

# KYBER RUN CENTER

## AVAILABLE FOR LEASE

800 W Coshocton St Johnstown, OH 43031



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# THE OPPORTUNITY

800 W COSHOCTON ST JOHNSTOWN, OH 43031

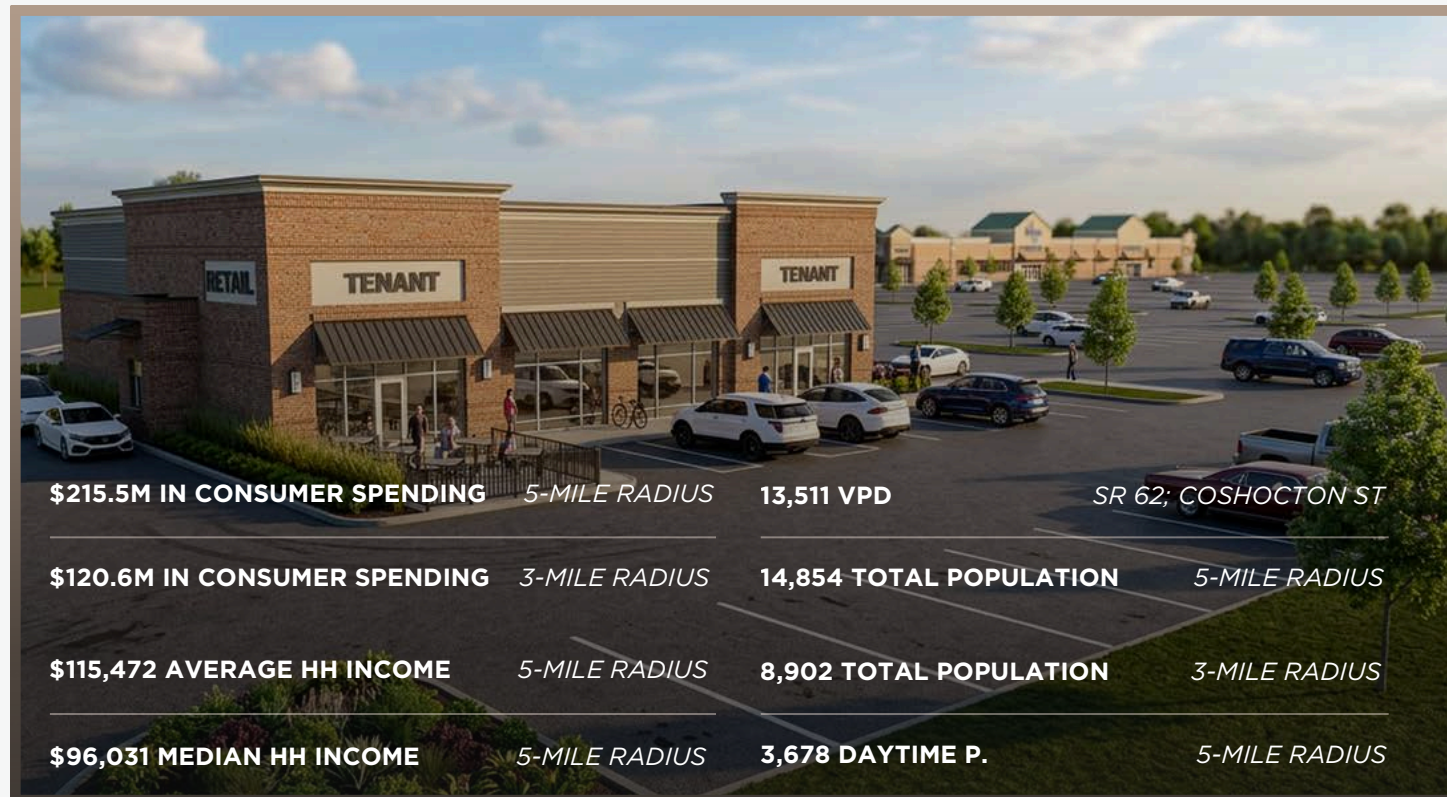
## KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Building A - D/T and patio opportunities available
- Signalized intersection on W Coshocton St (US-62)
- Grocery-Anchored Retail Center (Kroger)
- Strong daily traffic & visibility
- Flexible retail suites (divisible)
- Ample surface parking
- \$120 Million Consumer Spending within 3 Miles
- Surrounded by expanding residential & employment base
- New construction project in high growth submarket



