



UPPER EAST NEW ALBANY



MMMXVII

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**UPPER EAST IS A DESIGN-LED, MIXED-USE
DESTINATION IN THE HEART OF NEW
ALBANY'S VILLAGE CENTER, DELIVERING A
RARE OPPORTUNITY FOR NEW-BUILD
RETAIL IN ONE OF OHIO'S MOST AFFLUENT
AND SUPPLY-CONSTRAINED MARKETS.**





UPPER EAST
NEW ALBANY

NEW-BUILD STREET-LEVEL RETAIL
IN NEW ALBANY'S VILLAGE CENTER

PROJECT OVERVIEW



DEVELOPER

Mershad
Development



ARCHITECT

Archall
Architects

archall

RETAIL LEASING

Roth Real
Estate Group



103 RESIDENCES

Studios
1-2BR
Townhomes

5,048 SF RETAIL

Divisible
High-Visibility
Restaurant-Ready

NOW PRE-LEASING

Limited Availability
New Construction
Underway

RETAIL OPPORTUNITY

- 5,048 SF retail space (divisible)
- 285 SF patio opportunity
- Street-level storefronts
- High-visibility corner positioning
- Designed for retail, restaurant, and service users

THE ONLY NEW-BUILD RETAIL IN
NEW ALBANY'S VILLAGE CENTER



BUILT FOR FOOD & BEVERAGE

- Covered patio with garage doors
- Grease traps and venting already installed
- Infrastructure designed to reduce buildout time and cost

LAYERED INFRASTRUCTURE

186 parking spaces across surface, on-street, and structured garage options

TIMELINE

- Now pre-leasing
- New construction with infrastructure underway

LOCATION STRENGTH

- Corner presence in New Albany's historic Village Center
- Part of a 2.96 Acre Mixed Use with 103 residential units
- Minutes from Intel's Ohio One campus

BEST IN CLASS

103 new residential units onsite, with thousands more within a 5-mile radius



WILLIAM ROTH

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PRIME VILLAGE CENTER LOCATION

Direct access to Rose Run Park, New Albany schools, the McCoy Center, and civic gathering spaces

DEMO SNAPSHOT

1 Mile:

Population: 3,125
Avg HH Income: \$158,200

3 Mile:

Population: 16,740
Avg HH Income: \$142,600

ADDRESS

High Street & Founders Way
New Albany, OH 43054

AVAILABILITY

Size: 5,048 SF, divisible
Condition: Vanilla shell (TI negotiable)
Status: Pre-leasing now

DEAL TERMS

Lease Rate: Market / Upon Request
NNN/CAM: TBD
Term: long-term preferred
Utilities: tenant-metered
Delivery: vanilla shell (TI negotiable)

RETAIL FIT

Chef-driven restaurants, boutique retail, wine/cocktail, coffee, wellness/fitness, service retail



SCAN FOR LEASING DETAILS



A 2.96-ACRE VISION FOR THE FUTURE
OF DOWNTOWN NEW ALBANY

TOTAL PROJECT
136,744 SF

ACRES
2.96

COMPLETION
2027


MULTIFAMILY **103**


RETAIL **5,048 SF**



72,813
SQUARE FEET

75
UNITS

Upper East is part of a 2.96-acre mixed-use development with apartments, townhomes, and walkable public spaces, designed to integrate with the Village Center and drive long-term foot traffic.

UPPER EAST MASTER PLAN

PHASE I

Phase I delivered key infrastructure enhancements, including concrete pavement, curbs, storm sewers, and water mains.



