urban Center District



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# Site Plan



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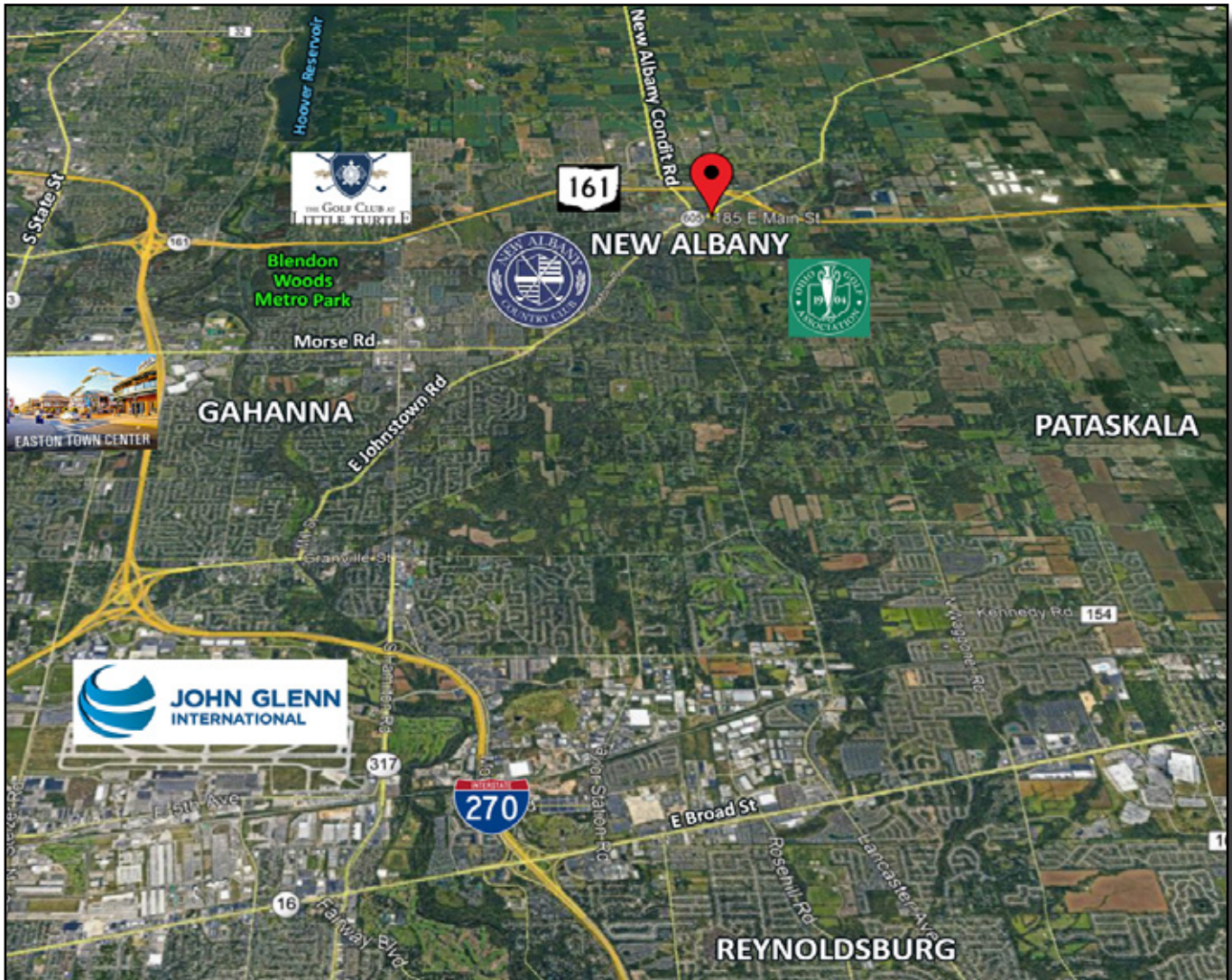
# Aerial Map



