



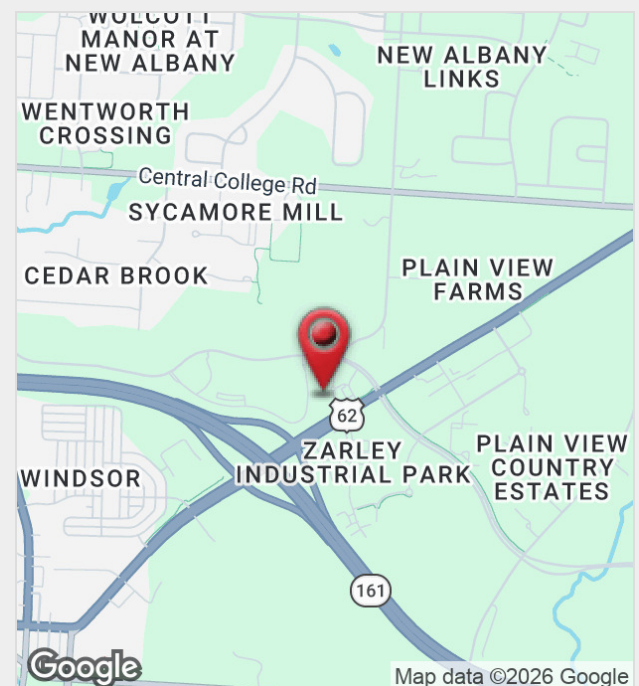
## The Shops At Walton Parkway

9695 Johnstown Road, New Albany, Ohio 43054

### Property Features

- Prime 2,434 SF Retail Space with Drive-Thru Available
- Second-Generation QSR with Drive-Thru
- Ideal for Quick Service Restaurant
- Join Knockouts, Jersey Mike's, New Nails & Blue Agave
- Strong Visibility Surrounded by National Retailers
- Nearby Heavy Development and Mega-Sites
- High-Traffic Stretch of Johnstown Road: ±30,000 VPD
- Right Off the Busy OH-161/US-62 Interchange
- Immediate Occupancy on January 1st, 2027

**Lease Rate: \$46 SF/Yr (NNN)**



For more information:

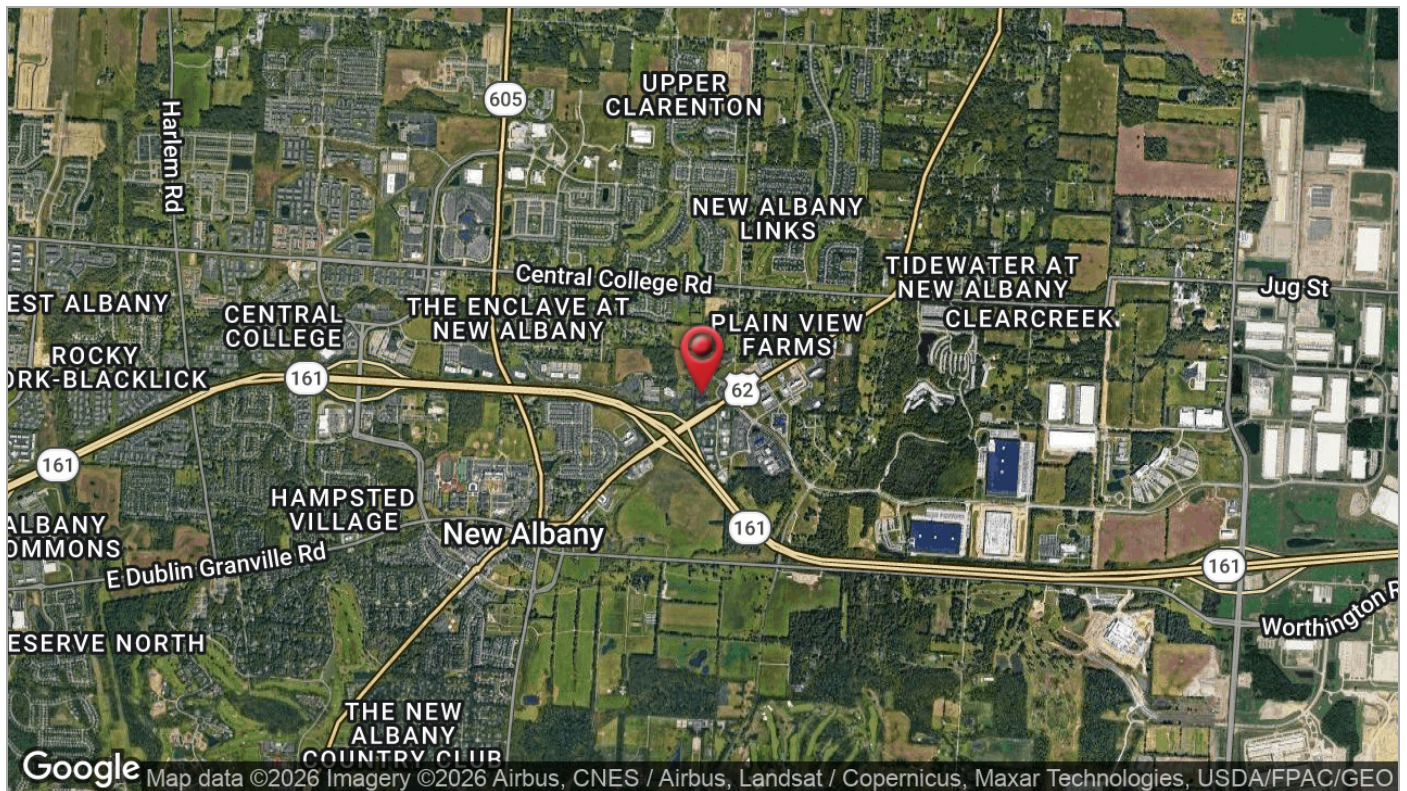
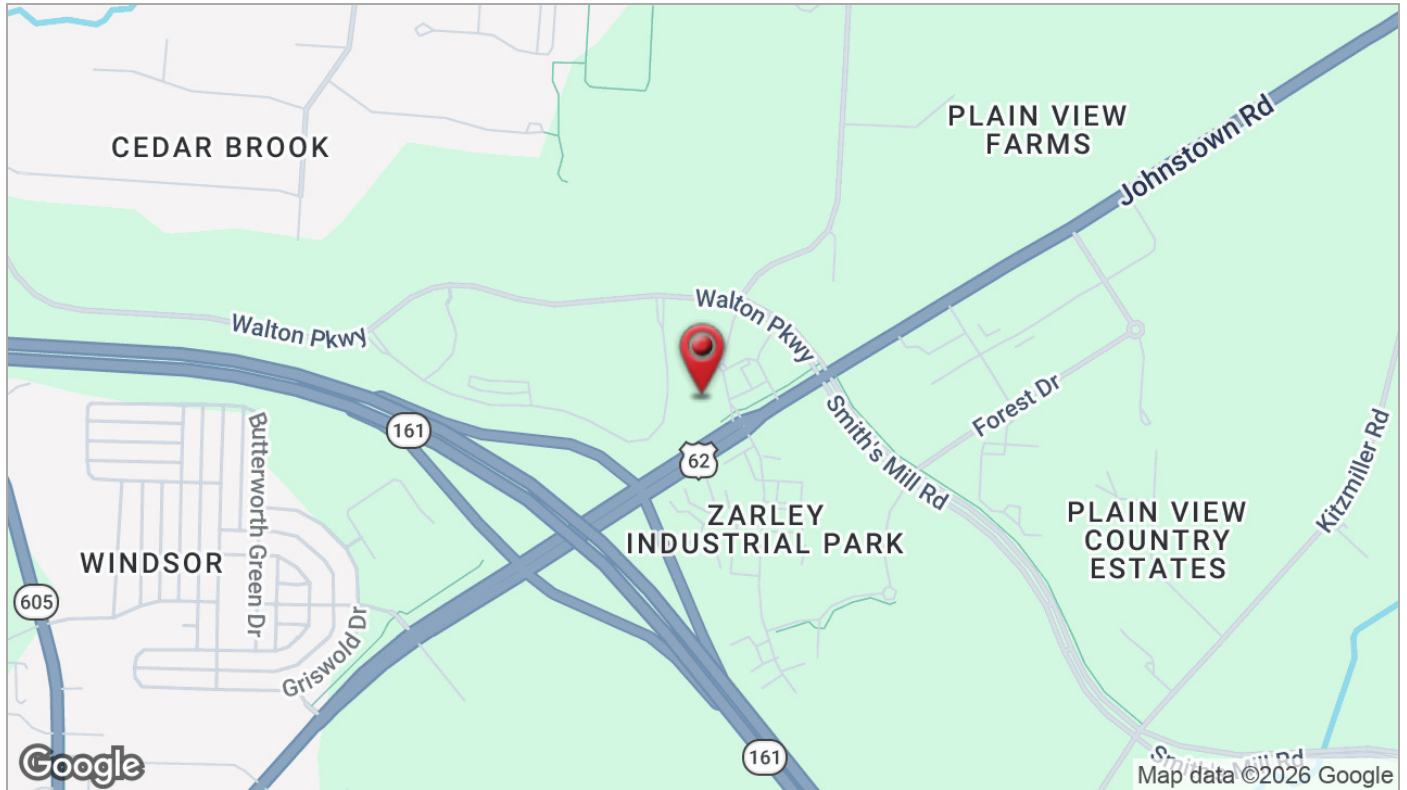
**John Mally**

