

Johnstown Square
Johnstown, OH 43031

Tractor Supply Anchored
Retail For Lease



659 - 753 W COSHOCTON STREET, JOHNSTOWN, OH

Lease Rate:

\$16.95 PSF - \$21.95 PSF Net

Available Space:

Suite 663: 14,447 SF - 20,000 SF

Suite 703: 1,600 SF - 3,200 SF

Suite 721: 1,600 SF

2025 Est Operating Ex:

\$3.35 PSF

- Dynamic retail location on highly trafficked Coshocton Street, just west of downtown Johnstown and 7 miles east of New Albany
- Property visible to 17,000 AVPD with highly visible monument and tenant building signage
- Main entrance to center at traffic light with large monument sign
- Ample parking in front and rear of building
- Tenants in center are Dollar Tree, Tractor Supply, H&R Block, BMV, food and other services. McDonald's and Hopewell Federal Credit Union an outparcel at front of center
- Newer roof, parking lot, LED lighting and Pylon sign



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Intel Announces Next US Site with Landmark Investment Ohio

As the largest single private-sector investment in Ohio history, the initial phase of the project is expected to create 3,000 Intel jobs and 7,000 construction jobs over the course of the build, and to support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners. Spanning nearly 1,000 acres in Licking County, just outside of Columbus, the "mega-site" can accommodate a total of eight chip factories – also known as "fabs" – as well as support operations and ecosystem partners. At full buildout, the total investment in the site could grow to as much as \$100 billion over the next decade, making it one of the largest semiconductor manufacturing sites in the world.

Planning for the first two factories will start immediately, with construction expected to begin late in 2022. Production is expected to come online in 2025, when the fab will deliver chips using the industry's most advanced transistor technologies. Ohio will be home to Intel's first new manufacturing site location in 40 years. "Immense Impact Section of Intel's Publication / Intel Announces Next US Site with Landmark Investment Ohio" 1.21.2022