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# Property Location



## Great Location!

Excellent access to State Route 161

15 minutes to John Glenn Columbus International Airport

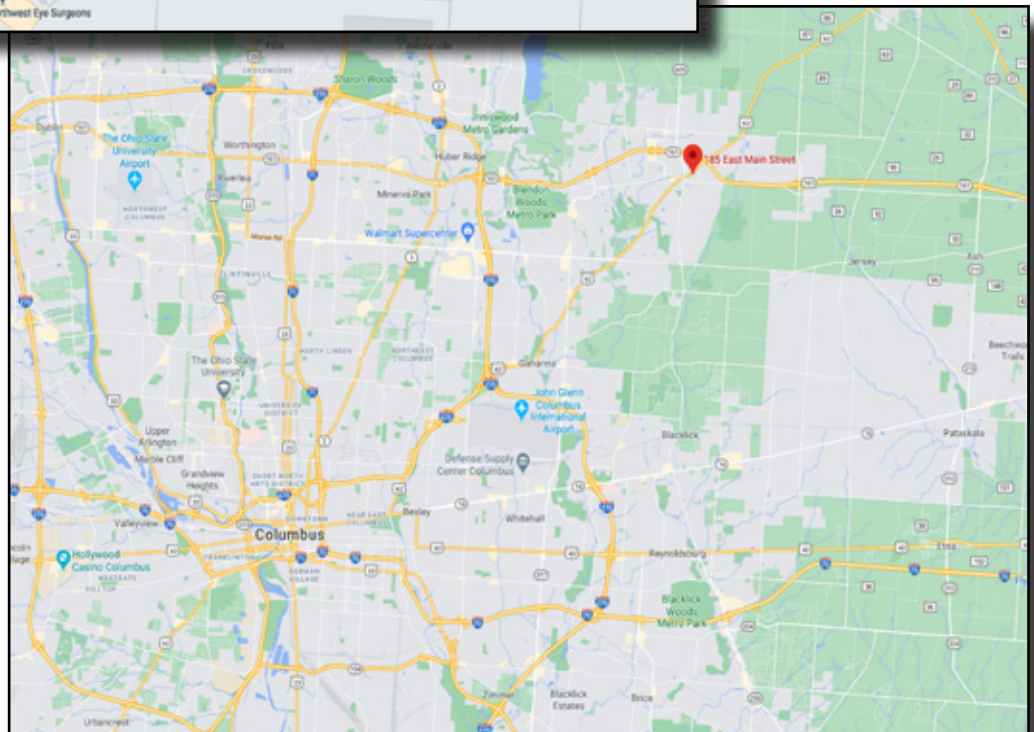
20 minutes to Columbus Downtown



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# Street Maps



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# Demographics

## Demographic Summary Report

185 E Main St, New Albany, OH 43054



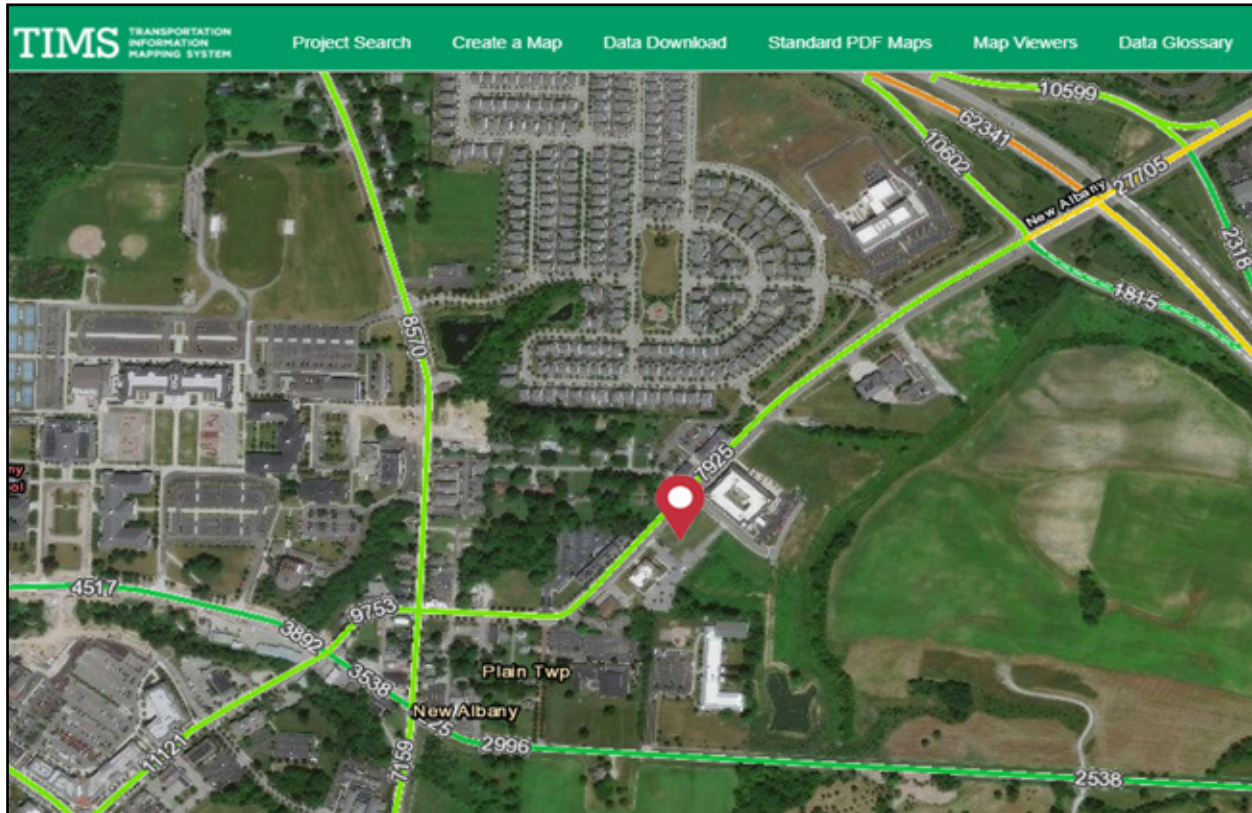
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	3,721	37,068	82,189
2020 Estimate	3,435	34,500	77,443
2010 Census	2,440	26,292	65,176
Growth 2020 - 2025	8.33%	7.44%	6.13%
Growth 2010 - 2020	40.78%	31.22%	18.82%
<b>2020 Population by Hispanic Origin</b>	79	867	2,170
<b>2020 Population</b>	3,435	34,500	77,443
White	2,981 86.78%	27,872 80.79%	61,535 79.46%
Black	125 3.64%	2,493 7.23%	8,028 10.37%
Am. Indian & Alaskan	1 0.03%	37 0.11%	127 0.16%
Asian	237 6.90%	3,269 9.48%	5,748 7.42%
Hawaiian & Pacific Island	1 0.03%	15 0.04%	25 0.03%