### PROPERTY INFORMATION

Address	800 W Coshocton St Johnstown, OH 43031
GLA	42,600 SF
Acreage	11.58 AC
Parking Spaces	586
Availability (Pads)	0.36 AC
Primary St	SR 62; Coshocton St
Primary Frontage	1,128 ft
Secondary Frontage	237 ft
Ingress/Engress	1 Signalized Intersection, RIRO on SW end, RI on NE End
Primary Traffic	13,511 VPD
Year Built	2027



### AVAILABILITY

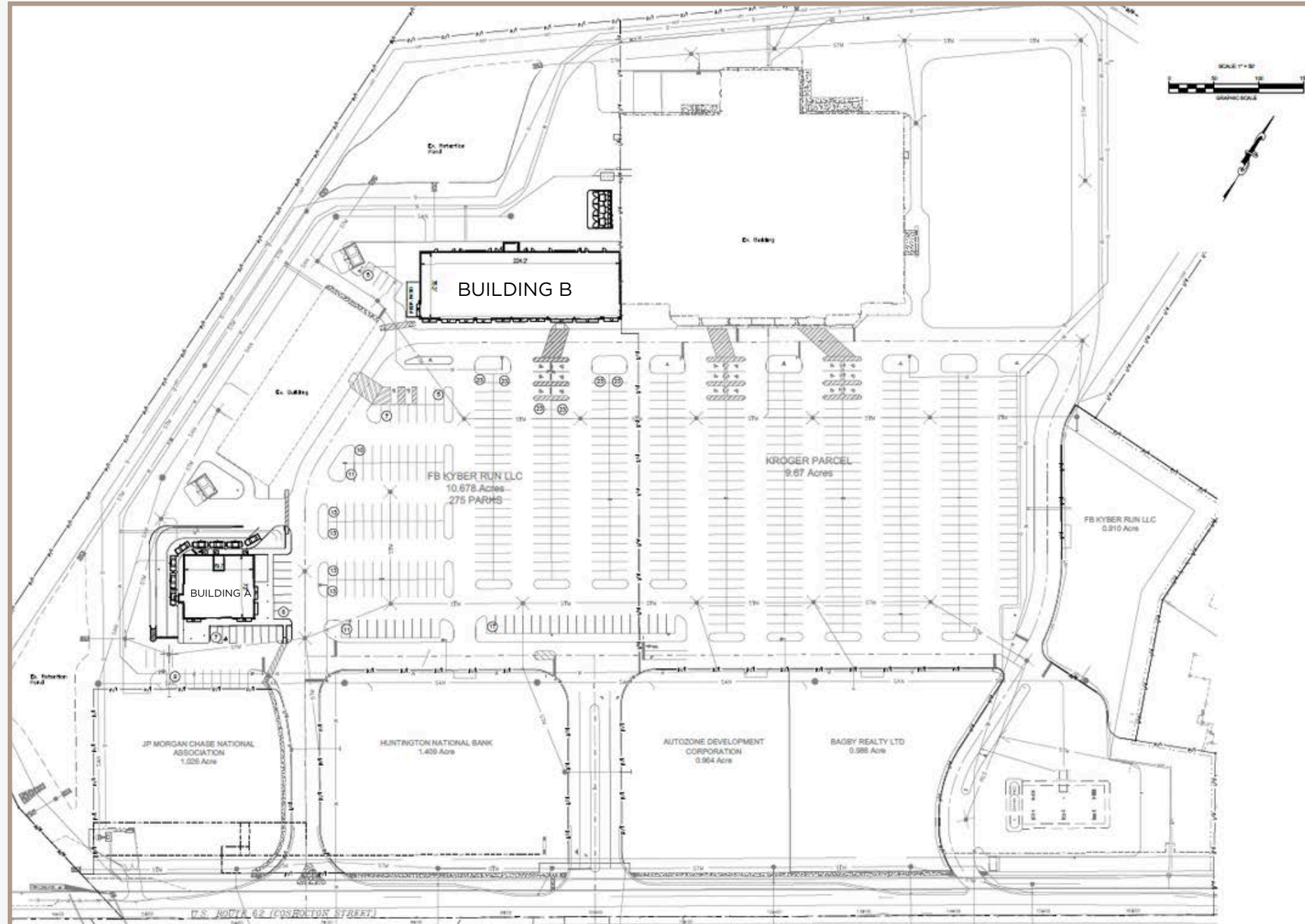
### SIZE

### PRICING

Building A	1,200 - 2,000 SF (Inline)	\$30/SF
Building A	2,500 - 3,500 SF (Endcap w Patio & Drive Through)	\$35/SF
Building B	1,000 - 2,000 SF (Inline)	\$25/SF
Building B	2,500 - 3,500 SF (Endcap)	\$30/SF

