



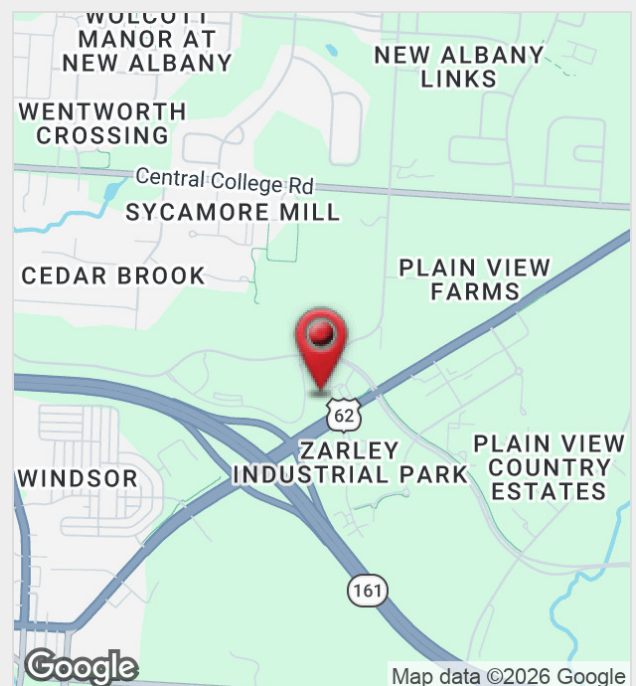
The Shops At Walton Parkway

9685 Johnstown Road, New Albany, Ohio 43054

Property Features

- 2,434 SF Retail Space with Drive-Thru
- Second-Generation QSR Opportunity
- Join Jersey Mike's, Blue Agave, Knockouts & New Nails
- Excellent Johnstown Road Visibility
- Surrounded by Major Development Activity
- ±30,000 VPD on Johnstown Road
- Immediate Access to OH-161/US-62
- OPEX: \$13.40 PSF
- Available January 1, 2027

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



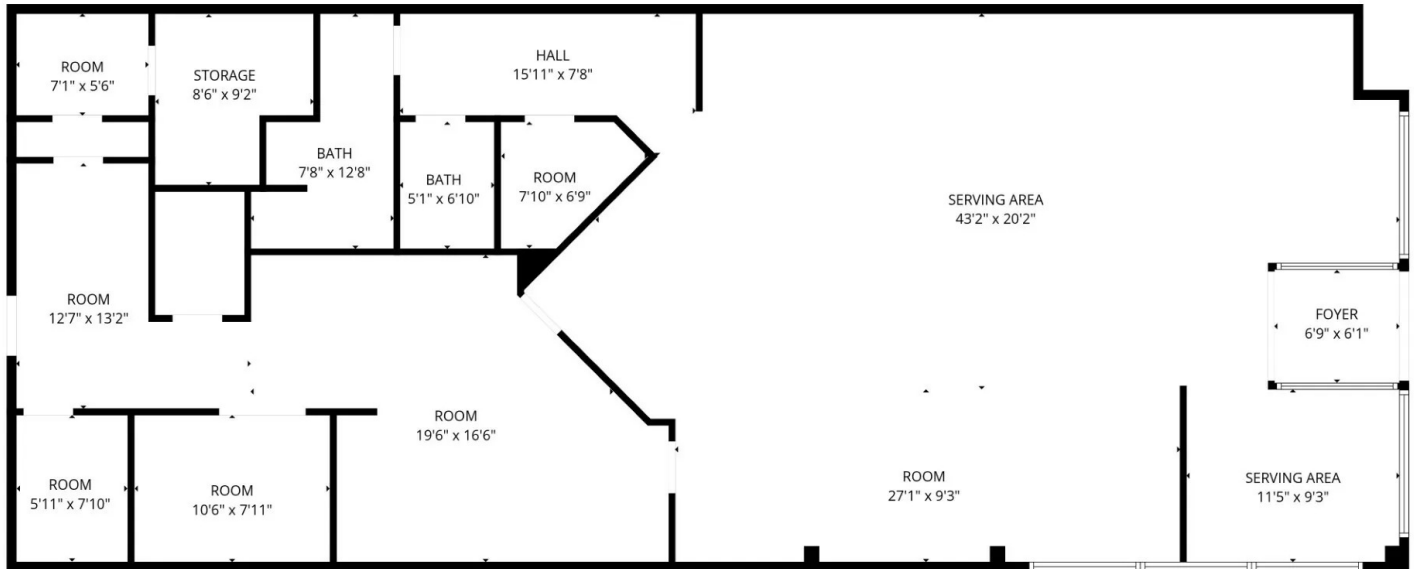
For more information:

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



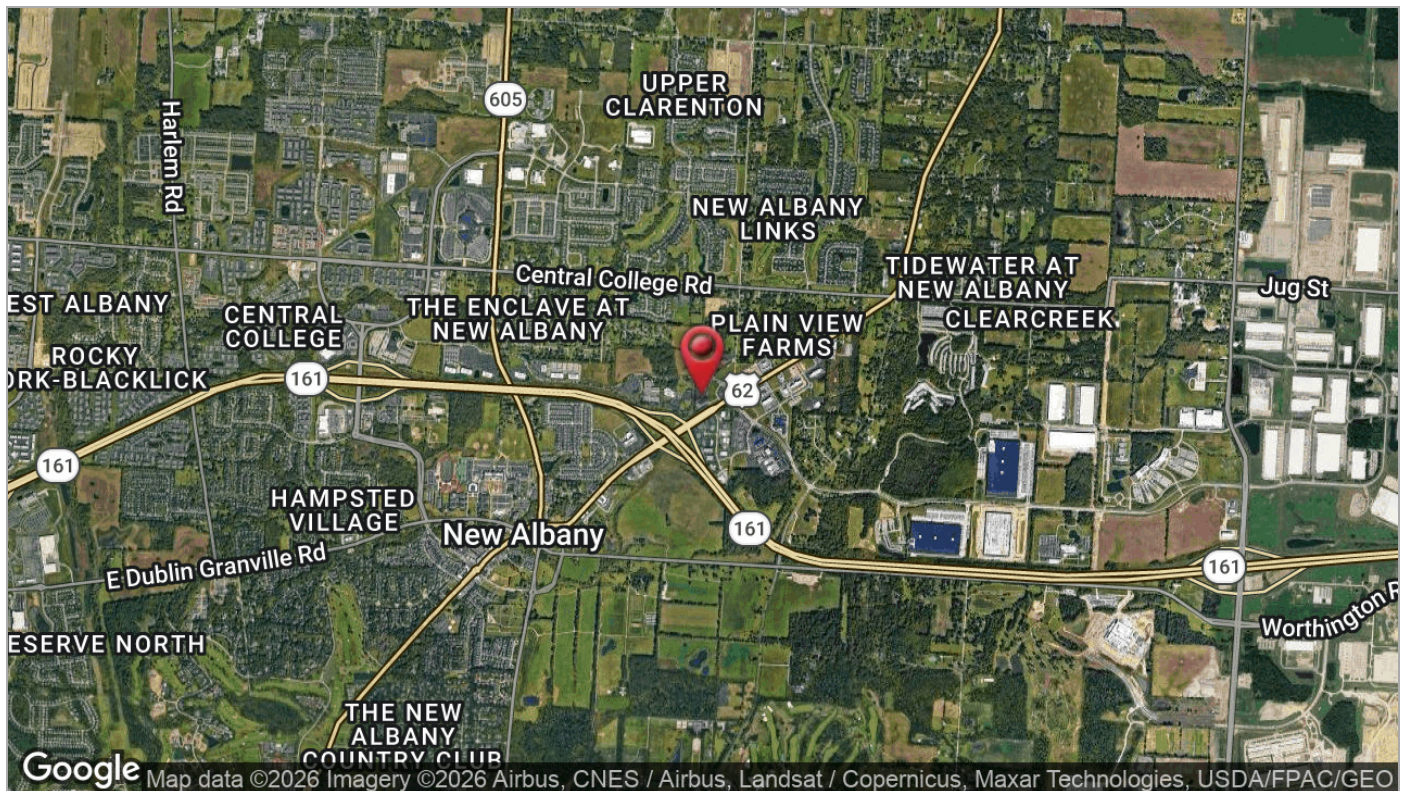