21,295
SQUARE FEET

5,048 SF
GROUND FLOOR
RETAIL

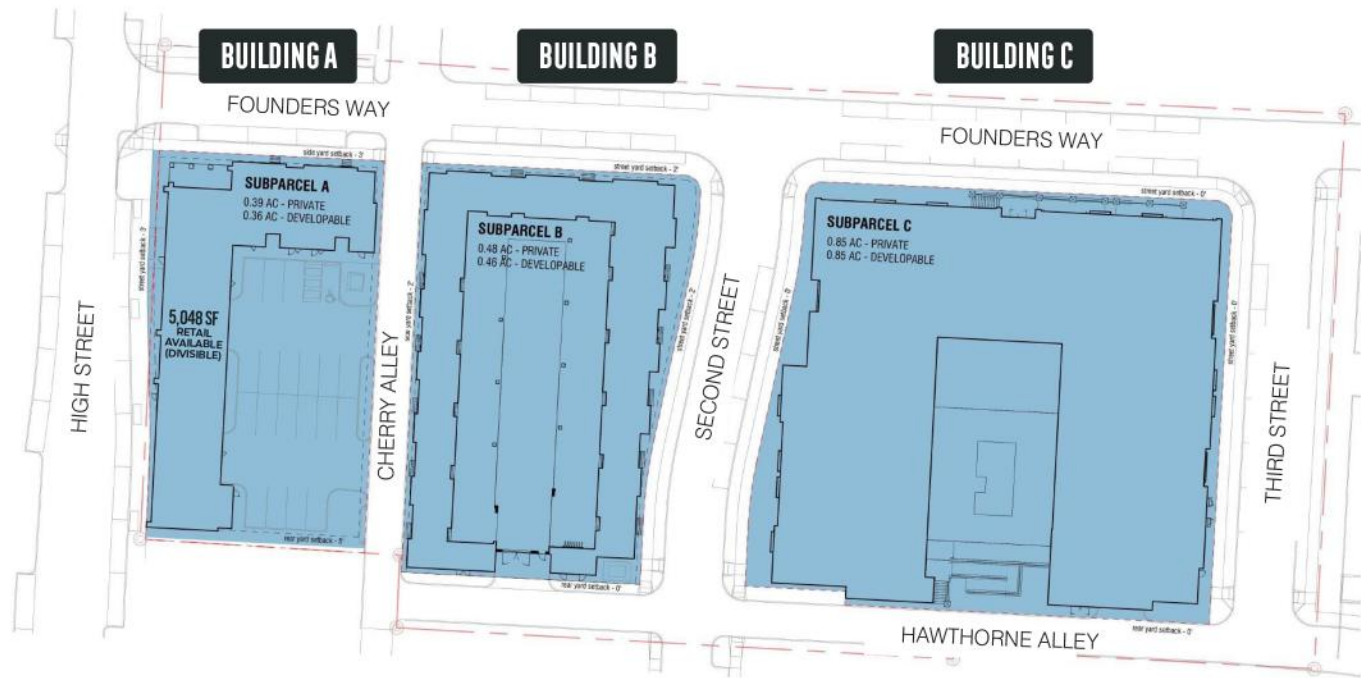
14
APARTMENTS



42,636
SQUARE FEET

14
TOWNHOMES

SITE PLAN



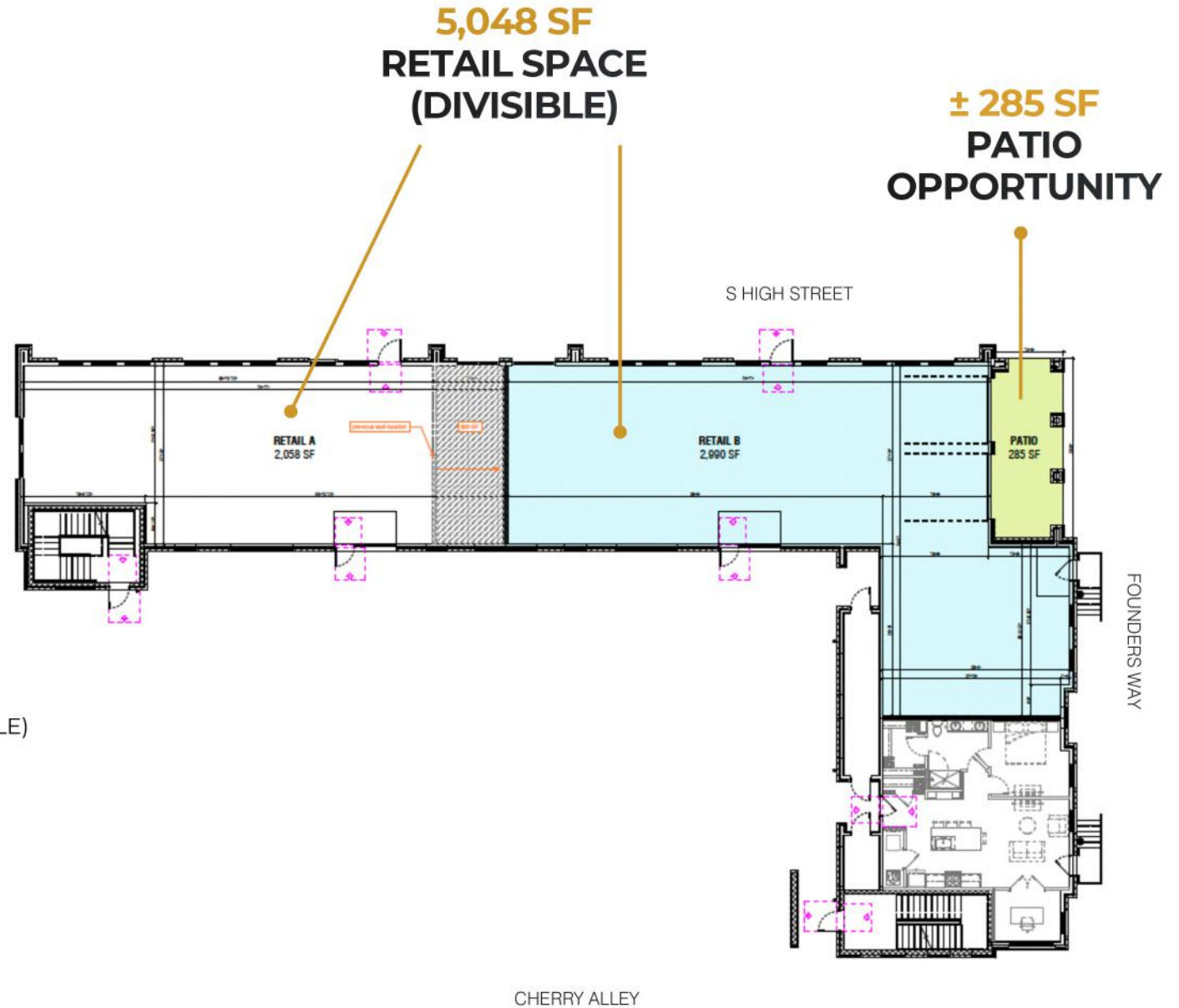
± 285 SF
PATIO
OPPORTUNITY

5,048 SF
