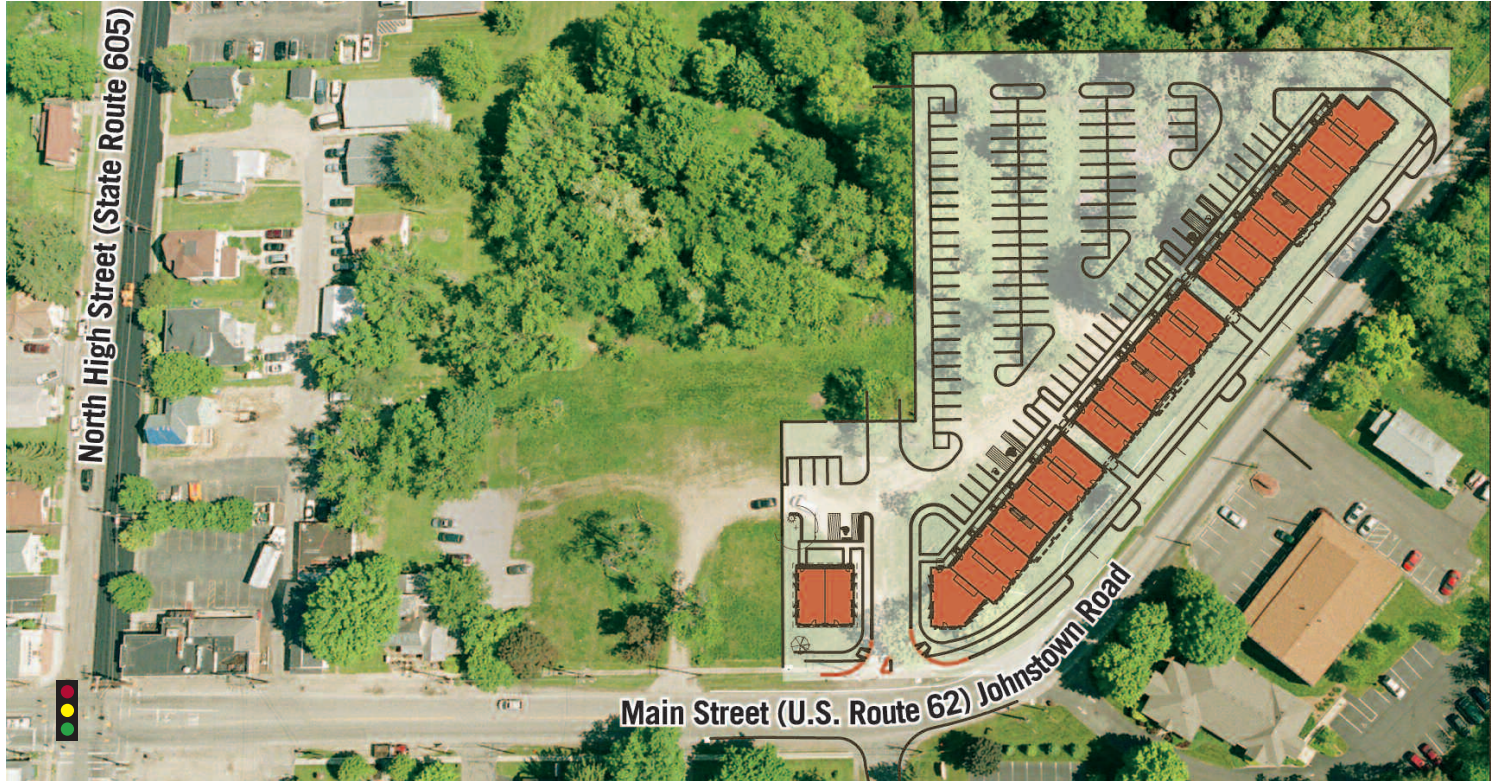




NEW ALBANY

E X C H A N G E



PROPERTY INFORMATION: FOR SALE OR LEASE

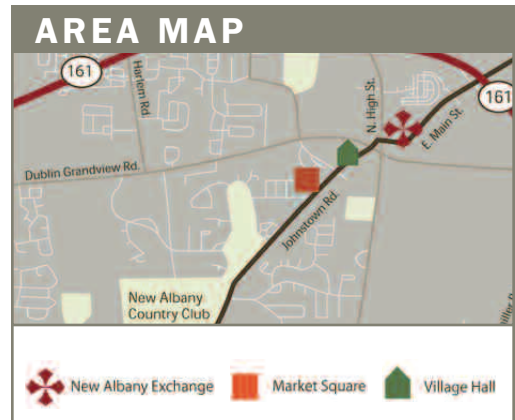
- Total of 23 deluxe two-story units (includes both Phase I & II)
- 1,600–4,800 square feet available; Phase I is now available with only 8 units remaining
- Sale Price: \$290,000–\$310,000
- Lease Rate: \$20 per square foot, triple net
- Parking: 110 spaces
- Zoning allows office, retail and residential uses

DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Population	1,540	11,788	48,890
Median HH Income	\$90,331	\$96,660	\$78,657
Average HH Income	\$156,173	\$156,482	\$111,194
Median Age	38	38	38
Population Growth (2000-06)	11.35%	13.34%	8.61%

DAILY TRAFFIC COUNTS

- 18,203 cars daily on East Main Street (source: Mid-Ohio Regional Planning Commission 95-04)



SITE INFORMATION: New Albany Exchange is located at 74 East Main Street in the heart of New Albany. This one-of-a-kind lifestyle center is the perfect location for a sophisticated retail outlet, an original dining venue, a functional office, an inspired boutique, stylish living quarters, and so much more. An infinite number of possibilities exist for the layout and design of each space. You will have freedom to design interior space to best fit your needs. Every space is custom designed by you, for you.

UPSCALE
HAIR SALON
AND DAY SPA

A 2,086 sf
B 1,600 sf

C 1,600 sf

\$290,000

PREMIER
PROPERTIES
CUSTOM
BUILDERS

D 1,600 sf
E 1,600 sf

F 1,600 sf

\$290,000

G 1,600 sf

\$305,000

H 1,600 sf

\$310,000

RESERVED

I 2,000 sf

BASS
CONSULTANTS

J 1,600 sf

K 1,600 sf

\$290,000

L 1,600 sf

\$290,000

M 1,600 sf

\$305,000

N 1,600 sf

\$310,000

**PHASE II
(2008)**

O 2,000 sf

Price TBD

P 1,600 sf

Price TBD

Q 1,600 sf

Price TBD

R 1,600 sf

Price TBD

S 1,600 sf

Price TBD

T 1,600 sf

Price TBD

U 2,366 sf

Price TBD

INSURANCE
COMPANY

II 3,200 sf

62 & 66 E Main St (two units)
MLS 2645816

Developer cannot guarantee market rates or conditions. Prices subject to change without notice.



REAL ESTATE SERVICES



THE RAINES GROUP ♦ REAL LIVING HER

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