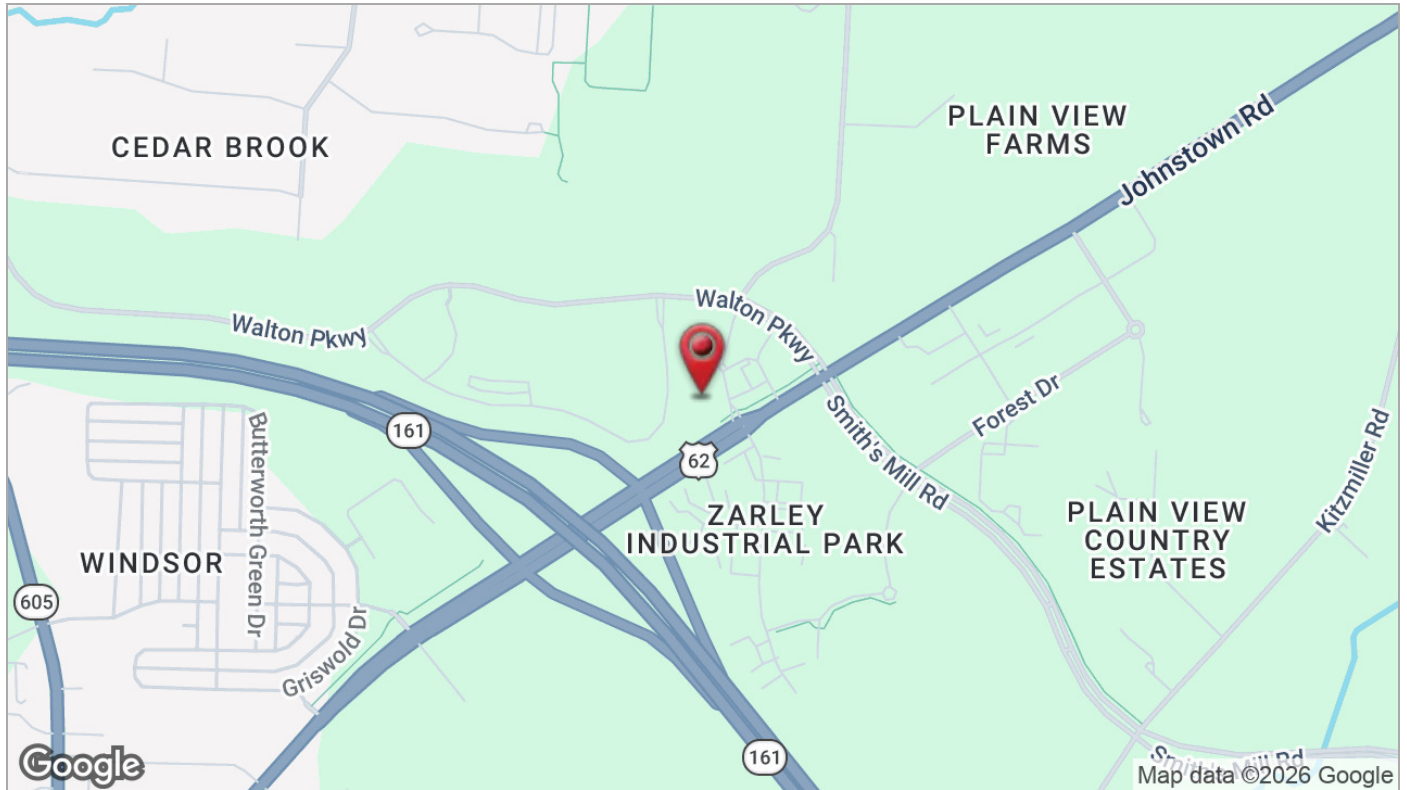
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