# LEASE PLAN LAYOUT

800 W COSHOCTON ST  
JOHNSTOWN, OH 43031



SPACE NO.	TENANT	SIZE
838	Great Clips	1,292 SF
840	Tan Pro	2,100 SF
842	A&T Nails	2,100 SF
844-848	Elements Dental	4,200 SF
850	Advanced Vapor	1,400 SF
852	Jersey Mike's Subs	1,400 SF
854-856	Fiesta Del Rio	2,800 SF

## BUILDING A

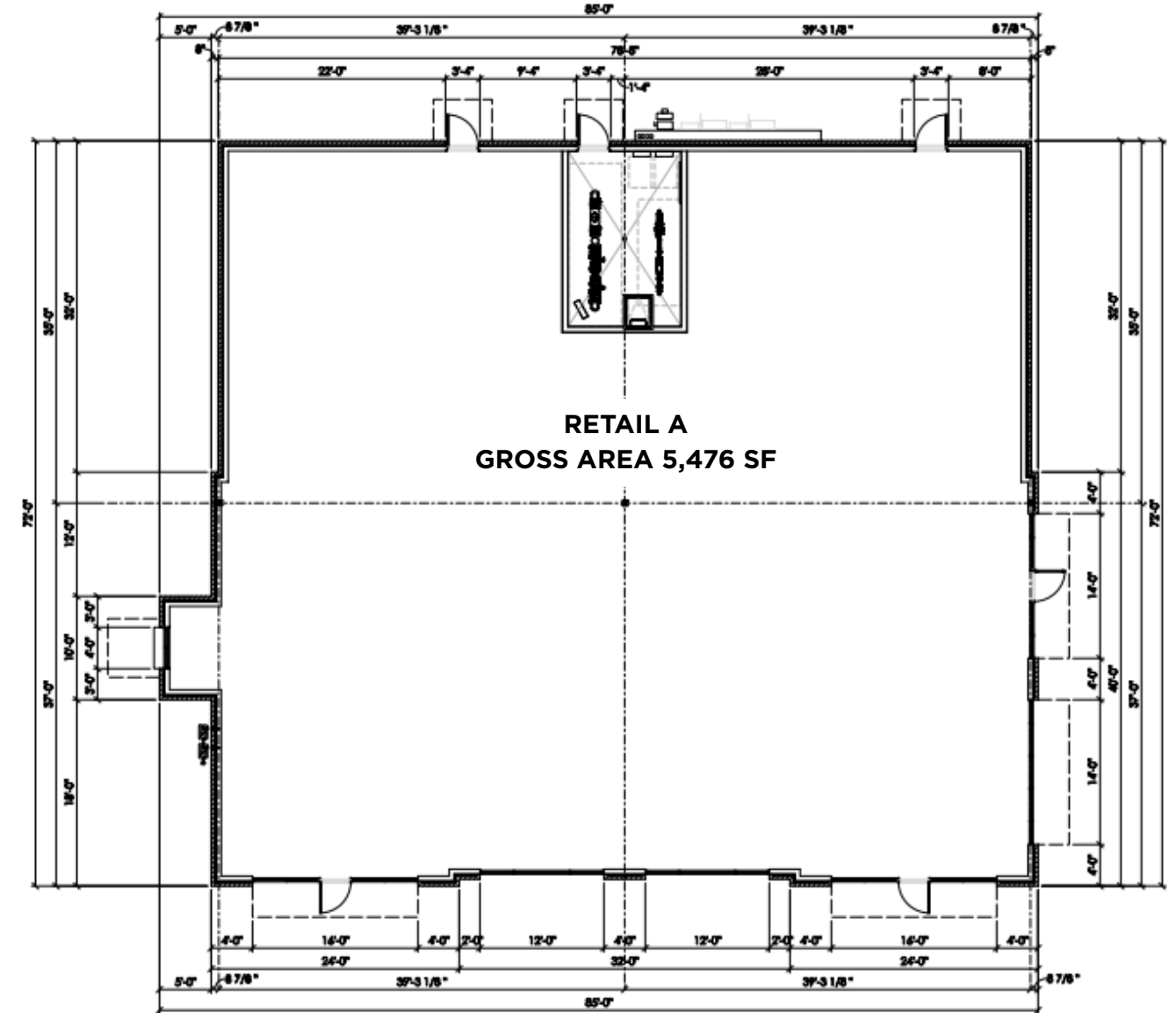
SPACE NO.	TENANT	SIZE
TBD	End Cap w/ D/T + Patio	Flexible
TBD	Inline	Flexible
TBD	End Cap w/ Patio	Flexible
<b>Total</b>		<b>5,476 SF</b>