STREET-LEVEL
RETAIL
(DIVISIBLE)

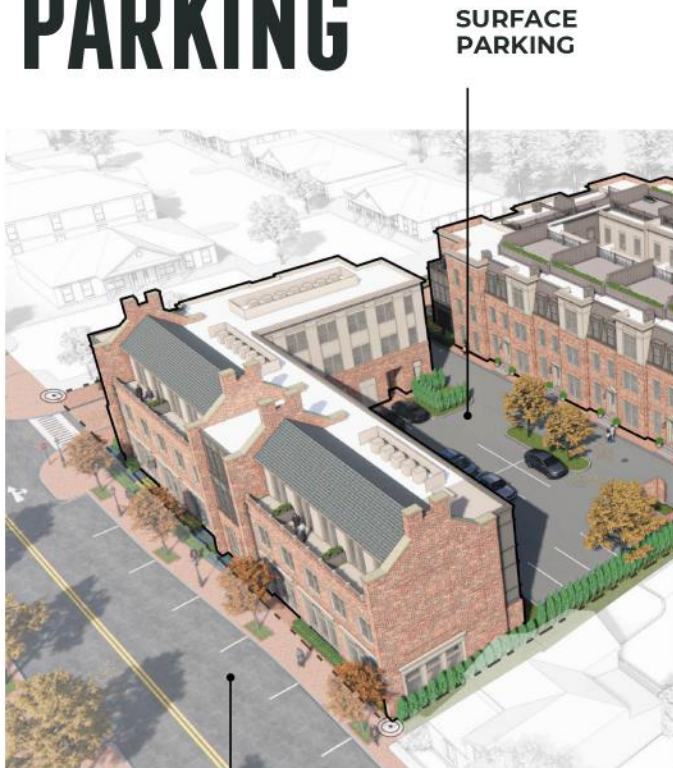


BUILDING A FLOOR PLAN

- FLOORS // 03
- FOOTPRINT // 21,295 SF
- TYPICAL FLOOR // 7,586 SF
- RETAIL SF // 5,048 SF (DIVISIBLE)
- 14 UNITS RESIDENTIAL