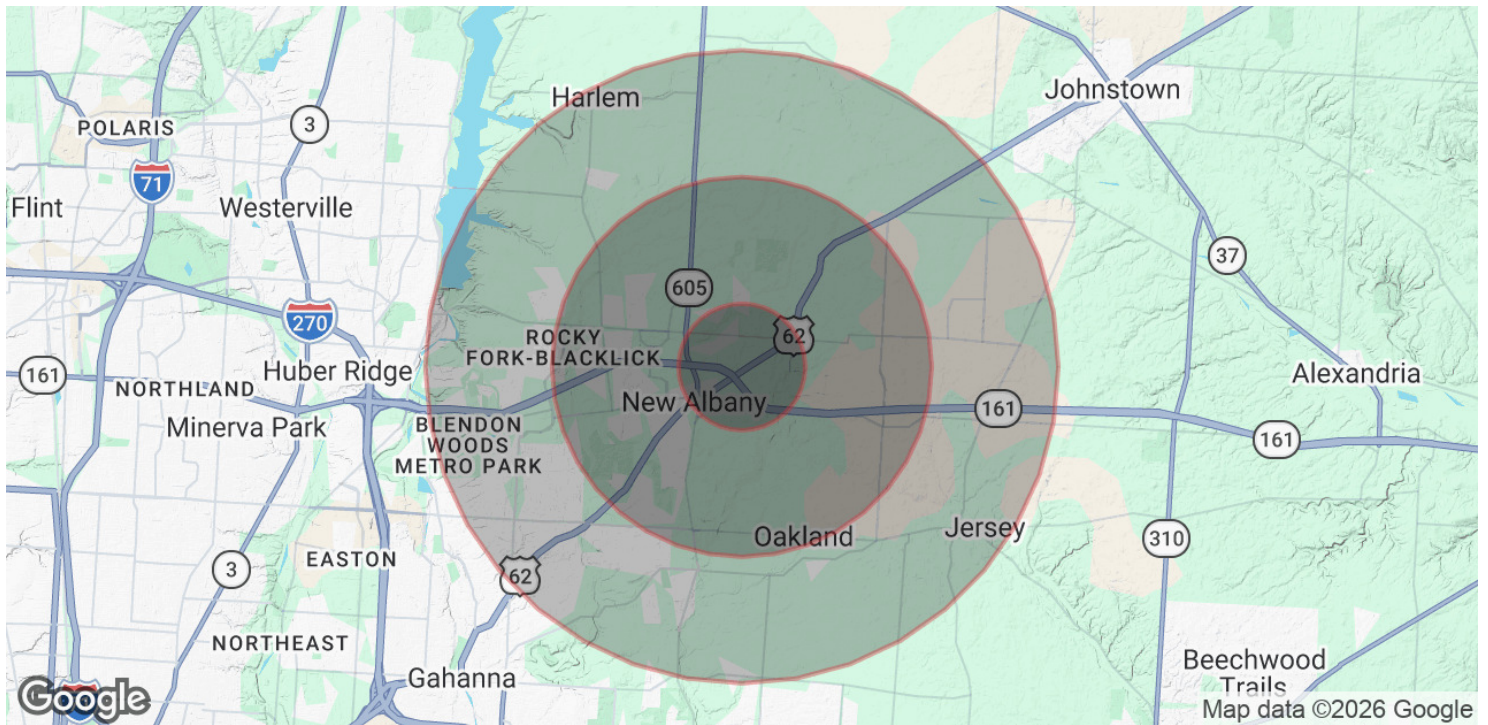


Red Outline is for Illustration Purposes Only



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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)