

733 W Coshocton Street.
Johnstown, OH 43031

Retail For Lease



FREE STANDING BRICK RETAIL

Lease Rate:

\$17.95 PSF NNN

Available Space:

6,895 SF

- Retail location on highly trafficked Coshocton Street, just west of downtown Johnstown and 7 miles east of New Albany and 1.6 miles from new \$28BB Intel Plant Development
- Open plan with 2 restrooms
- 10' x 10' drive in door
- 250' of frontage on W. Coshocton Street
- Prominent lighted signage
- Situated at entry to Johnstown Village Square retail center
- Signalized traffic light to site
- Adjacent to Wendy's, McDonalds along busy retail corridor



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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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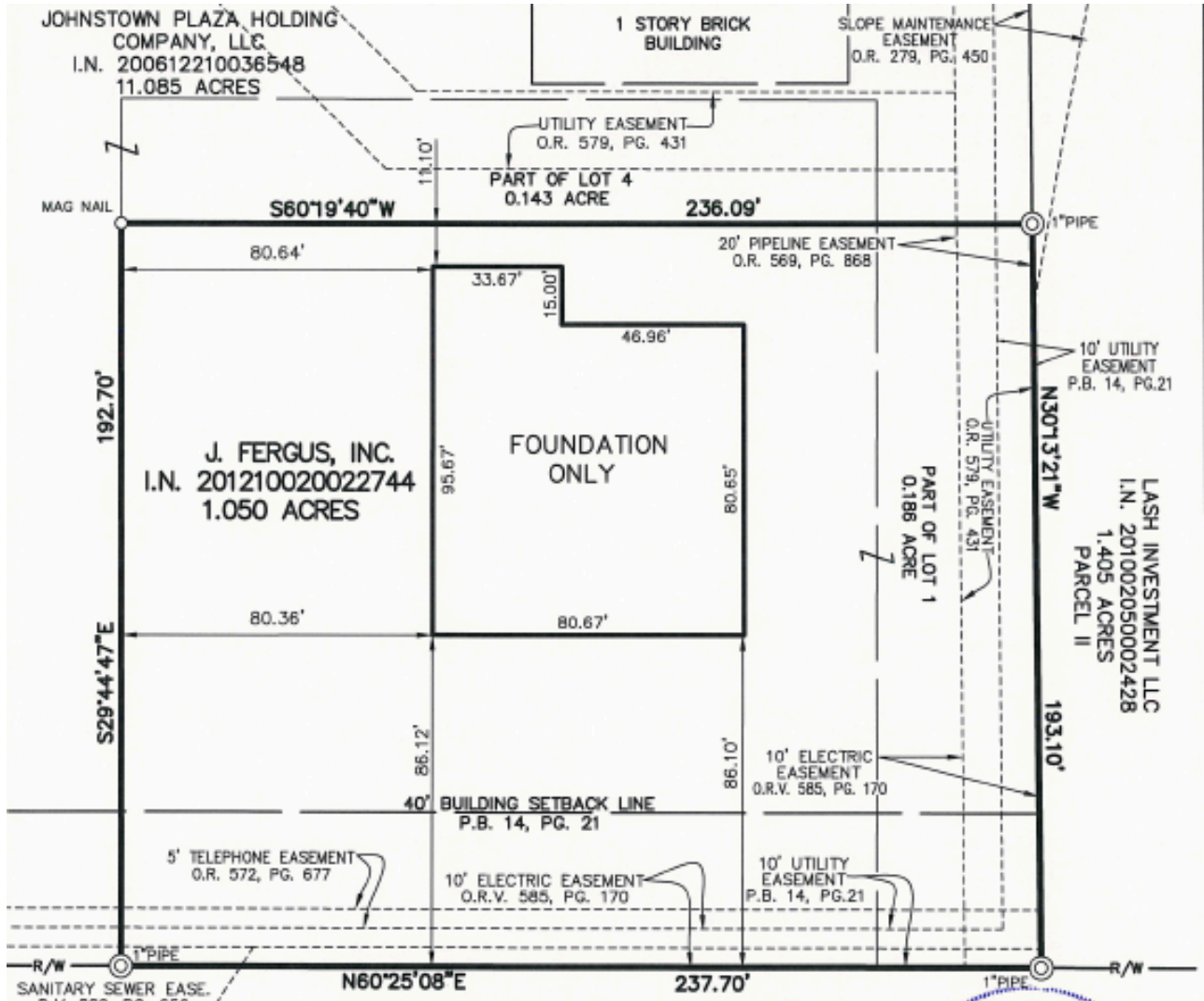
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SITE SURVEY



WEST COSHOCTON STREET
U.S. ROUTE 62 WIDTH VARIES

SURVEY CERTIFICATION

Survey made for: J. Fergus, Inc., Chicago Title Insurance Company, Title First Agency, Inc., The Fergus Company LLC, Advance Stores Company, Incorporated, and Columbus First Bank:

I hereby certify that I have surveyed the hereon described property and that the improvements shown hereon are within the property lines and that there are no encroachments either way across property lines, except as shown.