Other	89 2.59%	814 2.36%	1,979 2.56%
U.S. Armed Forces	0	4	38
<b>Households</b>			
2025 Projection	1,398	15,199	34,460
2020 Estimate	1,281	14,107	32,452
2010 Census	853	10,524	27,206
Growth 2020 - 2025	9.13%	7.74%	6.19%
Growth 2010 - 2020	50.18%	34.05%	19.28%
Owner Occupied	1,014 79.16%	10,497 74.41%	22,858 70.44%
Renter Occupied	267 20.84%	3,610 25.59%	9,594 29.56%
<b>2020 Households by HH Income</b>	1,282	14,105	32,450
Income: <\$25,000	40 3.12%	673 4.77%	2,228 6.87%
Income: \$25,000 - \$50,000	124 9.67%	1,656 11.74%	4,648 14.32%
Income: \$50,000 - \$75,000	113 8.81%	2,031 14.40%	5,409 16.67%
Income: \$75,000 - \$100,000	91 7.10%	1,885 13.36%	4,841 14.92%
Income: \$100,000 - \$125,000	144 11.23%	1,785 12.66%	3,906 12.04%
Income: \$125,000 - \$150,000	151 11.78%	1,510 10.71%	3,189 9.83%
Income: \$150,000 - \$200,000	114 8.89%	1,477 10.47%	3,331 10.27%
Income: \$200,000+	505 39.39%	3,088 21.89%	4,898 15.09%
<b>2020 Avg Household Income</b>	\$182,748	\$141,378	\$121,919
<b>2020 Med Household Income</b>	\$146,357	\$111,309	\$95,346