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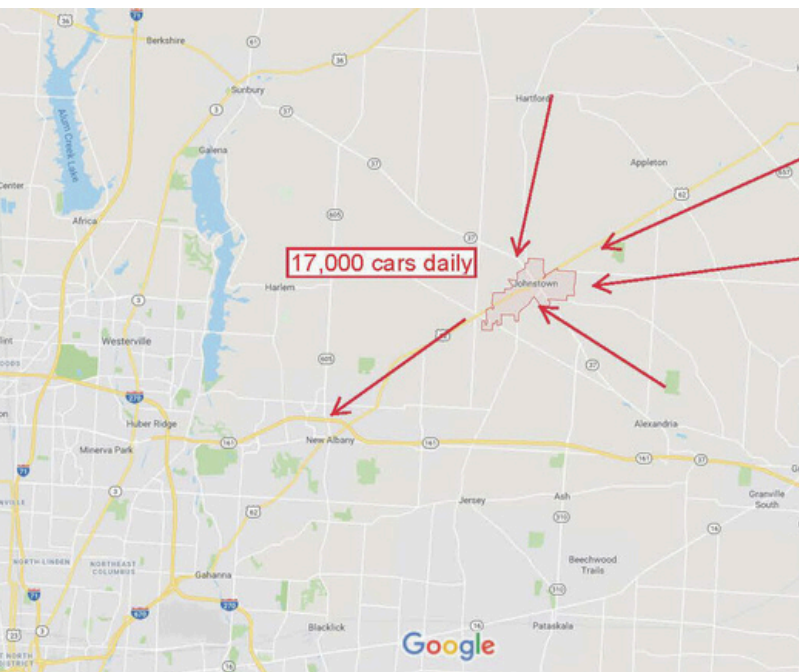
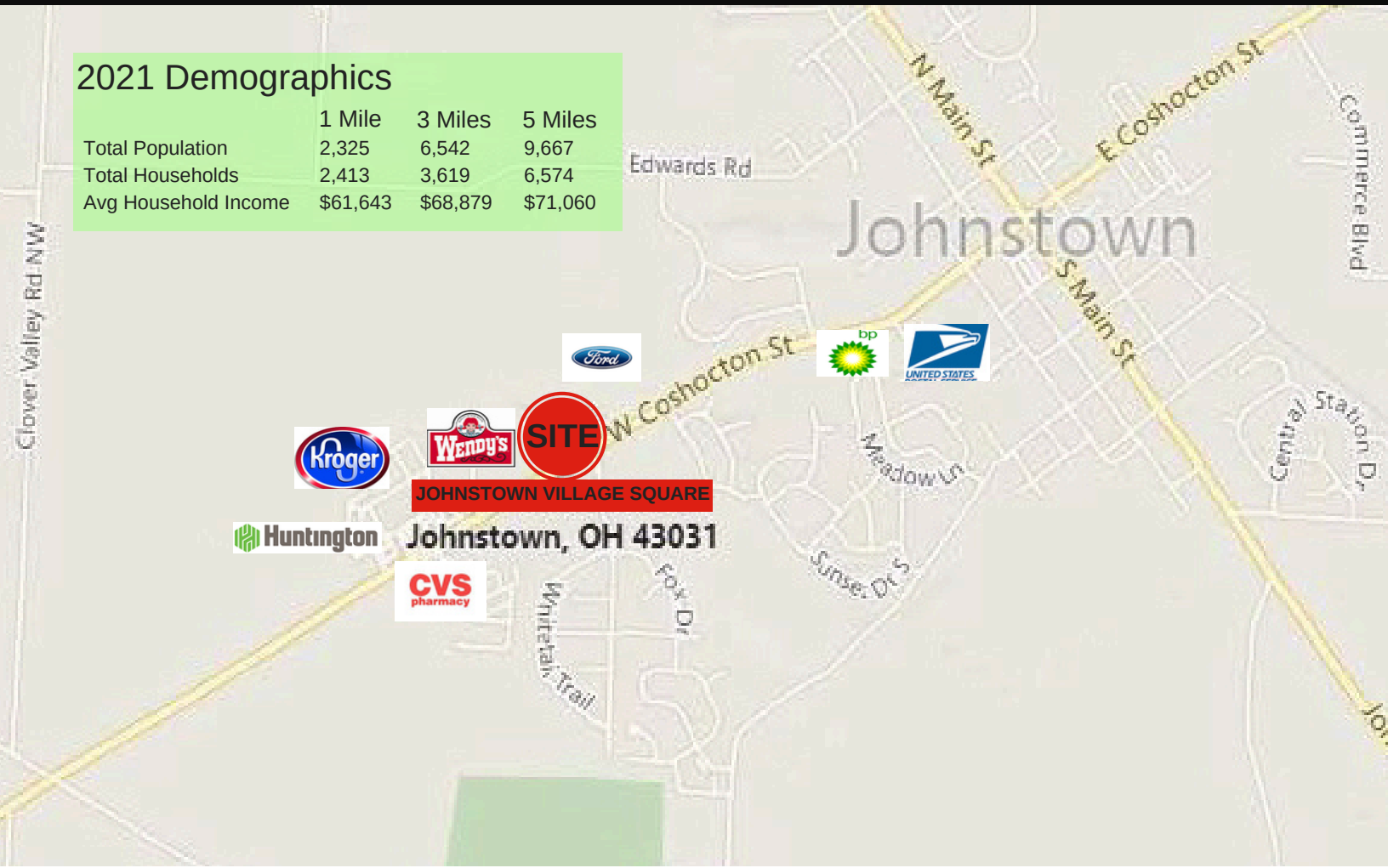
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2021 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	2,325	6,542	9,667
Total Households	2,413	3,619	6,574
Avg Household Income	\$61,643	\$68,879	\$71,060



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AVAILABLE SPACE

Suite Address	Suite Square Footage	Comments
663	14,447 SF - 20,000 SF	
703	1,600 SF - 3,200 SF	
721	1,600 SF	

EXISTING TENANTS

Suite Address	Tenant
659	Tractor Supply
663	Available
667	Mattress Warehouse
669	Mount Carmel Health
701	Bureau of Motor Vehicles
703	Available (Formerly Optometrist)
705	Creno's Pizza
707	H&R Block
709 - 713	Goodwill store
715A - 715B	Dollar Tree
717	Johnstown Smoke Shop
719	The Gun Cleaners of Central Ohio
721	Available
723	Dragon China restaurant
725 - 729	Capitalize Fitness and Restaurant
731 - 733	Happy Tails Vet Clinic