STATE OF OHIO
DAVID L. CHIESA
S-7740
REGISTERED PROFESSIONAL SURVEYOR

BY *David L. Chiesa* 10/17/12
David L. Chiesa
Registered Surveyor No. 7740



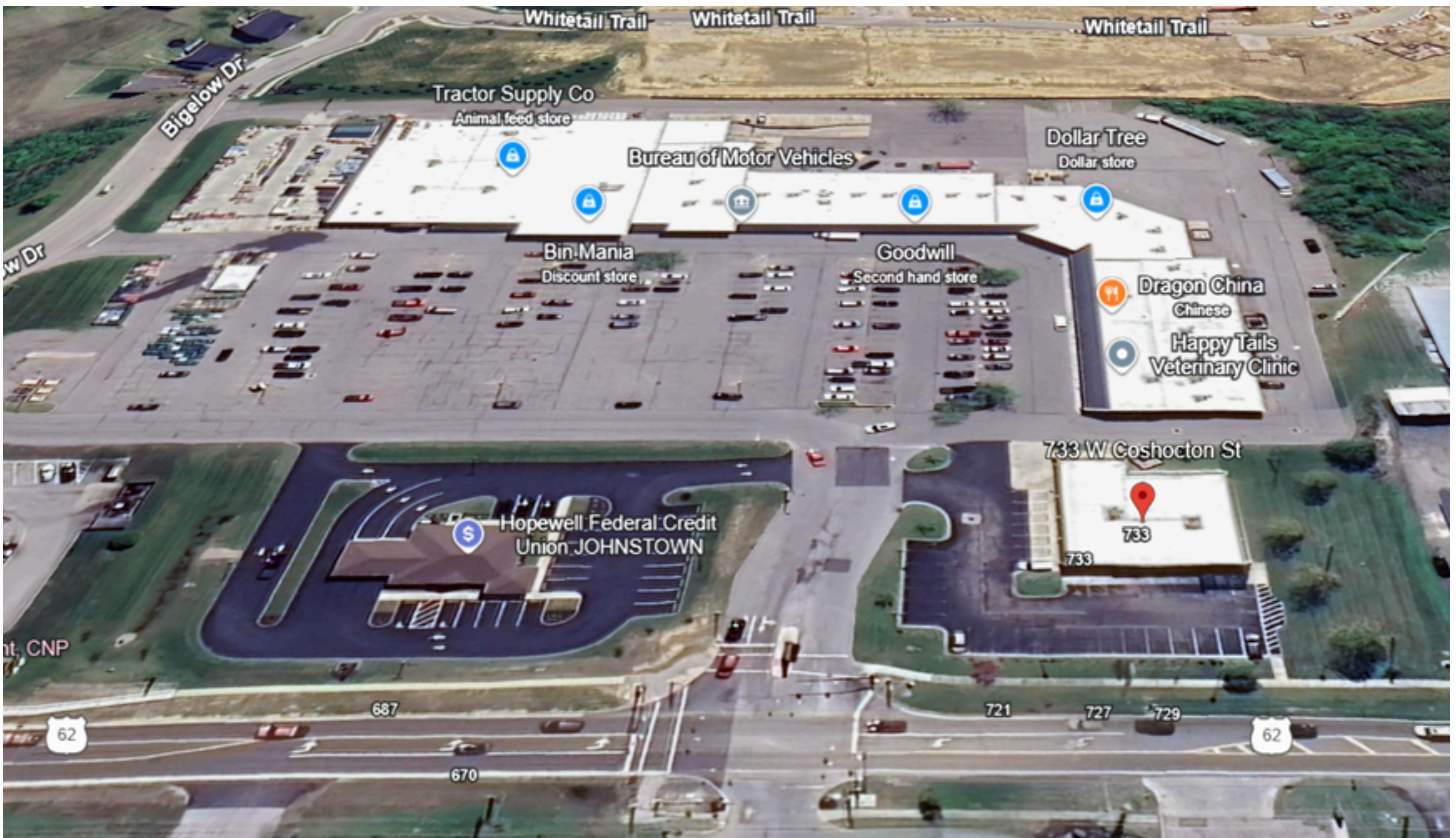
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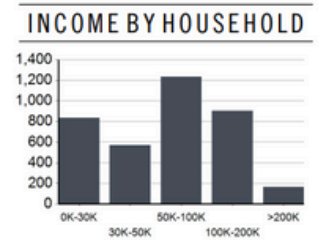
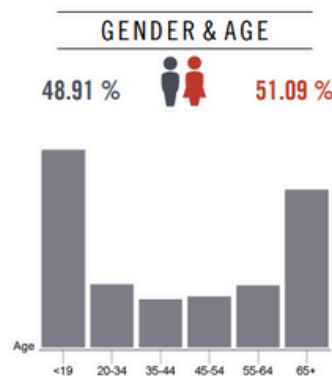
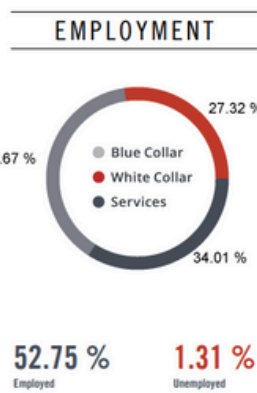


Location Facts & Demographics

Demographics are determined by a 10 minute drive from 659-753 W Coshocton St, Johnstown, OH 43031

Catylist Research

CITY, STATE	Johnstown, OH
POPULATION	8,659
AVG. HHSIZE	2.67
MEDIAN HH INCOME	\$80,695
HOME OWNERSHIP	
Renters:	930
Owners:	2,453

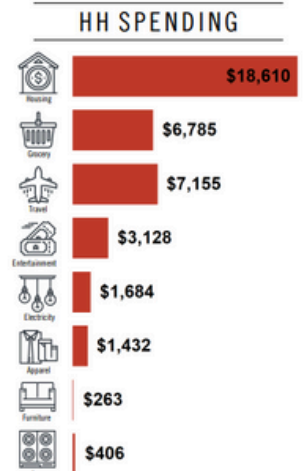


EDUCATION

High School Grad:	42.29 %
Some College:	19.28 %
Associates:	3.91 %
Bachelors:	19.86 %

RACE & ETHNICITY

White:	98.71 %
Asian:	0.00 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	1.16 %
Two or More Races:	0.14 %



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