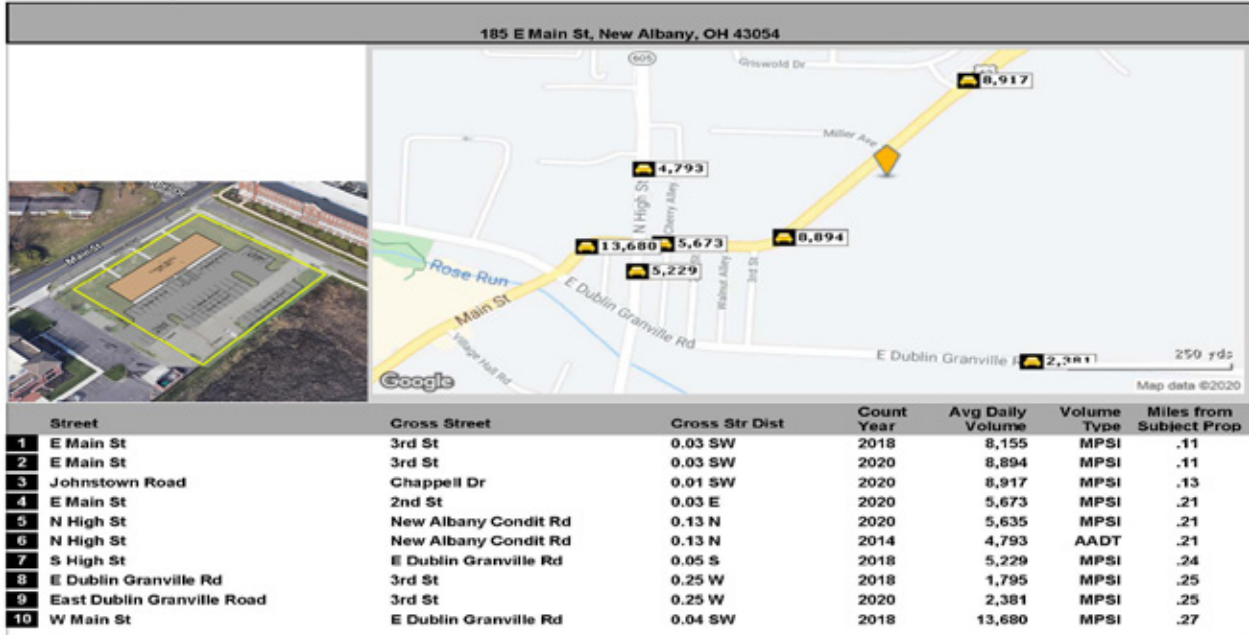
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# Traffic Map



