NOW LEASING | SECURE YOUR SPACE IN A PRIME LOCATION IN THE FAST-GROWING CITY OF NEW ALBANY

THE HAMLET AT SUGAR RUN

Central College Road & New Albany-Condit Road
New Albany, OH



Construction to Start Summer 2026

35 AC multi-use development

52,000 SF of commercial space

195 residential units

8+AC park



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BIRD'S EYE AERIAL

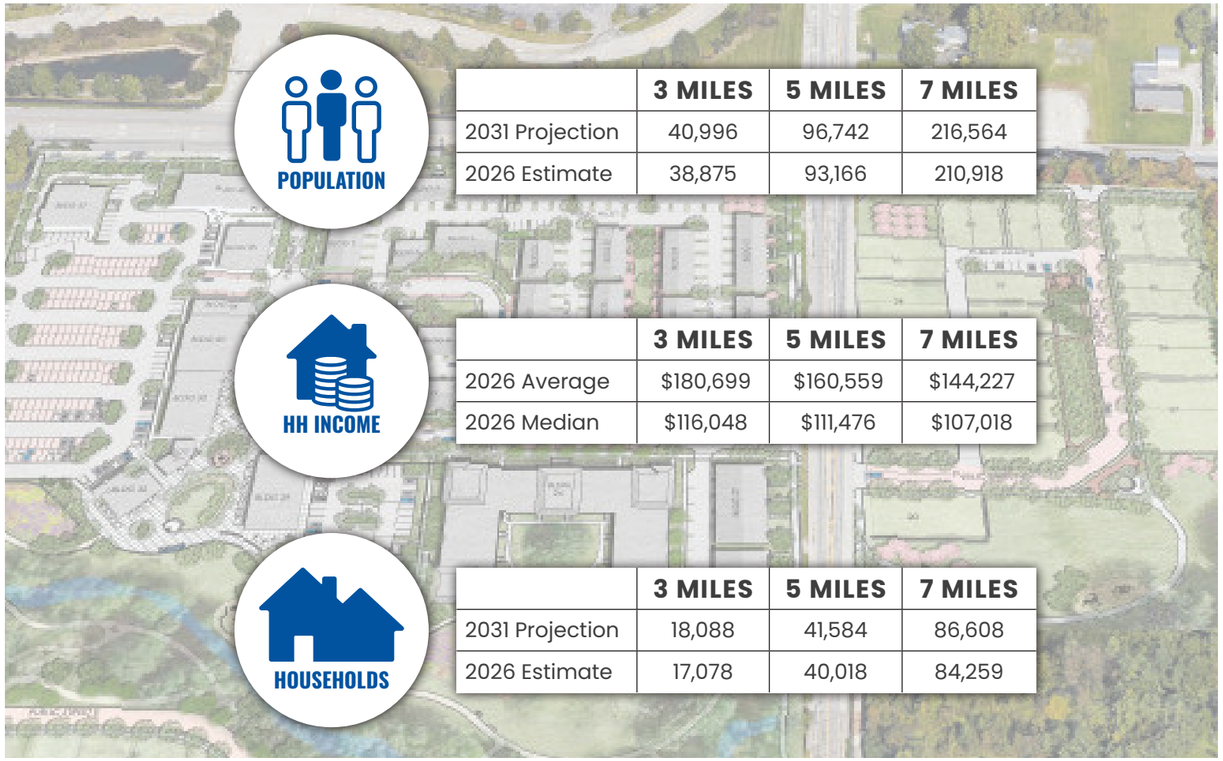


HIGHLIGHTS & DEMOGRAPHICS

The Hamlet at Sugar Run

Set to start construction Summer 2026, The Hamlet at Sugar Run is a 35 AC development that will feature 195 residential units and an estimated 52,000 SF of commercial space. This community is comprised of flats, townhomes, single family homes, and an 8+ AC park, providing an ideal opportunity for retailers, restaurants, and service providers to join the fast-growing region of New Albany.