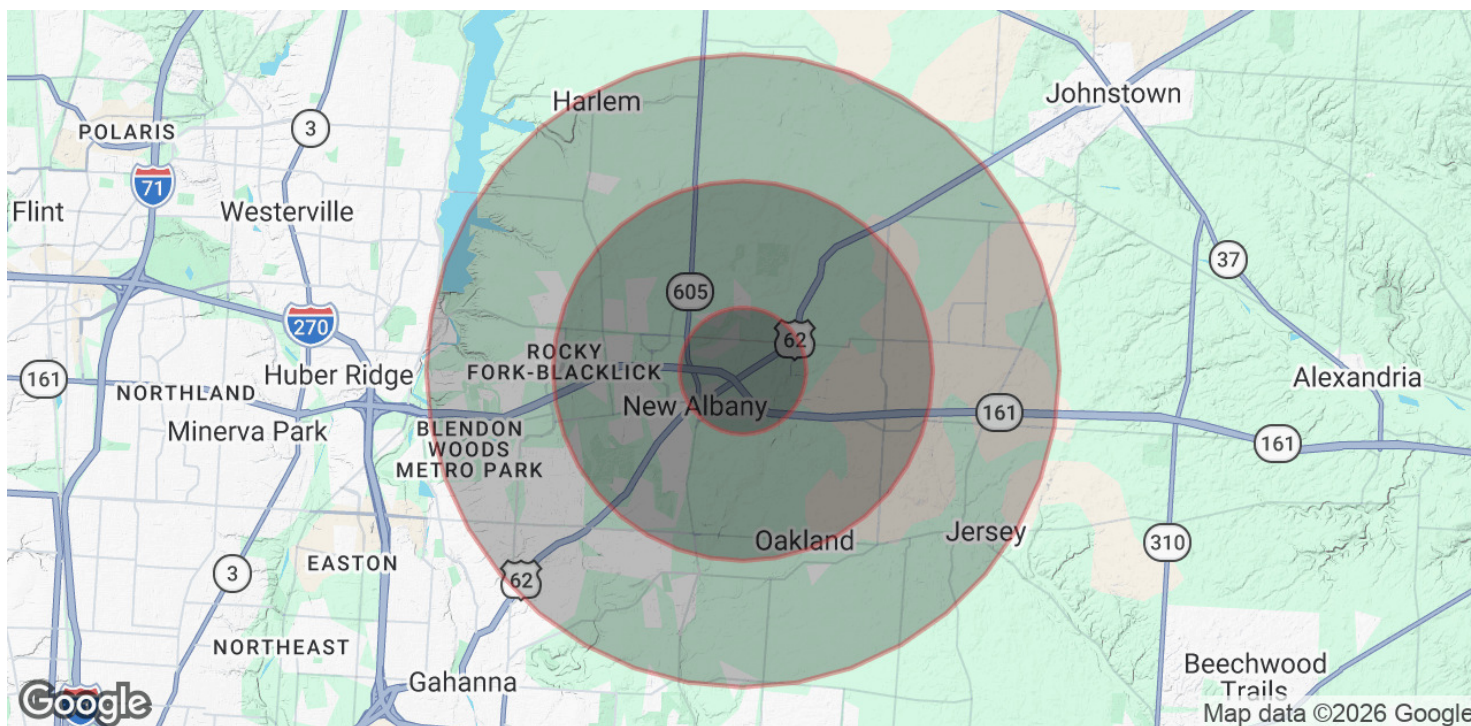
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	LEASE TERM
9695 Johnstown Road	Retail	\$40.00	NNN	2,434 SF	60 Months







### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,057	26,900	69,273
Average Age	40.1	37.6	38.8
Average Age (Male)	37.8	36.5	38.1
Average Age (Female)	42.4	38.9	39.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	682	11,205	30,622
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$158,210	\$153,879	\$120,206
Average House Value	\$412,271	\$354,175	\$292,335

2020 American Community Survey (ACS)