

FOR SALE

4722-4736 JOHNSTOWN ROAD

JEFFERSON TOWNSHIP, OHIO 43230



**FUTURE DEVELOPMENT
SITE - FOR SALE**



**NC - NEIGHBORHOOD
COMMERCIAL ZONING**



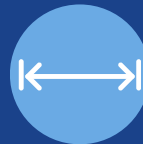
**1.5 ACRE POND AND
TREE LINED LOT**



**11,770 VEHICLES/DAY
ALONG JOHNSTOWN RD.**



**PRIME GAHANNA/NEW
ALBANY LOCATION**



**560' OF JOHNSTOWN
ROAD FRONTAGE**



±8.034 ACRES AVAILABLE



AVAILABLE: NOW

JAMES T. KOON
614-561-8338
JKOON@KOONPROPERTYGROUP.COM

KPG | KOON
PROPERTY
GROUP



OVERVIEW

4722-4736 JOHNSTOWN ROAD

JEFFERSON TOWNSHIP, OHIO 43230



POPULATION

1 MILE	12,374
3 MILES	61,938
5 MILES	154,901

HOUSEHOLD INCOME

1 MILE	\$142,791
3 MILES	\$127,176
5 MILES	\$108,506

CONSUMER SPENDING

1 MILE	\$211M
3 MILES	\$952M
5 MILES	\$2.2B

DAYTIME EMPLOYMENT

1 MILE	824
3 MILES	21,809
5 MILES	74,083

Introducing a captivating opportunity for visionary developers! Nestled in the heart of Jefferson Township, Ohio, this pristine 8.034-acre parcel of prime development ground is a testament to natural beauty and potential. Priced at \$1,500,000, this expansive property boasts an idyllic landscape, adorned with a picturesque pond and lush trees, offering a serene ambiance that beckons to be transformed into something extraordinary. With an impressive 560 feet of frontage on Johnstown Road, this site commands attention, making it a standout location for any ambitious project. Its strategic proximity to an abundance of residential neighborhoods and burgeoning commercial developments underscores its promise as the perfect canvas for a new residential community.

Situated in a coveted NC (Neighborhood Commercial) zoning classification, the possibilities are endless, inviting innovative concepts that seamlessly blend convenience and charm. Adjacent to the thriving neighborhoods of New Albany and Gahanna, this property enjoys a prime position in a dynamic and rapidly growing area.