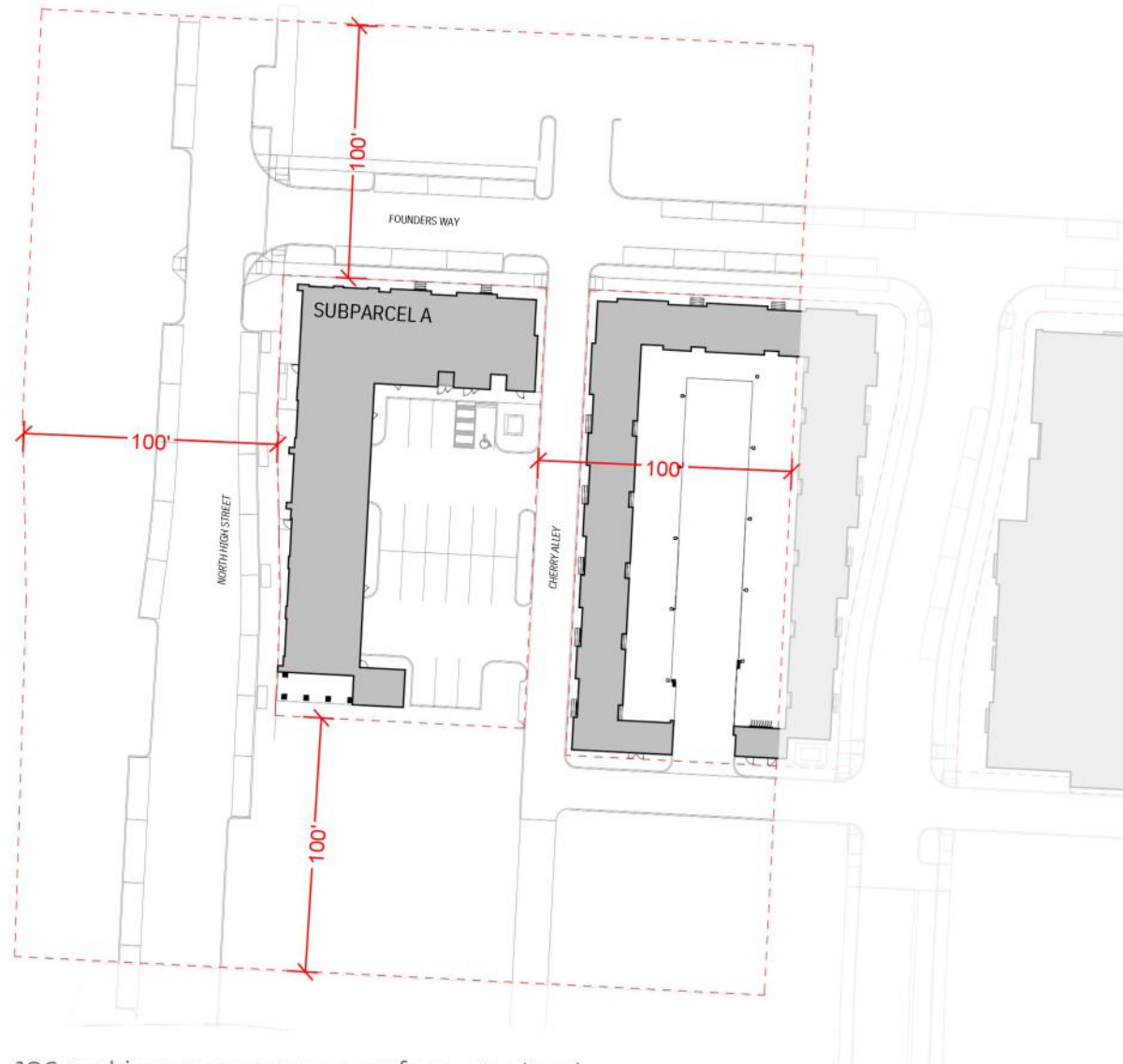


BUILDING A SITE PARKING



SURFACE
PARKING

ON-STREET
PARKING



186 parking spaces across surface, on-street,
and structured garage options

PARKING EXHIBIT



PROPERTY DETAILS



PROPERTY ADDRESS

High Street &
Founders Way,
New Albany, OH
43054



SPACE AVAILABLE

5,048 SF
Street-Level
Retail (Divisible)
+285 SF Patio



RENTAL RATE

Market / Upon
Request
NNN/CAM TBD



PROPERTY TYPE

Mixed-Use / Street-
Level Retail



DELIVERY CONDITION

Vanilla Shell
(TI Negotiable)



LEASE TYPE

NNN
(Negotiable)



ZONING

Urban Center
District
(Historic Core)



PARKING

186 Spaces
(Surface, On-Street
& Structured)



TENANCY

Multi-Tenant
Potential

Delivery: Upon Project Completion

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REAL
ESTATE
GROUP



A limited opportunity for restaurants, boutiques, and wellness concepts seeking visibility and daily traffic.



DESIGNED FOR MODERN RETAIL PERFORMANCE

Designed to reduce buildout complexity and support faster tenant delivery timelines.

Upper East delivers 5,048 SF of divisible, street-level retail designed for today's operators. As the only new-build retail in New Albany's Village Center, it offers the visibility, infrastructure, and access needed to support long-term performance.

- Covered patios with operable garage doors
- Grease traps and venting in place
- Highly visible storefronts along High Street
- Integrated and accessible parking
- Walkable environment with consistent foot traffic

WHY NEW ALBANY?