## Traffic Count Report

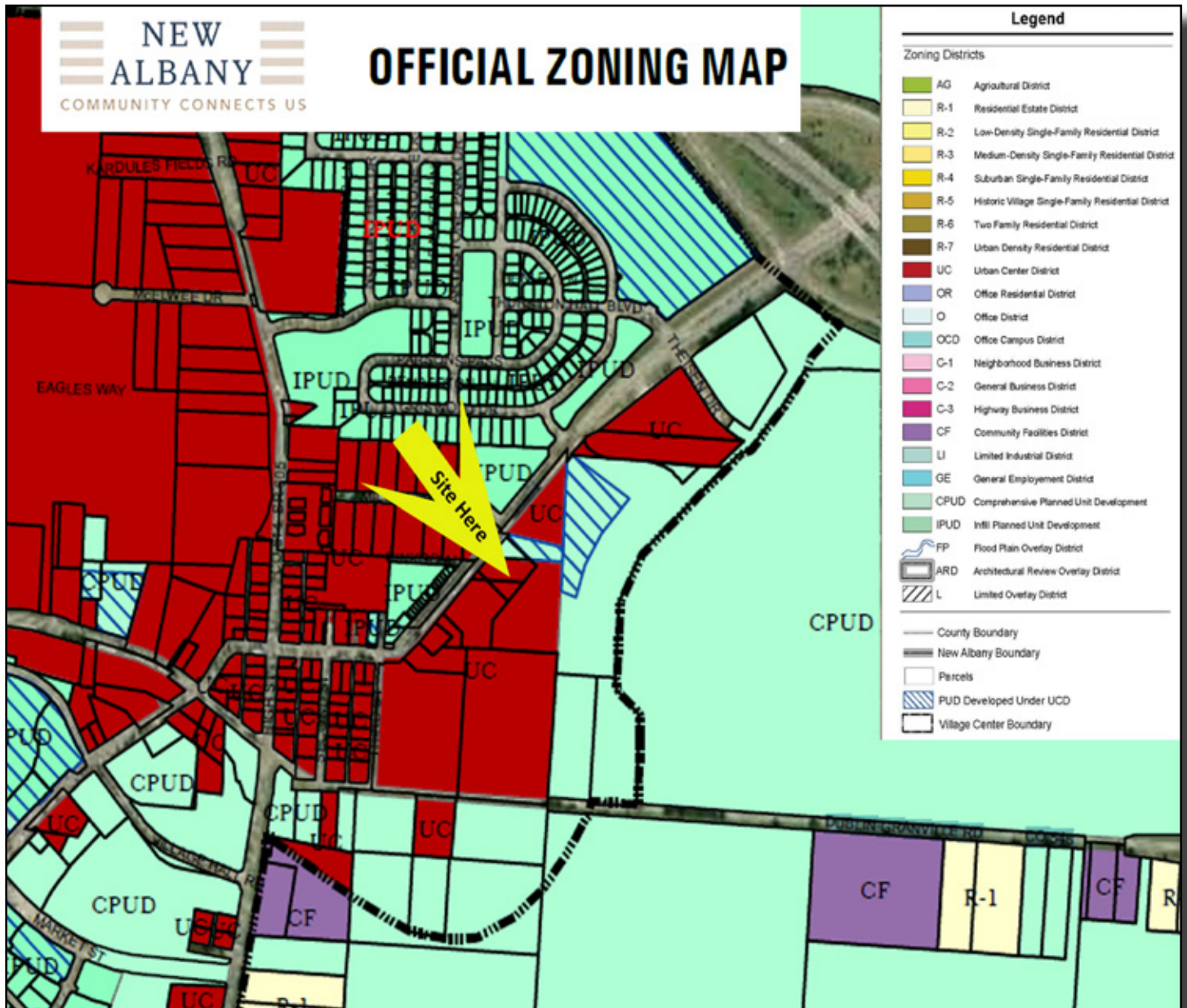


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# Zoning Map

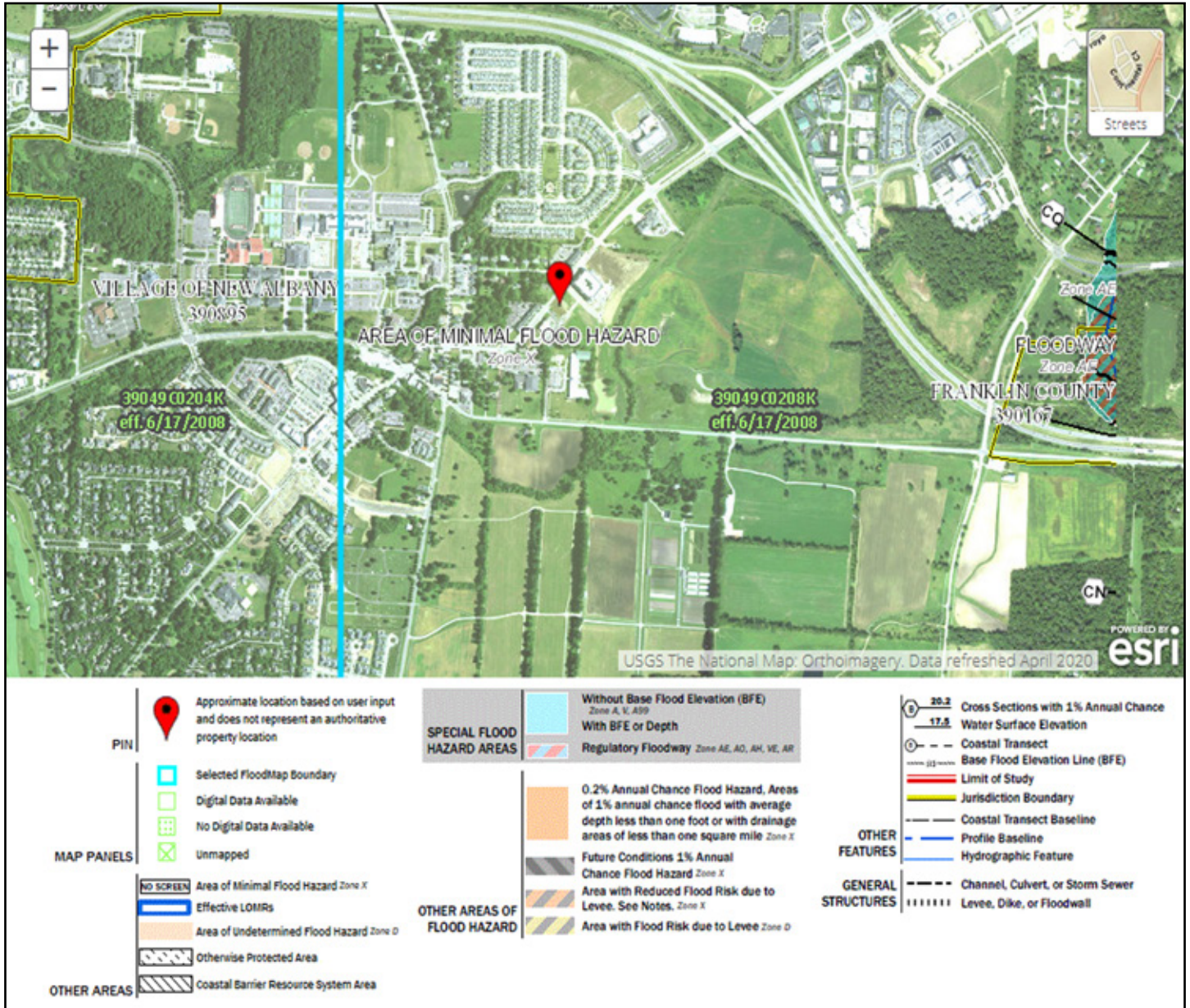


Click [here](#) to see zoning text



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# Flood Map



# City Highlights

## Demographics

**Population: 10,718**  
Median Age: 38.6  
Per Capita Income: \$73,900  
Households: 2,958  
Avg. Household Size: 3.17  
Median Household Income: \$191,375  
Median Family Income: \$156,932  
Median Housing Unit Value: \$492,400  
Residents with bachelor's degree or higher: 77%



## Location

**Three freeway intersections adjacent to State Route 161**  
4 minutes to Interstate 270  
10 minutes to Port Columbus International Airport  
15 minutes to downtown Columbus  
20 minutes from Rickenbacker Port Authority

## Business Park Profile

**15,000 employees**  
3,000+ acres  
11.5 million square feet of development  
More than \$3.4 billion in committed private investment

## Business Incentives

**100% property tax abatement**  
Ohio Job Creation Tax Credit  
Workforce development/training grants  
Green building incentive  
Infrastructure loans and grants

## Infrastructure

**Technology and shovel ready sites**  
High speed, carrier neutral fiber optics  
Triple feed electric capabilities  
Four Highway interchanges

## Top 10 Employers

**Abercrombie & Fitch**  
**Justice Corporation (Tween Brands)**  
**Discover Financial Services**  
**American Electric Power**  
**Aetna Life Insurance**  
**iQor**  
**Axiom Plastics**  
**KDC TriTech**  
**Bath & Body Works**  
**Bob Evans**

## Retail Amenities

Market Square, pedestrian-friendly town center anchored by a library, restaurants, shops and offices  
Smith's Mill Shoppes and Offices  
Easton Town Center, award winning shopping and entertainment district 7 minutes away