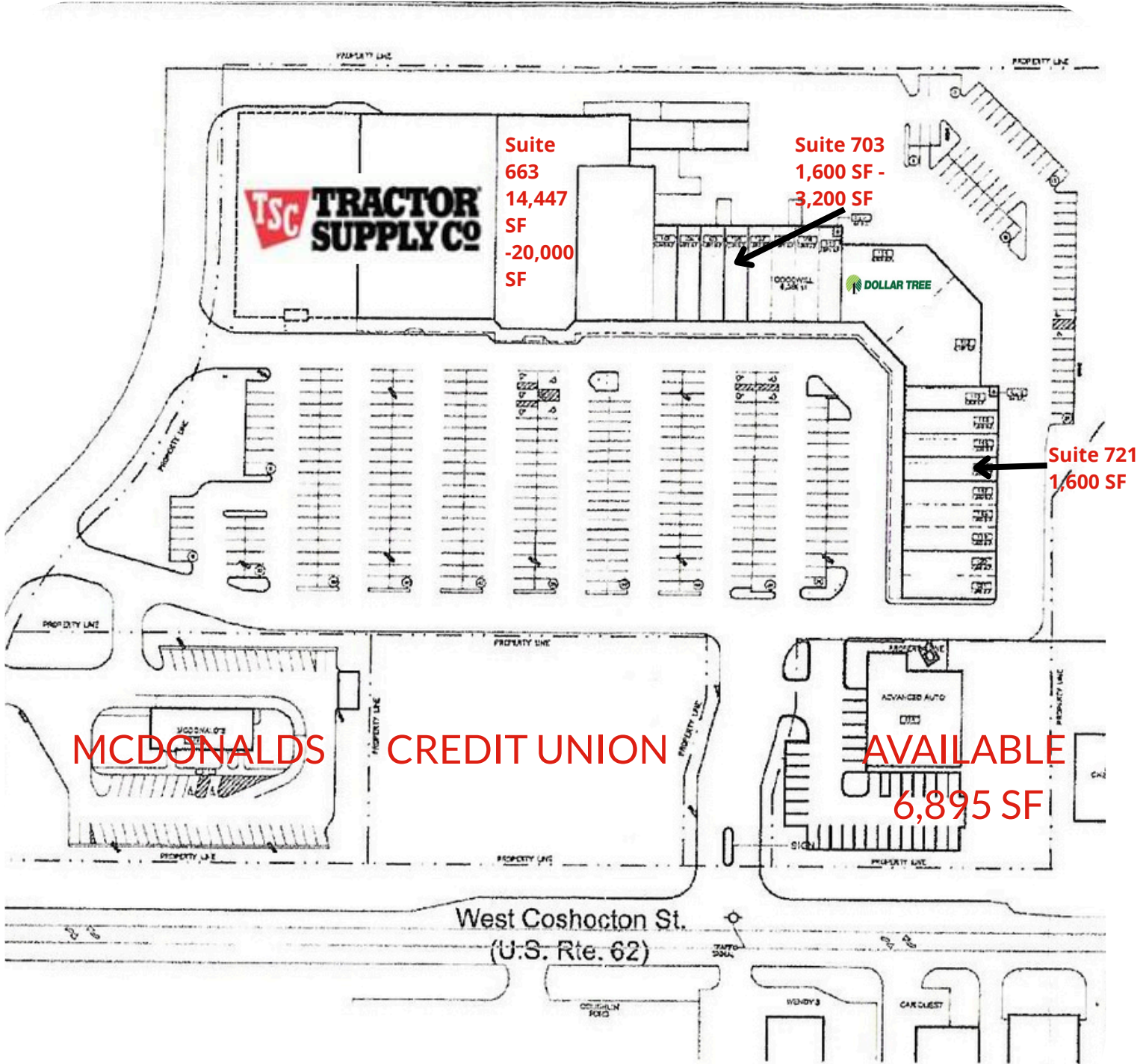
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SITE LAYOUT



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