NEW ALBANY OHIO




**11,000-ACRE
BUSINESS PARK**

\$47B
PRIVATE
INVESTMENT

26K
EMPLOYEES

2%
CORPORATE
INCOME TAX


2K+
ACRES OF
PRESERVED
PARKLAND

Beautiful
greenways, civic
pride, and long-
term growth
outlook

80+
MILES OF TRAILS

intel 

15K+
NEW JOBS
PROJECTED
THROUGH INTEL +
SURROUNDING
CORRIDOR


\$158K
AVG HH INCOME
(1-MILE RADIUS)
One of Ohio's
highest-income
suburbs

Home to Ohio's
top-rated school
district and civic
assets


60+
COLLEGE +
UNIVERSITIES

55%
BACHELOR'S
DEGREE OR
HIGHER

ECONOMIC GROWTH DRIVERS



ROSE RUN
PHASE


**UPPER EAST
NEW ALBANY**

NINE ACRES INFILL
DEVELOPMENT

MARKET STREET
EXTENSION

PARK & RETENTION PONDS

CONNECTION
TO 3RD ST

\$170M

\$50M

\$900M

\$1M+

**MULTI-BILLION
INVESTMENT**

26K+

**NATIONWIDE CHILDREN'S
NEW ALBANY CLOSE TO
HOME CENTER**

**VETERAN'S
MEMORIAL + ROSE
RUN PARK II**

**AMGEN'S
EXPANSION**

**CANTON PARKWAY
EXTENSION IMPROVING
REGIONAL CONNECTIVITY**

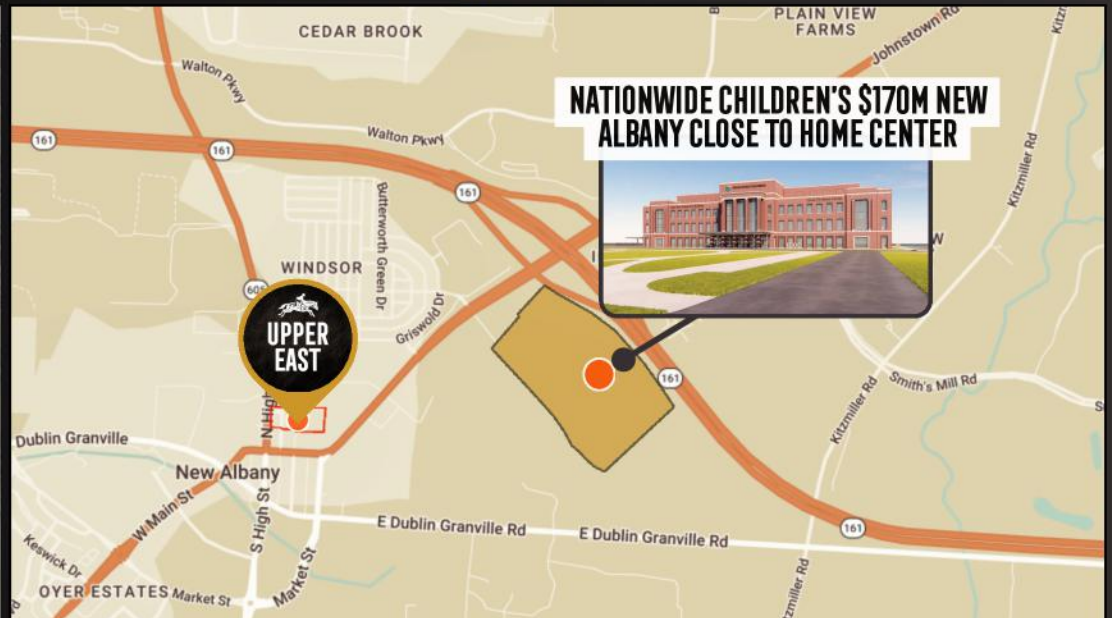
**INTEL OHIO ONE
SEMICONDUCTOR
CAMPUS**

**EMPLOYEES
FROM NEW ALBANY
BUSINESS PARK**



NATIONWIDE CHILDREN'S®

NATIONWIDE CHILDREN'S PROPOSED \$170 MILLION NEW ALBANY OUTPATIENT CENTER

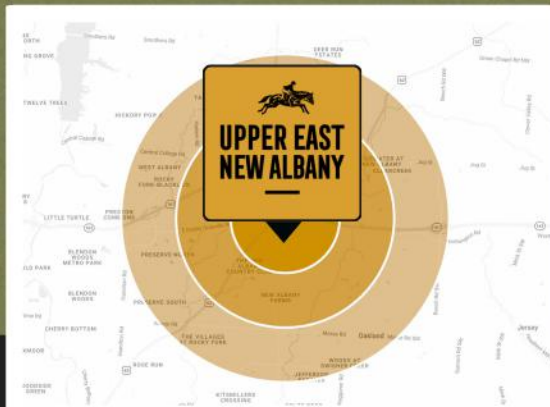


The facility is planned for an area roughly between State Route 161 and East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62 and west of Kitzmiller Road.

Renderings provided by the City of New Albany via The Columbus Dispatch.

