

NEW CONSTRUCTION

KROGER ANCHORED RETAIL CENTER

REYNOLDSBURG, OH

**E. Main St. & Rosehill Rd.
Reynoldsburg, OH 43068**



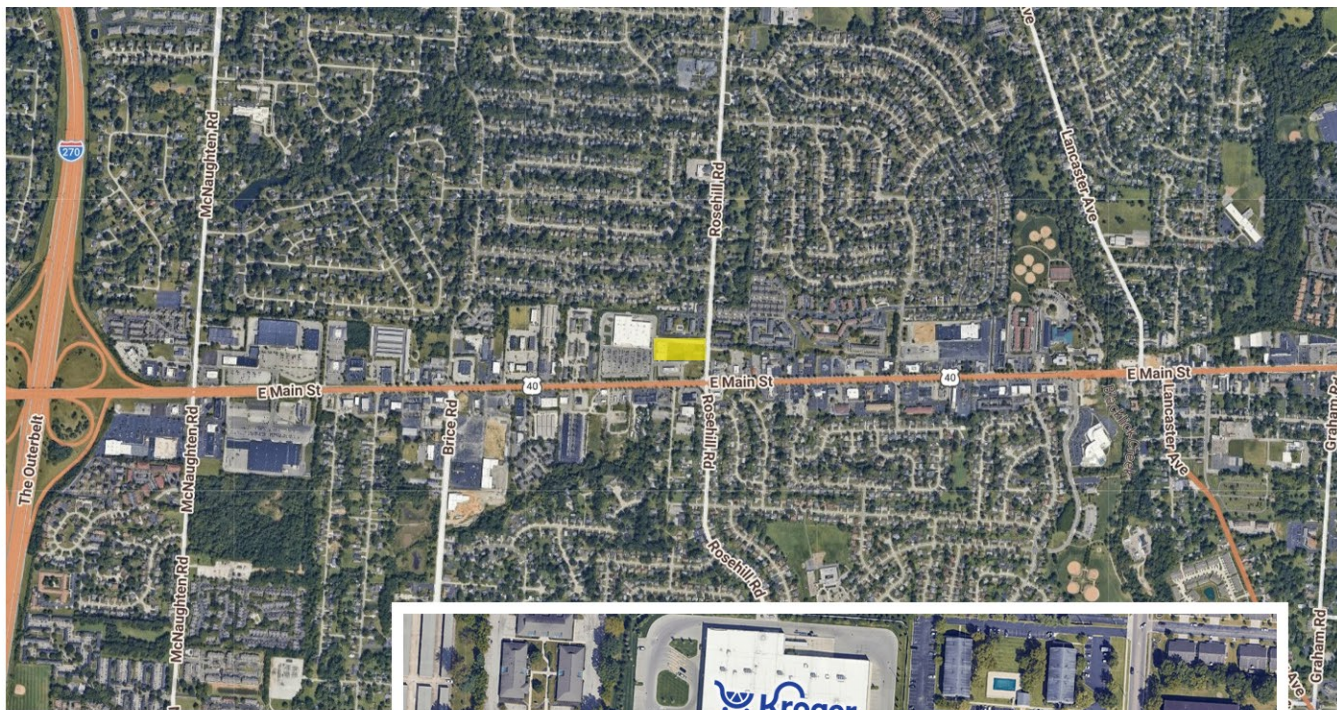
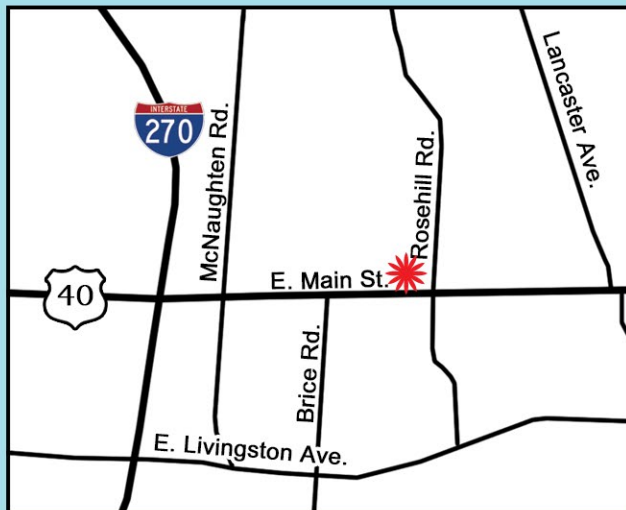
PRIME
RETAIL ADVISORS



OFFERING HIGHLIGHTS

- 9,600 SF coming fall 2027
- 1,200 - 3,600 SF suites available for lease
- Negotiable rent
- 33,371 VPD at intersection
- Easy access to Rosehill & E. Main

Join newly opened Kroger in Reynoldsburg. Site has excellent visibility and access to both E. Main and Rosehill. Demographics in the immediate area are very solid with high daytime populations.