## Quality of Life

- Nationally renowned master planned community
- Nationally ranked public school system on 200-acre learning campus
- Pedestrian-friendly Market Square retail district
- 35+ miles of leisure trails connecting Market Square, neighborhoods and school campus
- Over 600 acres of public parks and green space
- Over 900 acres of private green space
- Wexner Park and Pavilion features a playground complex, a pavilion and green space for community gatherings
- Rose Run Streamside Park, a passive park in the heart of New Albany
- Jeanne B. McCoy Community Center for the Arts, a performing arts and educational facility in partnership with city and school system

## Education

- New Albany Plain Local School on 200-acre learning community campus
- Columbus Jewish Day School
- Marburn Academy for students with learning differences
- 20 minutes to The Ohio State University
- 15 minutes to Denison University
- 15 minutes to Columbus College of Art & Design
- 15 minutes to Capital University
- 15 minutes to Franklin University
- 10 minutes to Otterbein College
- 12 Minutes to Ohio Dominican College

## Health

- Mount Carmel New Albany Surgical Hospital, state's only orthopedic surgical center
- Albany Health and Wellness Center, primary care practice and wellness services
- Variety of primary care and specialists
- Healthy New Albany, nonprofit established to promote community wellness
- New Albany Walking Club
- Future home of The Core – New Albany Center for Healthy Living

**NEW ALBANY COMMUNITY PROFILE**



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# County Highlights

## FRANKLIN COUNTY

### DEMOGRAPHICS



1,264,597  
RESIDENTS



33.8  
MEDIAN AGE



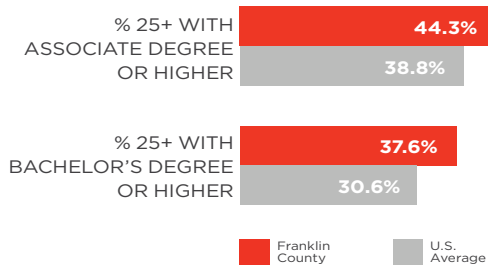
480,946  
HOUSEHOLDS



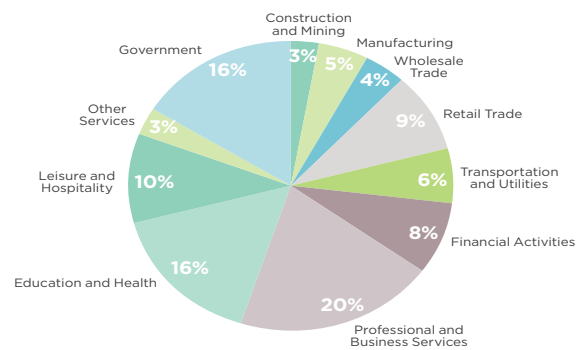
\$52,341  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.1% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Nationwide	13,400	HQ, software development, analytics, data center
Cardinal Health, Inc.	5,058	HQ, distribution of pharmaceuticals and medical devices, radiopharmaceutical production
JPMorgan Chase & Co.	4,700	Major back office, software development, card manufacturing, data center
American Electric Power Company, Inc.	3,627	Utilities HQ, R&D, smart grid technology, transmissions, data center
Alliance Data Systems Corporation	3,057	Card services unit HQ, transactions processing, data center
Defense Supply Center Columbus	3,000	HQ of the Land and Maritime Supply Chain, distributin of supplies
Express Scripts	2,441	Pharmaceuticals distribution, customer service
Verizon Communications Inc.	2,406	Telecommunications back office, customer service, switching operations, data center
Gap, Inc.	2,200	Distribution and fulfillment of apparel, customer service
Abercrombie & Fitch Co.	2,200	HQ, distribution and fulfillment of apparel, software development

