

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

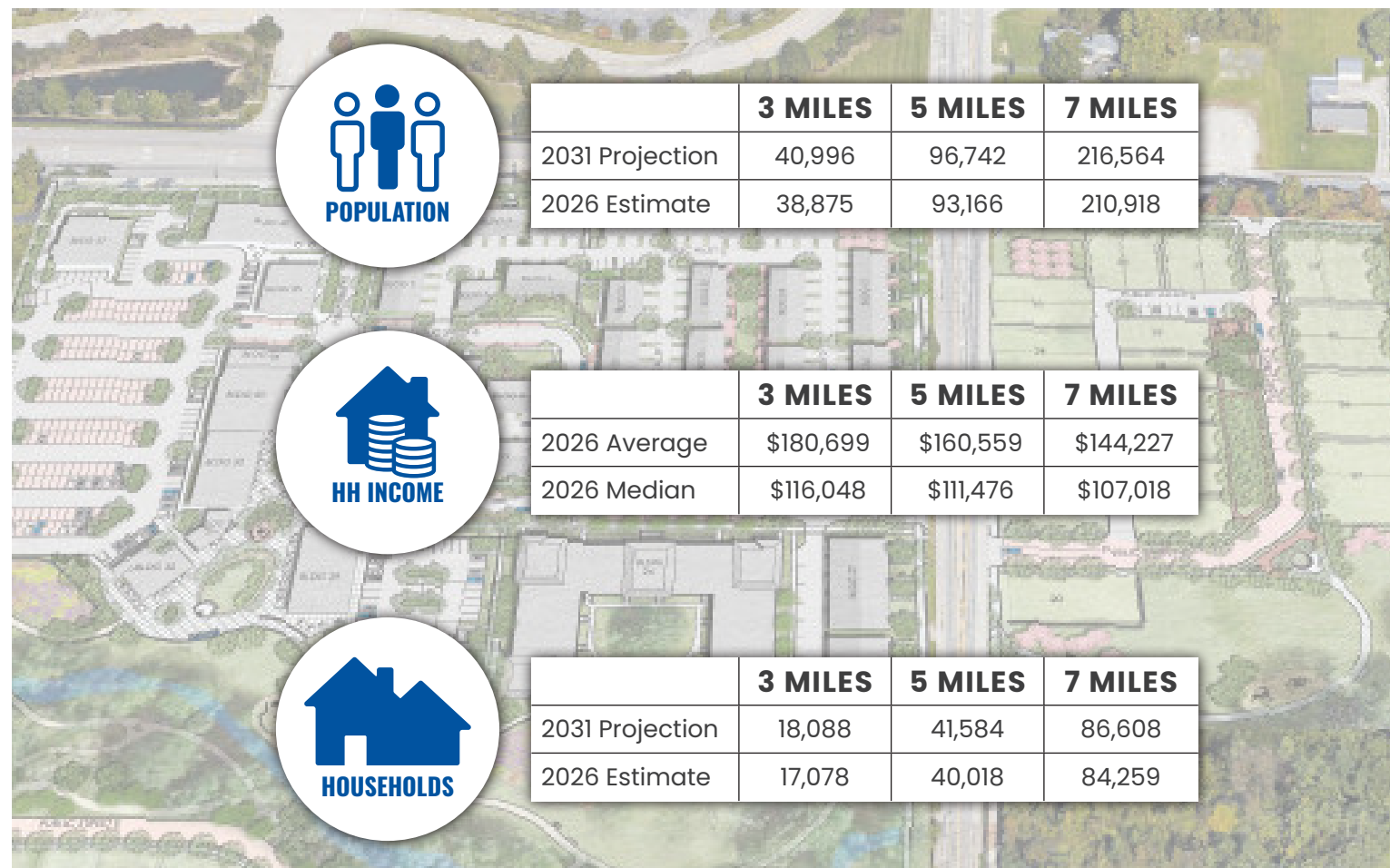


HIGHLIGHTS & DEMOGRAPHICS

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

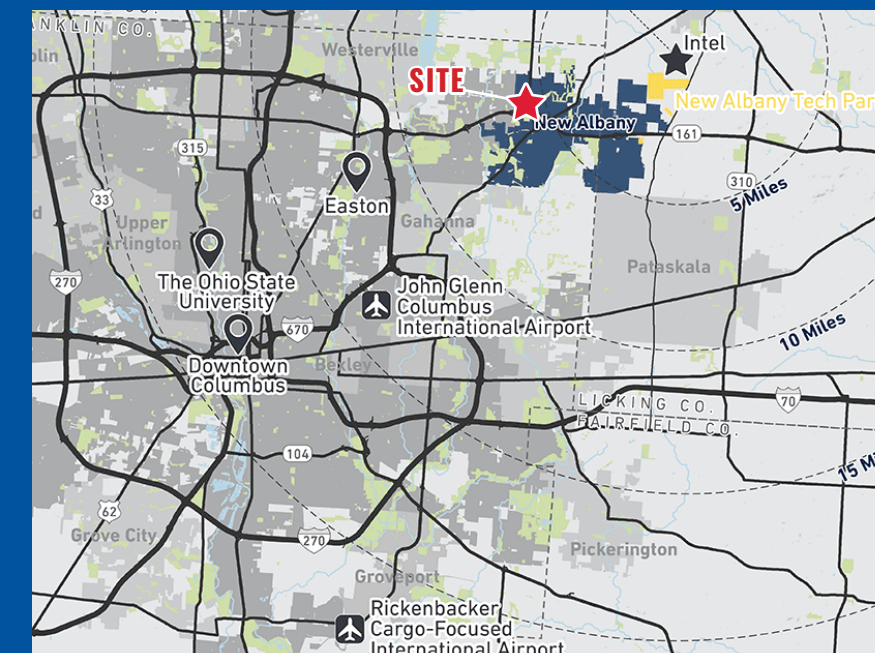


South High Street,
Columbus OH

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



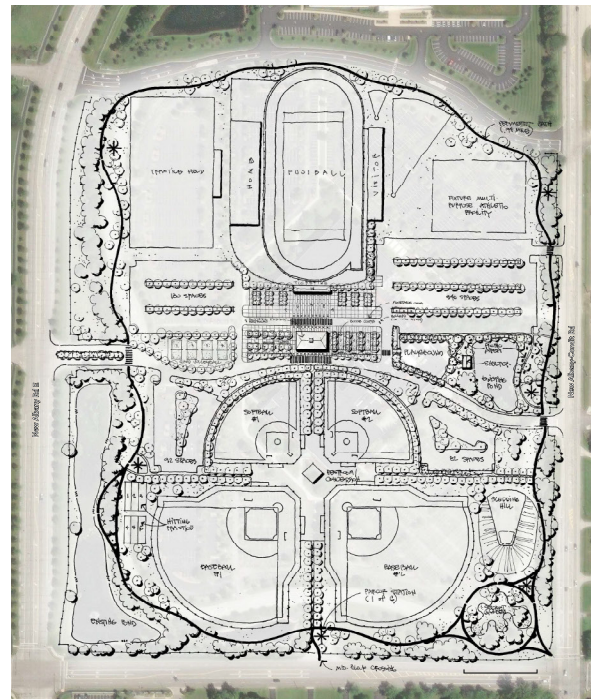
DEVELOPMENT RENDERINGS



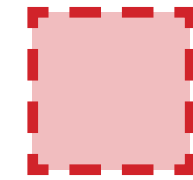
NEW ALBANY SCHOOLS ATHLETICS CAMPUS & CITY OF NEW ALBANY PARK

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:

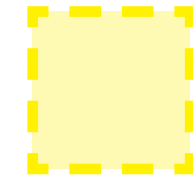
- Varsity & junior varsity baseball fields
- Varsity & junior varsity softball fields
- Outfield amphitheater
- Bocce courts
- Walking paths
- Stadium
- Room for future expansions