- **AVAILABLE: three outparcels on the northwest corner of development, ideal for restaurant, retail, and other daily needs**
- Located on Central College Road in a prime location between the New Albany Retail Corridor and nearby industrial businesses
- Median Household Income above $180,000 within three miles
- New Albany is a rapidly growing city, with the population increasing by over 7% since 2020
- New Albany-Plain Local School District remains highly ranked across multiple measures, placing in the top 4% of all school districts nationwide and ranking fifth best in Ohio in 2025



POPULATION

	3 MILES	5 MILES	7 MILES
2031 Projection	40,996	96,742	216,564
2026 Estimate	38,875	93,166	210,918

HH INCOME

	3 MILES	5 MILES	7 MILES
2026 Average	$180,699	$160,559	$144,227
2026 Median	$116,048	$111,476	$107,018

HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
2031 Projection	18,088	41,584	86,608
2026 Estimate	17,078	40,018	84,259

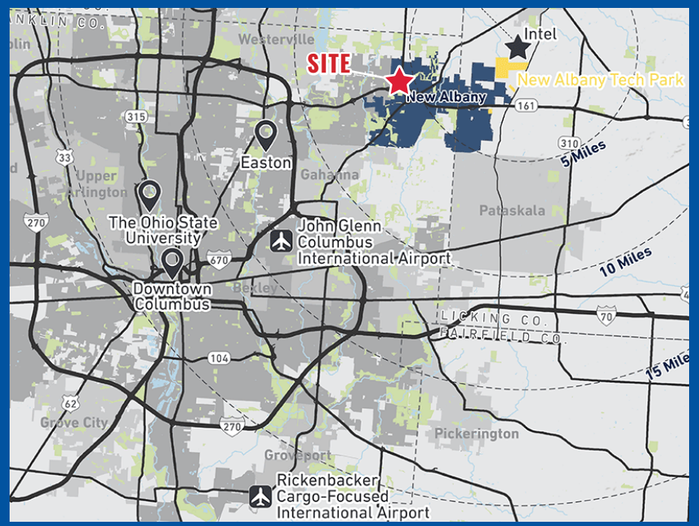


South High Street, Columbus OH

COLUMBUS MARKET OVERVIEW

The Columbus Region has one of the most dynamic and flourishing economies in the United States, with a 1.4% annual growth rate, it's the fastest growing major metro in the Midwest.

- 2.2 Million People
- 15 Fortune 1000 Headquarters
- 3 Fortune 500 Headquarters
- 8th Highest Millennial Concentration in the U.S.
- More than 300 Foreign-owned establishments
- 53 college and university campuses



DEVELOPMENT RENDERINGS







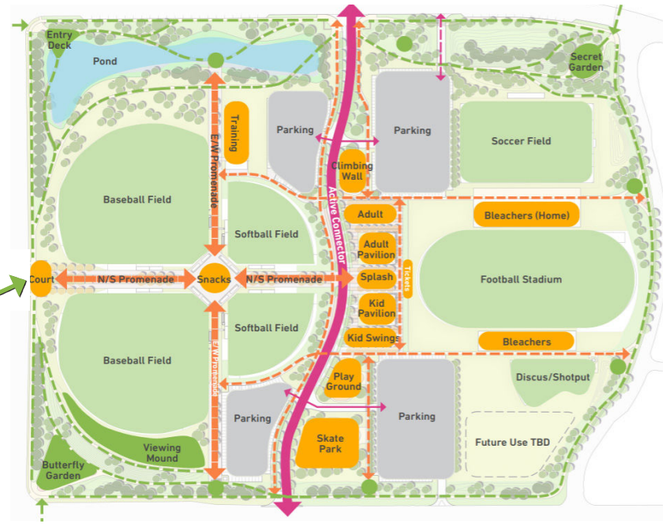


NEW ALBANY SCHOOLS ATHLETICS CAMPUS & CITY OF NEW ALBANY PARK

The nearly 50 AC site, **located directly across from The Hamlet at Sugar Run,** is the future home of New Albany-Plain Local Schools' new athletic campus. The following are included in the two-phase Campus Master Plan:

- Varsity & junior varsity baseball fields
- Varsity & junior varsity softball fields
- Outfield amphitheater
- Bocce courts
- Walking paths
- Stadium
- Room for future expansions

