

# Future Retail for Lease, Outlot Available Minutes from the New Intel Plant

KYBER RUN SHOPPING CENTER  
JOHNSTOWN, OHIO



NEWMARK

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**FUTURE RETAIL FOR LEASE,  
OUTLOT AVAILABLE**

# Kyber Run Shopping Center

**W COSHOCTON ST  
JOHNSTOWN, OHIO**

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## Property Highlights

- Prime Grocery anchored (Kroger) retail location on US 62/Coshocton Street
- Signalized entry to the shopping center
- Over 12,000 vehicles per day and quickly growing
- Highly visible monument signage
- Join Kroger, Burger King, Huntington Bank, Chae Bank, Great Clips and Tan Pro
- Inline and outlet retail sites available
- Located within 3.5 miles of the new 20-billion-dollar Intel chip manufacturing plant bringing over 3,000 jobs to the trade area



KYBER RUN SHOPPING CENTER



KYBER RUN SHOPPING CENTER

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PARCELS AVAILABLE

27,200 SF

TOTAL SQUARE FEET AVAILABLE

0.91 AC

TOTAL ACRES AVAILABLE

42,492 SF

TOTAL SIZE

12,467

TRAFFIC COUNTS (VPD)



KYBER RUN SHOPPING CENTER



# Site Availability

- 1. FUTURE RETAIL A**  
9,600 SF Available
- 2. FUTURE RETAIL C**  
17,600 SF Available
- 3. OUTPARCEL E**  
0.91 AC Available



KYBER RUN SHOPPING CENTER



Great Clips



12,467 VPD



W COSHOCTON STREET

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## KYBER RUN SHOPPING CENTER

### Proximity to Intel

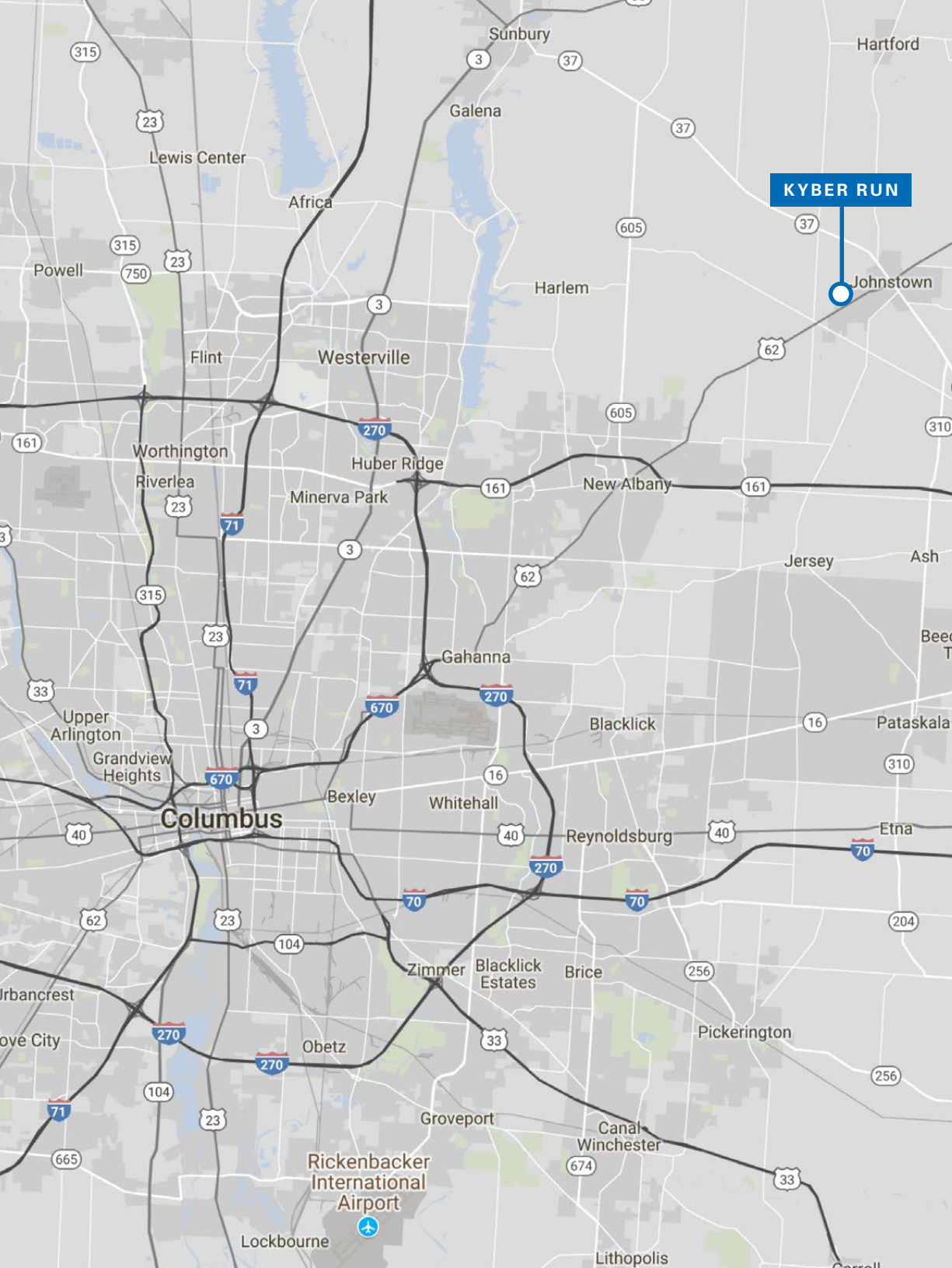
Intel is currently under construction of two new leading-edge chip factories in Licking County, Ohio, an announced initial investment of more than \$20 billion. These two plants are approximately **3.5 miles from the Kyber Run Shopping Center** in Johnstown, Ohio. The investment will help boost production to meet the surging demand for advanced semiconductors, powering a new generation of innovative products from Intel and serving the needs of foundry customers as part of Intel's IDM 2.0 strategy.

As the largest single private-sector investment in Ohio history, the initial phase of the project is expected to create 3,000 Intel jobs, 7,000 construction jobs over the course of the build and support tens of thousands of additional local long-term jobs across a broad ecosystem of suppliers and partners.

To support the development of the new site, Intel pledged an additional \$100 million toward partnerships with educational institutions to build a pipeline of talent and bolster research programs in the region.







## KYBER RUN SHOPPING CENTER

### Area Demographics

	3 Miles	5 Miles	10 Miles
Population	8,291	14,277	101,052
Projected Population	8,784	15,190	108,315
Population Growth	1.2%	1.3%	1.4%
Median Age	41.3	42	39.7
College Educated	27%	34%	49%
Daytime Employees	2,145	3,878	28,186
Households	3,254	5,424	39,652
Median Income	\$73,975	\$84,961	\$103,783
Median Home Value	\$228,962	\$265,440	\$288,911
Median Year Built	1978	1983	1999
Total Consumer Spending	\$112.4M	\$206.9M	\$1.6B
Average Household Spending	\$34,548	\$38,144	\$39,726

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