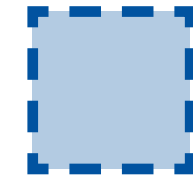
SITE PLAN



**PHASE I
COMMERCIAL
NOW LEASING**



**PHASE II
COMMERCIAL**

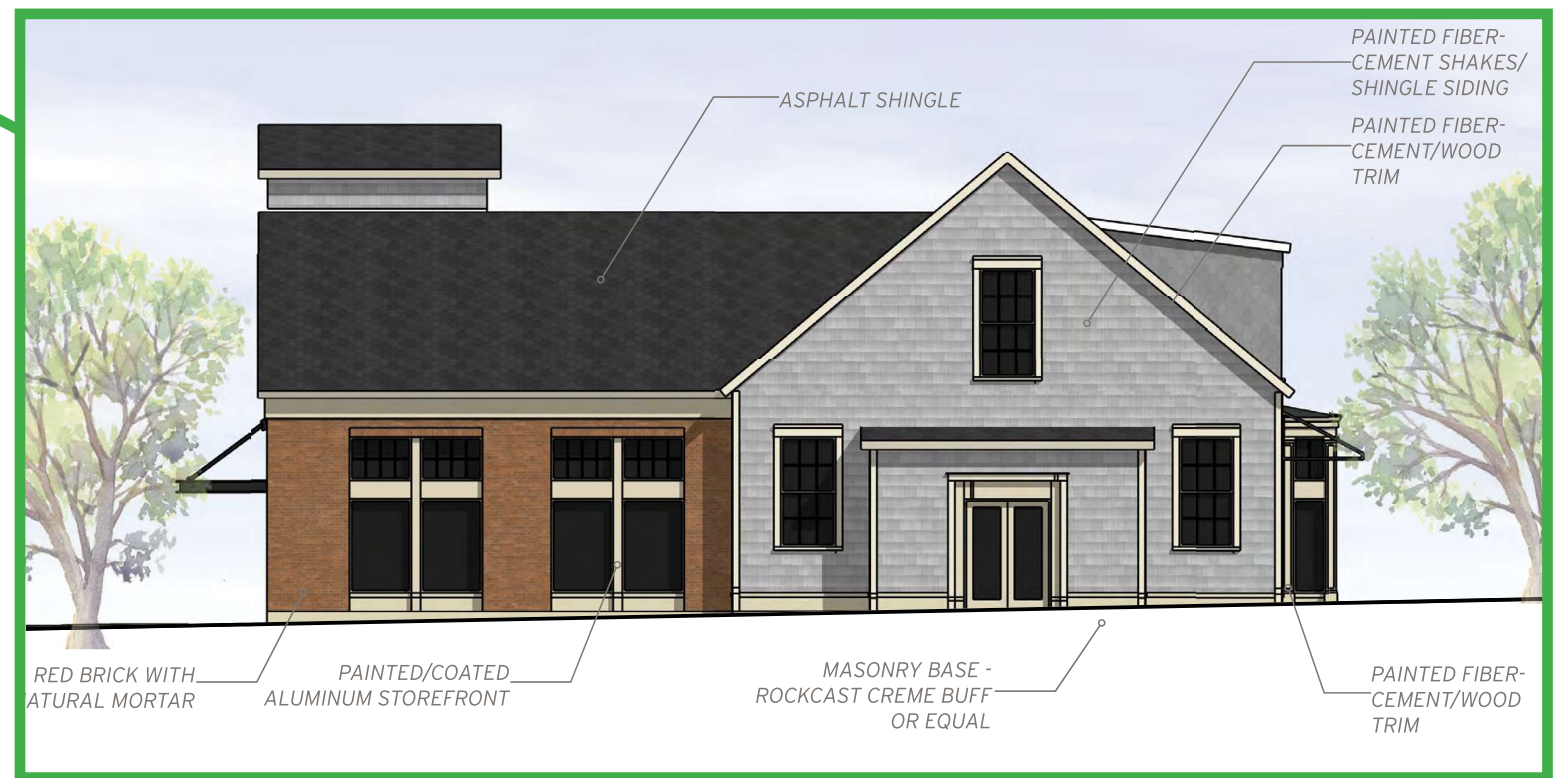
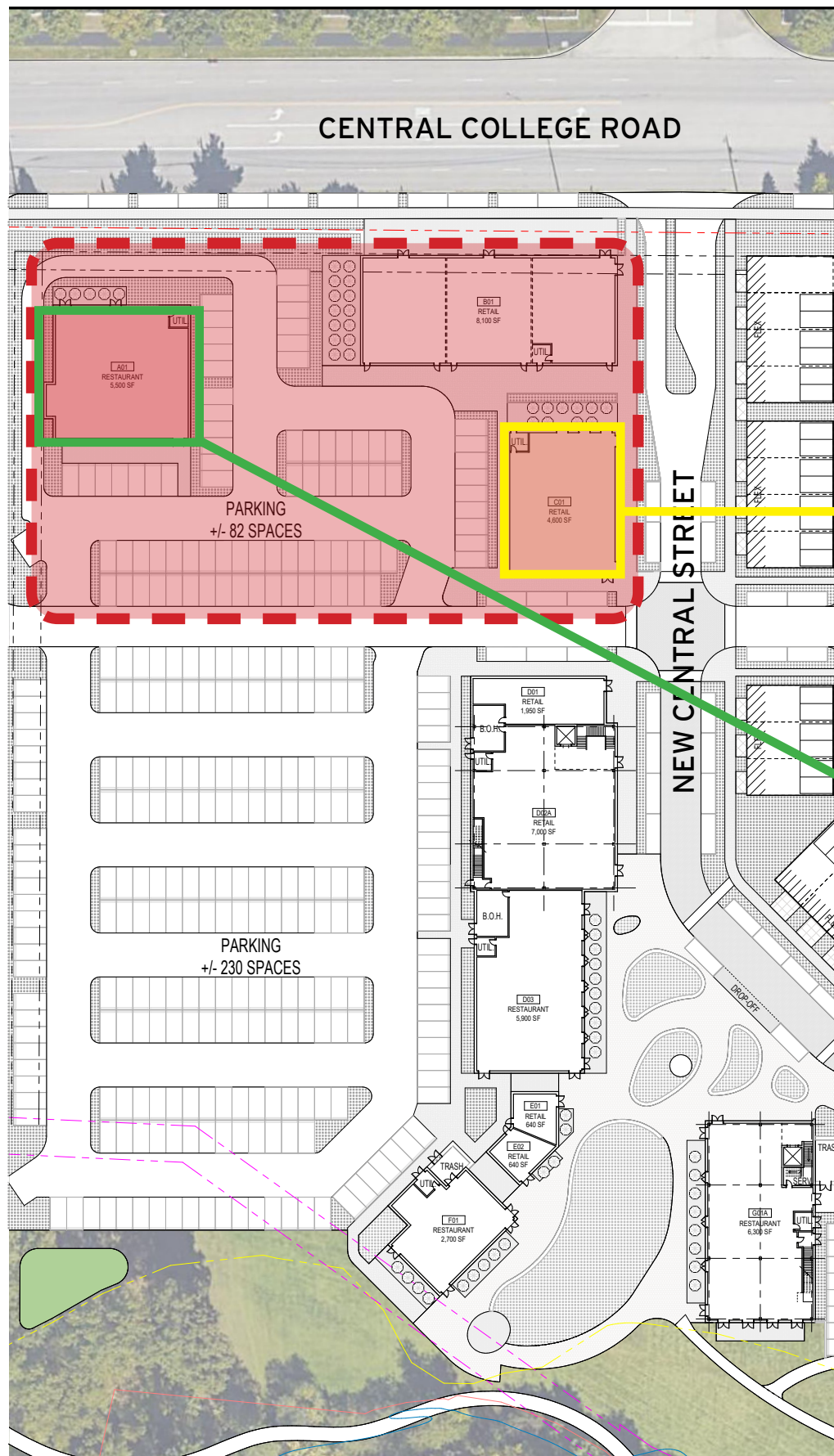


RESIDENTIAL



THE HAMLET AT SUGAR RUN

SITE PLAN AND RENDERINGS



MICRO AERIAL





MARKETING
SERVICES



TENANT
SERVICES

CREATING
VALUE



INVESTMENT
SALES



LEASE
SERVICES

ACHIEVING
SUCCESS



DISPOSITIONS



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BUILDING
RELATIONSHIPS



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