CONNECTING TO THE HAMLET AT SUGAR RUN

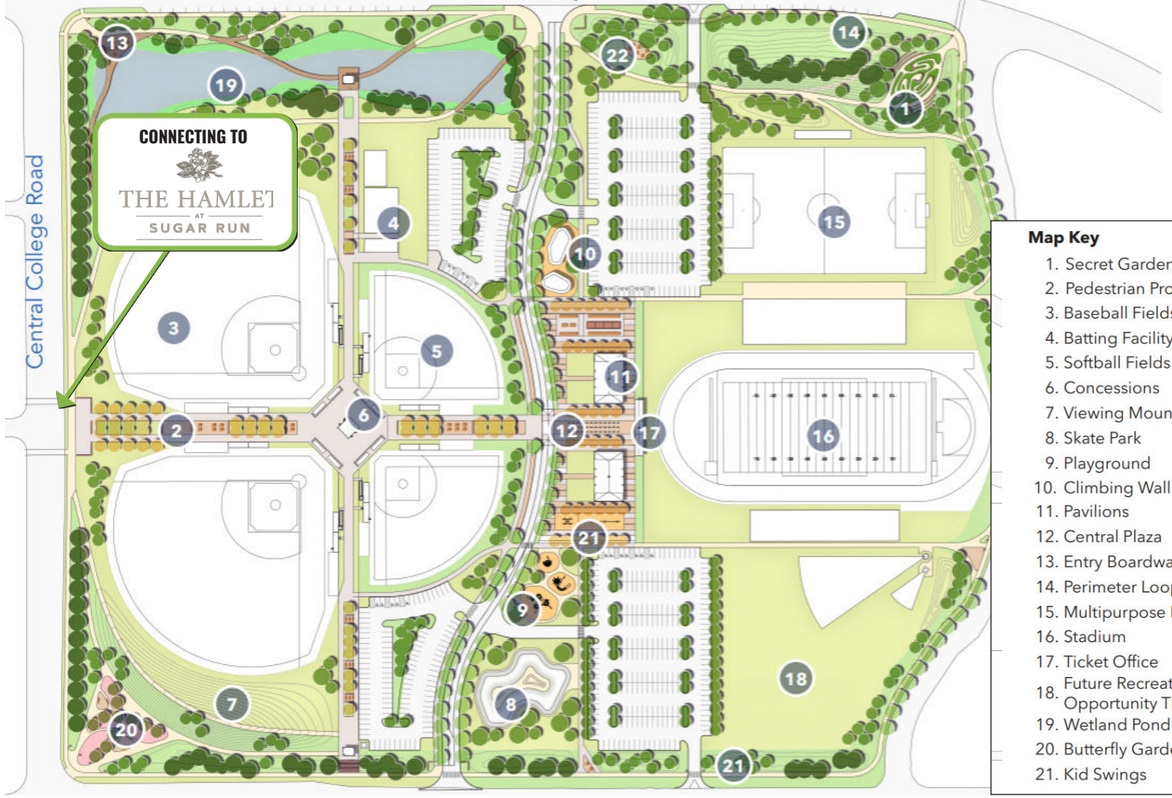










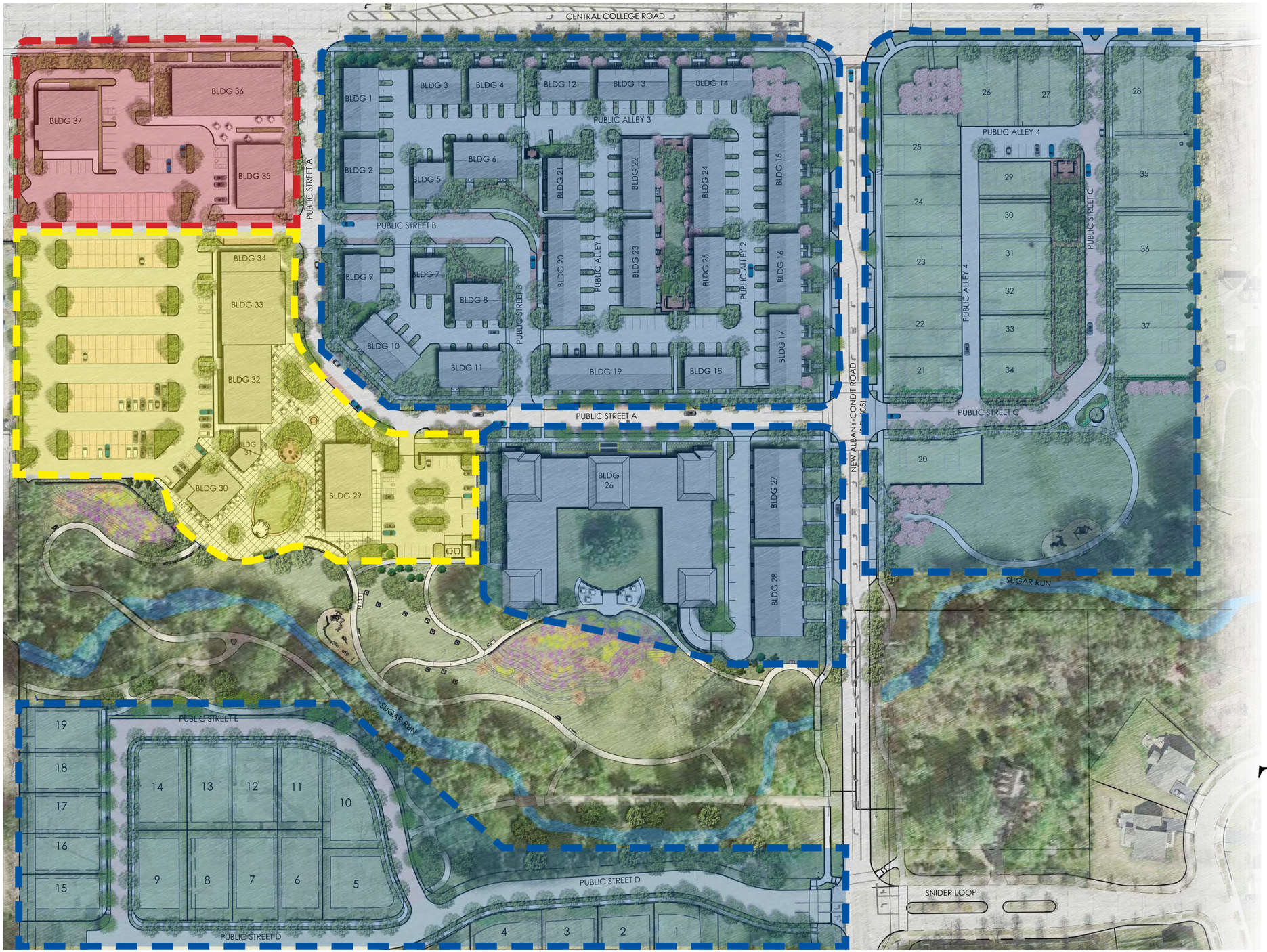


Map Key

1. Secret Garden
2. Pedestrian Prome
3. Baseball Fields
4. Batting Facility
5. Softball Fields
6. Concessions
7. Viewing Mound
8. Skate Park
9. Playground
10. Climbing Wall
11. Pavilions
12. Central Plaza
13. Entry Boardwalk
14. Perimeter Loop P
15. Multipurpose Fiel
16. Stadium
17. Ticket Office
18. Future Recreation Opportunity TBD
19. Wetland Pond
20. Butterfly Garden
21. Kid Swings