## BUILDING B

SPACE NO.	TENANT	SIZE
TBD	Inline (adjacent to Kroger)	6,000 - 9,000 SF
TBD	Inline	1,500 SF
TBD	Inline	3,000 SF
TBD	End Cap w/ Patio	1,500 - 4,500 SF
<b>Total</b>		<b>17,000 - 20,000 SF</b>

# BUILDING A DRIVE THROUGH AND PATIO OPPORTUNITIES

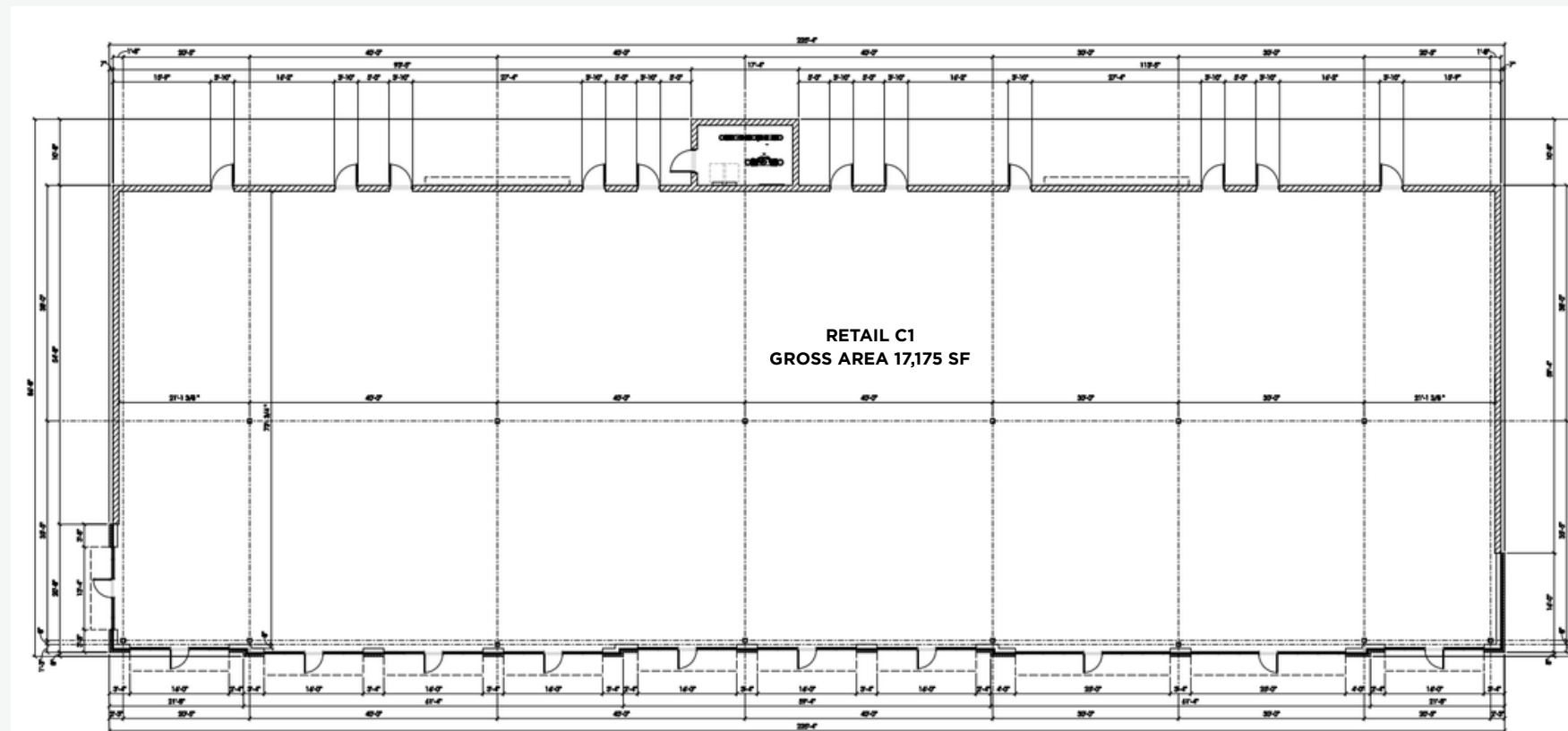
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BUILDING A - LOD