DEMOGRAPHICS

2026 ESTIMATED	1 MILE	2 MILE	3 MILE
Population	14,363	46,120	104,353
Households	5,944	19,749	42,871
Average HH Income	\$85,406	\$88,649	\$91,510
Median HH Income	\$66,070	\$70,902	\$74,592

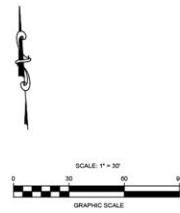
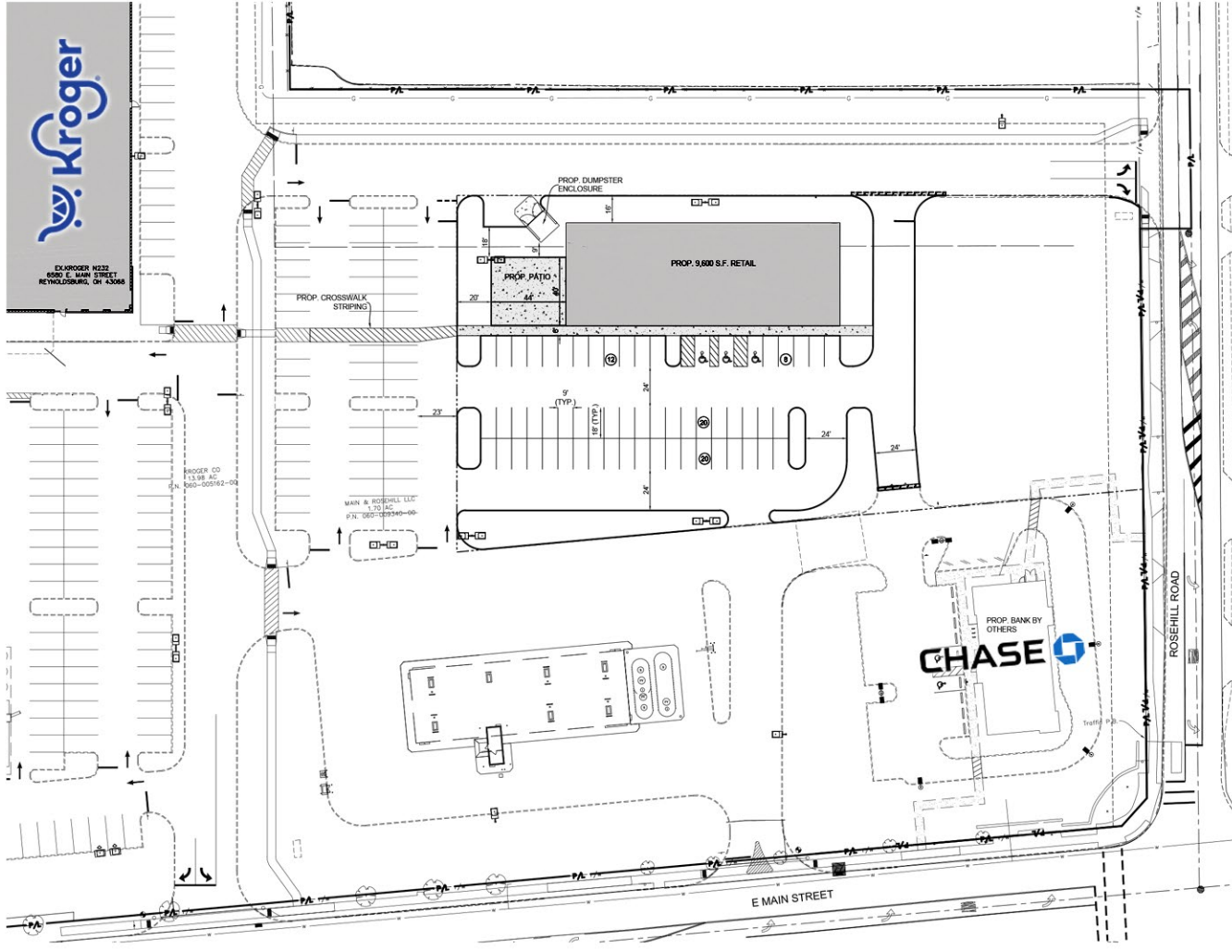
DAYTIME POPULATION

1 MILE	3 MILE
33,371 per day	63,186 per day

Becky Keglweitsch
614-561-6135
becky@primeretailre.com

Eric Eldridge
614-570-7405
eric@primeretailre.com





SITE DEVELOPMENT INFORMATION
 SITE AREA BOUNDARY
 TOTAL SITE AREA 1.75 AC.

PARKING CALCULATIONS				
AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
OVERALL BUILDING	9,600 S.F.	22	60	6.25/1000 S.F. 1/160 S.F.

CONCEPT PLAN

REYNOLDSBURG OUTPARCEL

REYNOLDSBURG OHIO

PROJECT NO. 2021.1

DATE 03/20/2025

PROJECT MANAGER: AAG

DESIGNER: JCS

DRAWN BY: KMM

550 Points Parkway,
 Suite 200
 Reynoldsburg, OH 43082
 614.781.1661 phone
 www.v3o.com

V3

DRAWING NO. 1

Becky Keglweitsch
 614-561-6135
 becky@primeretailre.com

Eric Eldridge
 614-570-7405
 eric@primeretailre.com