AFFLUENT, HIGH-INCOME TRADE AREA WITH LIMITED NEW RETAIL SUPPLY

TRADE AREA DEMOGRAPHICS



RADIUS	POPULATION	AVG HH INCOME	AVG HOME VALUE
1 MILE	3,125	\$158,200	\$489,000
3 MILE	16,740	\$142,600	\$436,000
5 MILE	48,900	\$126,000	\$379,000

Affluent, high-growth trade area with strong household income and ongoing residential expansion.

CONSISTENT POPULATION
GROWTH SUPPORTING LONG-
TERM RETAIL DEMAND

37.5
MEDIAN
AGE

BACHELOR'S
DEGREE OR
HIGHER



Educated, professional
population supporting retail
and dining demand

\$385K
MEDIAN HOME VALUE

\$150+K
MEDIAN HH INCOME

Supports premium retail and
restaurant concepts.

(1 MILE RADIUS)

3.1K
RESIDENTS



(10 MIN DRIVE)

55K
Daytime
Population





TRAFFIC COUNTS

High Street: 8,687–10,237 VPD

SR-161 (Nearby): 36,000–72,000 VPD

Located in the heart of New Albany's Village Center, Upper East benefits from consistent daytime traffic generated by top-rated schools, civic destinations, restaurants, offices, and surrounding neighborhoods. Combined with exceptional regional access via SR-161 and year-round community events, Upper East offers retailers outstanding visibility and a strong built-in customer base.

25K+

FARMERS
MARKET
ATTENDANCE

50K+

WALKING
CLASSIC

100+

ANNUAL
PERFORMANCES
& EVENTS

For Leasing Info: **WILLIAM ROTH** • 614.284.2083 • will@rothregroup.com

ROTH

REAL
ESTATE
GROUP

Source: Sites USA / ODOT 15

CONNECTED AT EVERY SCALE

**5 MINUTES TO
SR-161**

**10 MINUTES TO
EASTON TOWN
CENTER**

**15 MINUTES TO
JOHN GLENN
INTERNATIONAL
AIRPORT**

**20 MINUTES TO
DOWNTOWN
COLUMBUS**

**15 MINUTES TO
INTEL OHIO ONE**

WALKABLE. CONNECTED. REGIONAL





LOCATION + NEARBY RETAILERS

TRENDY EATERIES

- Hudson 29 Kitchen + Drink
- Bendi Wok N' Bar
- BrewDog New Albany
- Rusty Bucket Tavern
- Elliot's Wood Fired Kitchen
- Johnson's Real Ice Cream
- Fox in the Snow Cafe
- Estefania's Bakery
- Harvest Pizzeria (coming soon)
- Apollo Coffee

SPECIALTY RETAIL

- Home Turf Clothing Co.
- Truluck Boutique
- Hayley Gallery
- Pearly Vine
- Red Twig Farms
- Griffin's Floral Design & Wine Shop

MUST-DO HANGOUTS

- New Albany Farmer's Market
- Market + Main
- Community Events & Trails
- Brickhouse Blue @ Innovate New Albany
- McCoy Community Center for the Arts