SITE PLAN



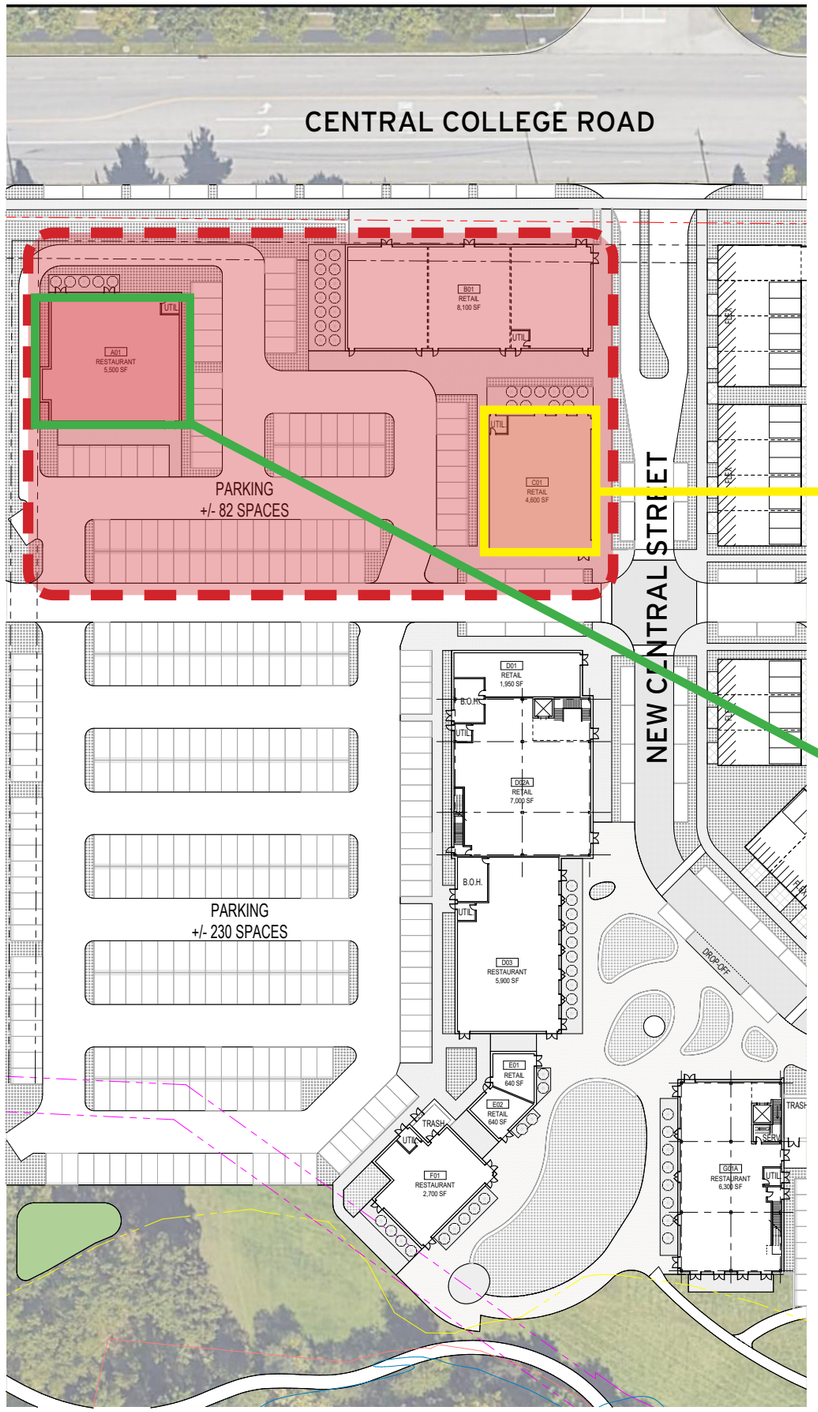
PHASE I
COMMERCIAL
NOW LEASING

PHASE II
COMMERCIAL

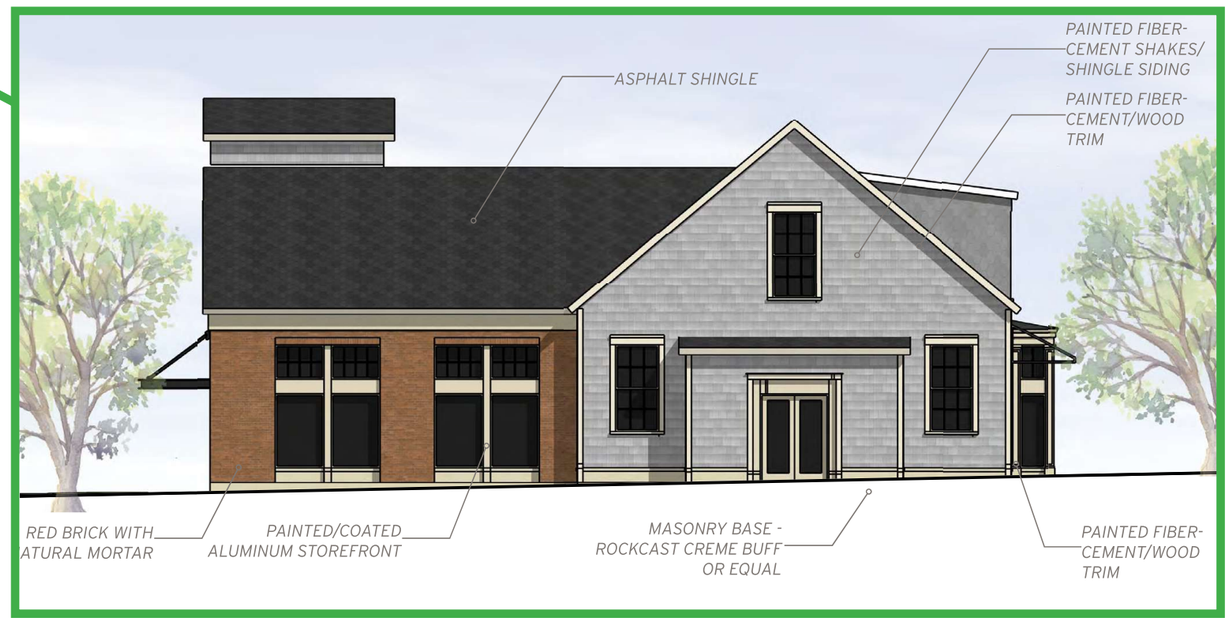
RESIDENTIAL

THE HAMLET
AT
SUGAR RUN

SITE PLAN AND RENDERINGS







MICRO AERIAL



BUSINESS & DEVELOPMENT AERIAL





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