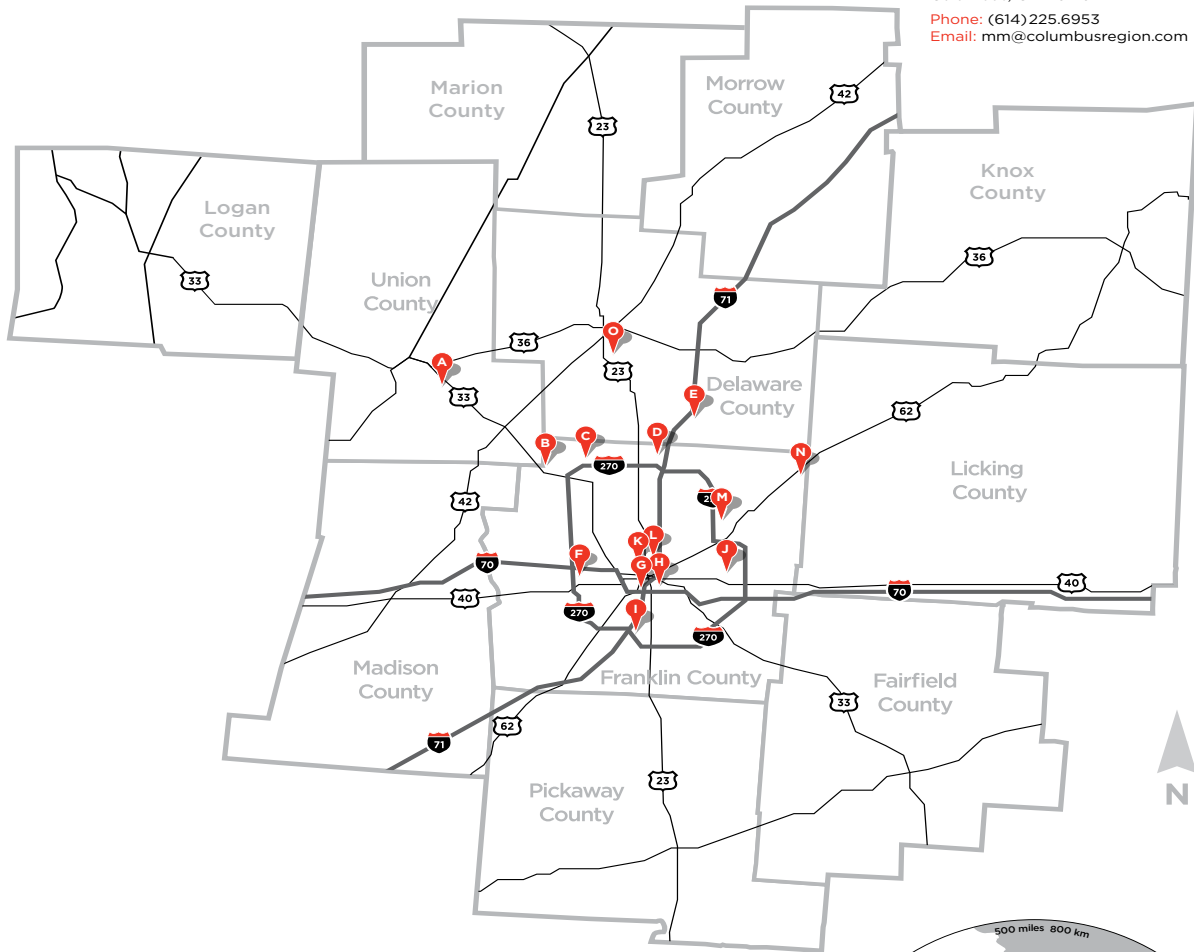
Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# City Highlights

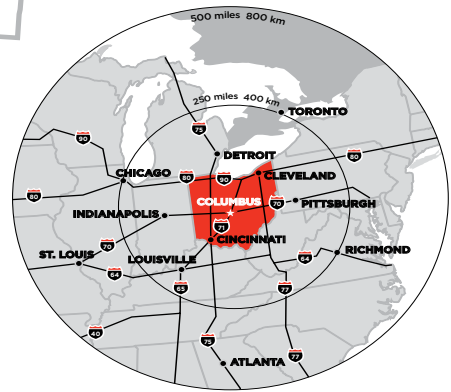
**COLUMBUS ECONOMIC MARKET**  
**FORTUNE 1000 HEADQUARTERS**

**THE COLUMBUS REGION**

**MATT McCOLLISTER**  
 Vice President, Economic Development  
 150 South Front ST, Suite 200  
 Columbus, OH 43215  
 Phone: (614) 225.6953  
 Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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# Offering Memorandum

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs. All potential tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Landlord. The Landlord expressly reserves the right, at its sole discretion, to reject any offer to lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Lease, approved by Landlord, shall bind the property. Each prospective Tenant and/or Broker proceeds at its own risk.



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