EMPLOYERS
RESIDENTIAL

ROTH REAL ESTATE GROUP

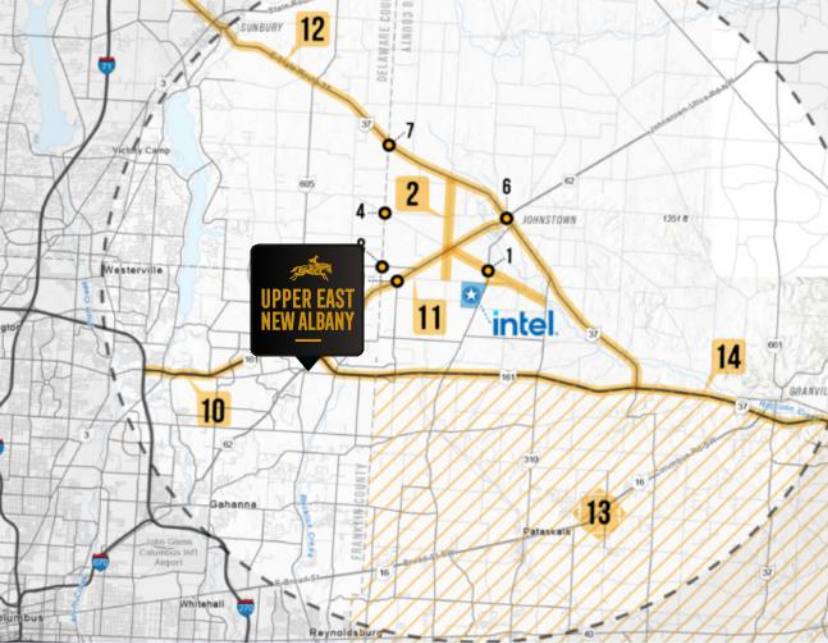
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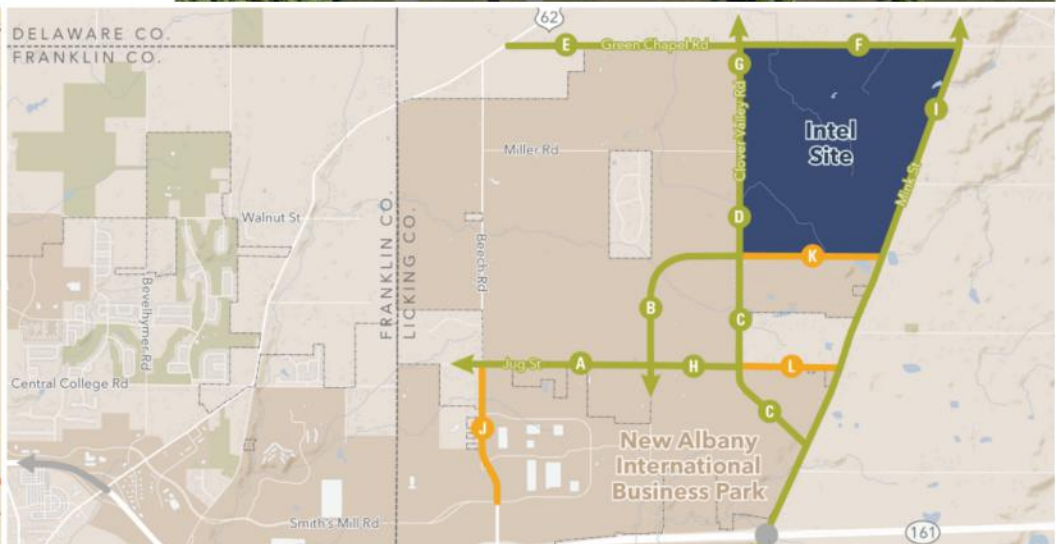
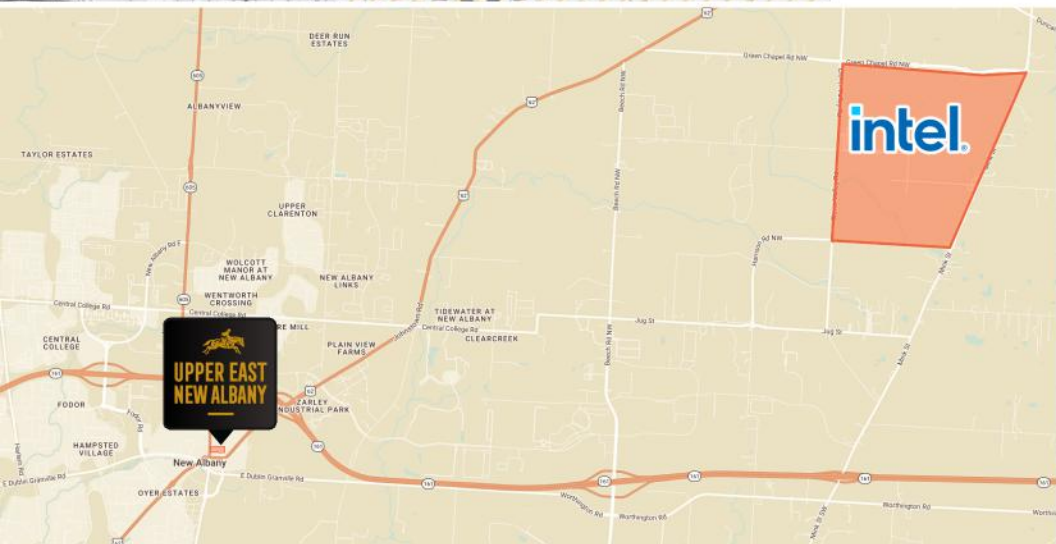


SCAN FOR LEASING DETAILS



intel.