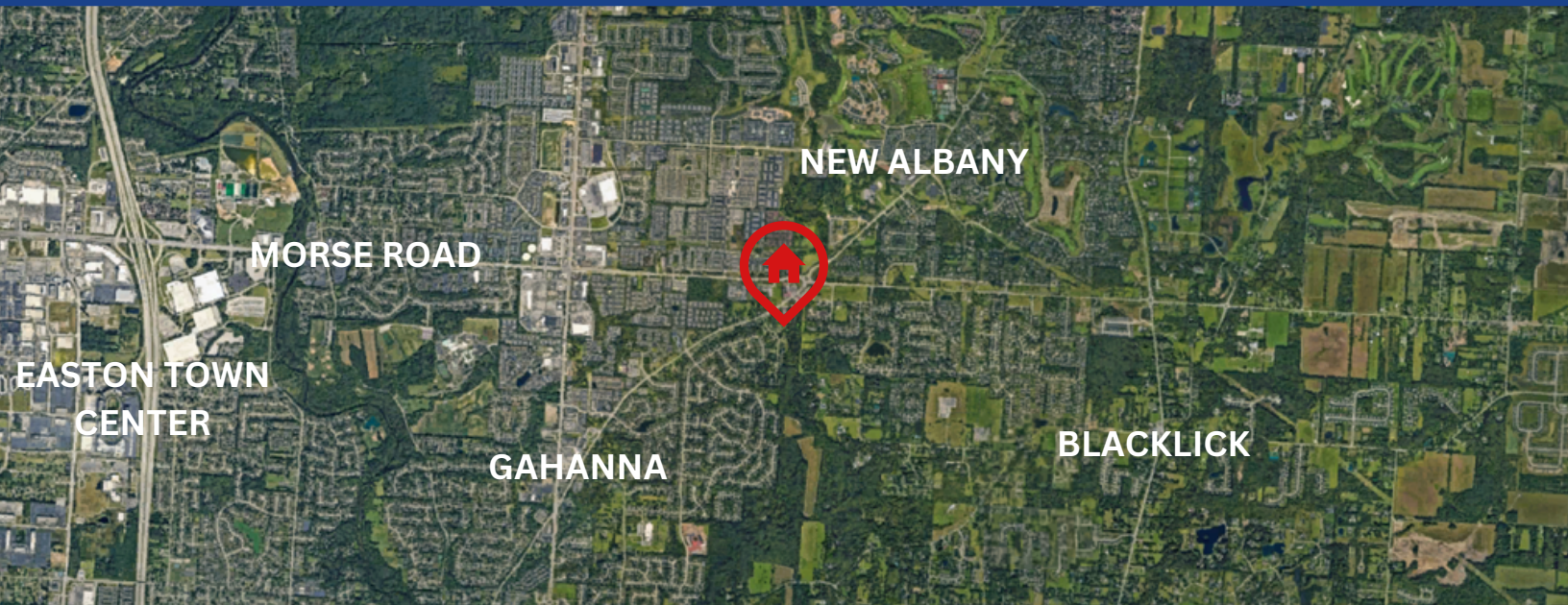
Moreover, with high traffic counts ensuring visibility and accessibility, this location presents a lucrative opportunity for investment and expansion. Don't miss the chance to shape the future of this vibrant community - seize this remarkable offering and turn your vision into reality today!