INTEL'S \$28B NEW ALBANY SEMICONDUCTOR MANUFACTURING FACILITY



Courtesy of Intel

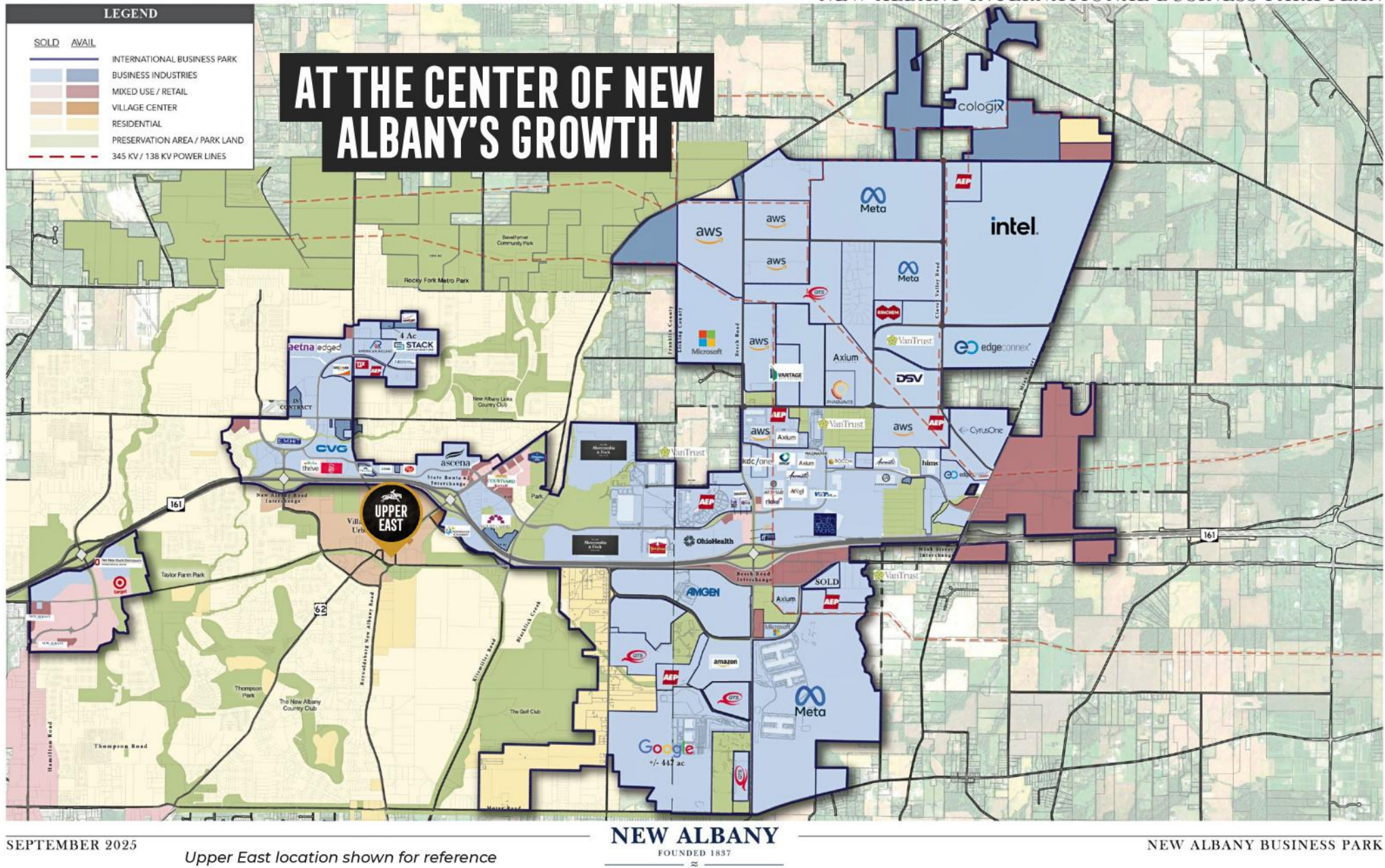


Courtesy of Intel



Courtesy of Intel

Renderings: Intel, sourced from the City of New Albany's [Silicon Heartland website](#).



Located near the Village Center and New Albany International Business Park, Upper East connects neighborhood living with one of Central Ohio's most dynamic employment corridors. Residents enjoy convenient access to leading employers, everyday amenities, and the distinctive character of New Albany.



WALKABLE VILLAGE CENTER LOCATION

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REAL
ESTATE
GROUP




**UPPER EAST
NEW ALBANY**



TENANT SPACE
BUILDING A

GARAGE
DOORS


**UPPER EAST
NEW ALBANY**

PATIO
SPACE

STORAGE



ABOUT

Mershad Development is a Columbus-based real estate firm focused on delivering thoughtfully designed residential and mixed-use communities. With a commitment to quality, detail, and long-term value, each project is carefully planned to complement its surroundings while creating a strong sense of place.

APPROACH

Mershad's approach prioritizes walkability, timeless design, and community integration. By partnering with leading architects and planners, the firm creates environments that support daily life, encourage connection, and contribute to the long-term growth of communities like New Albany's Village Center.

Mershad Development is led by a team with deep local and national experience, including senior leadership behind Micro Center's national growth and \$250M+ in retail and multi-family development across Central Ohio.

Cedar Square — German Village, Columbus, Ohio | Architectural Rendering



Upper East — New Albany, Ohio | Architectural Rendering

A LIMITED RETAIL OPPORTUNITY IN NEW ALBANY'S VILLAGE CENTER — NOW PRE-LEASING.



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ROTH

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