LOCATION

4722-4736 JOHNSTOWN ROAD

JEFFERSON TOWNSHIP, OHIO 43230

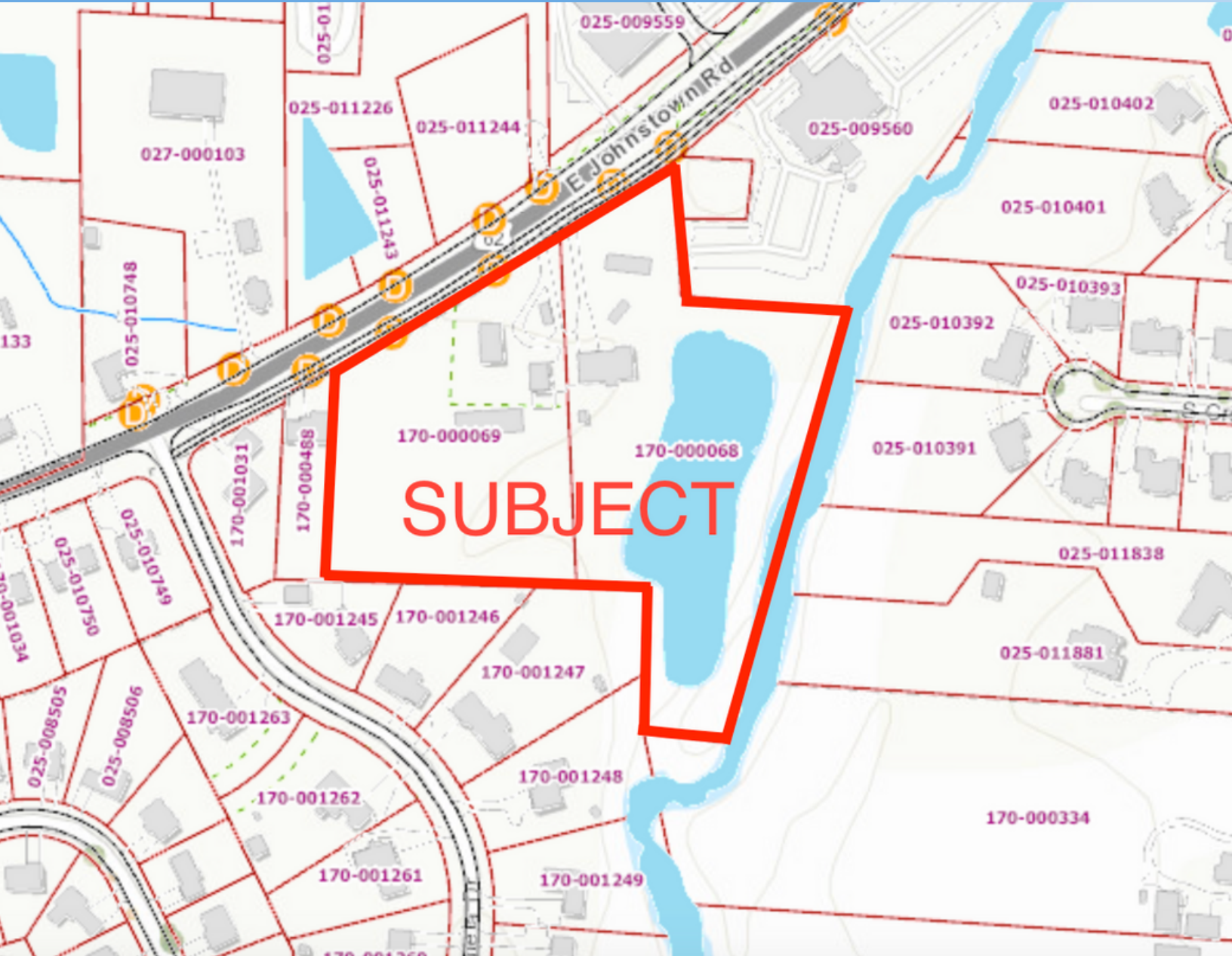


The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

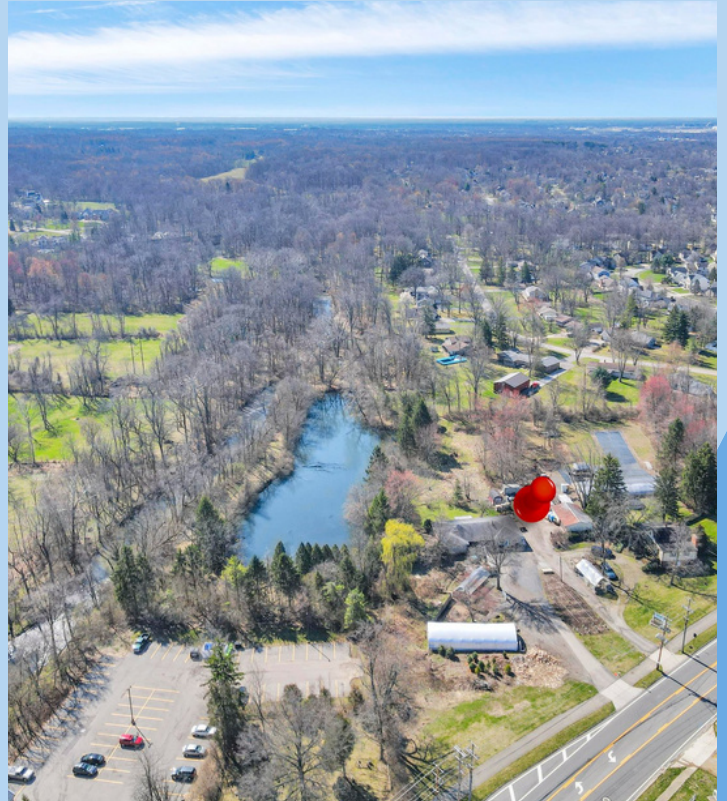


KOON
PROPERTY
GROUP





VISUAL PURPOSES ONLY



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



KOON
PROPERTY
GROUP