# BUILDING B OPTION 1

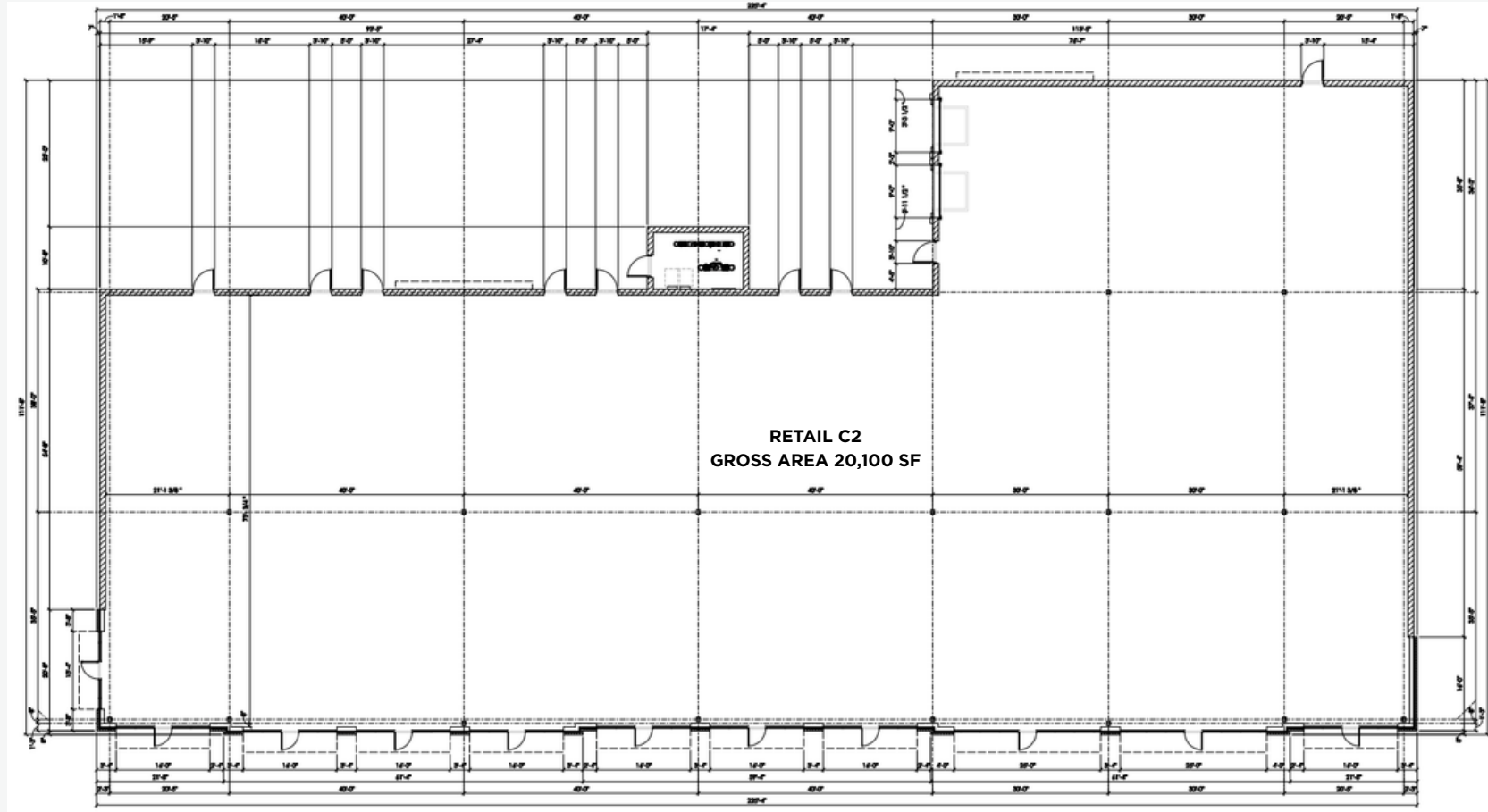
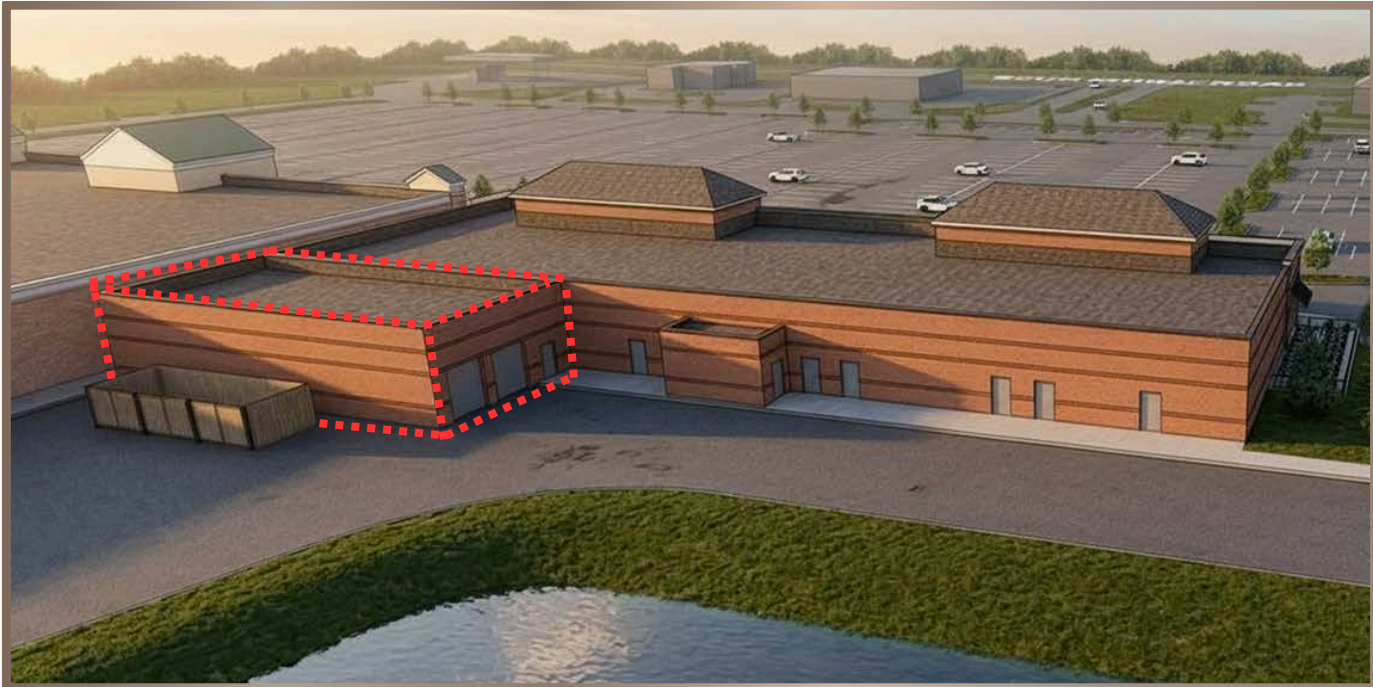
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**BUILDING B - LOD**

# BUILDING B OPTION 2

800 W COSHOCTON ST  
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**BUILDING B - LOD**

# TRADE AERIAL

800 W COSHOCTON ST  
JOHNSTOWN, OH 43031



# CLOSE AERIAL

800 W COSHOCTON ST  
JOHNSTOWN, OH 43031



# LOCATION OVERVIEW

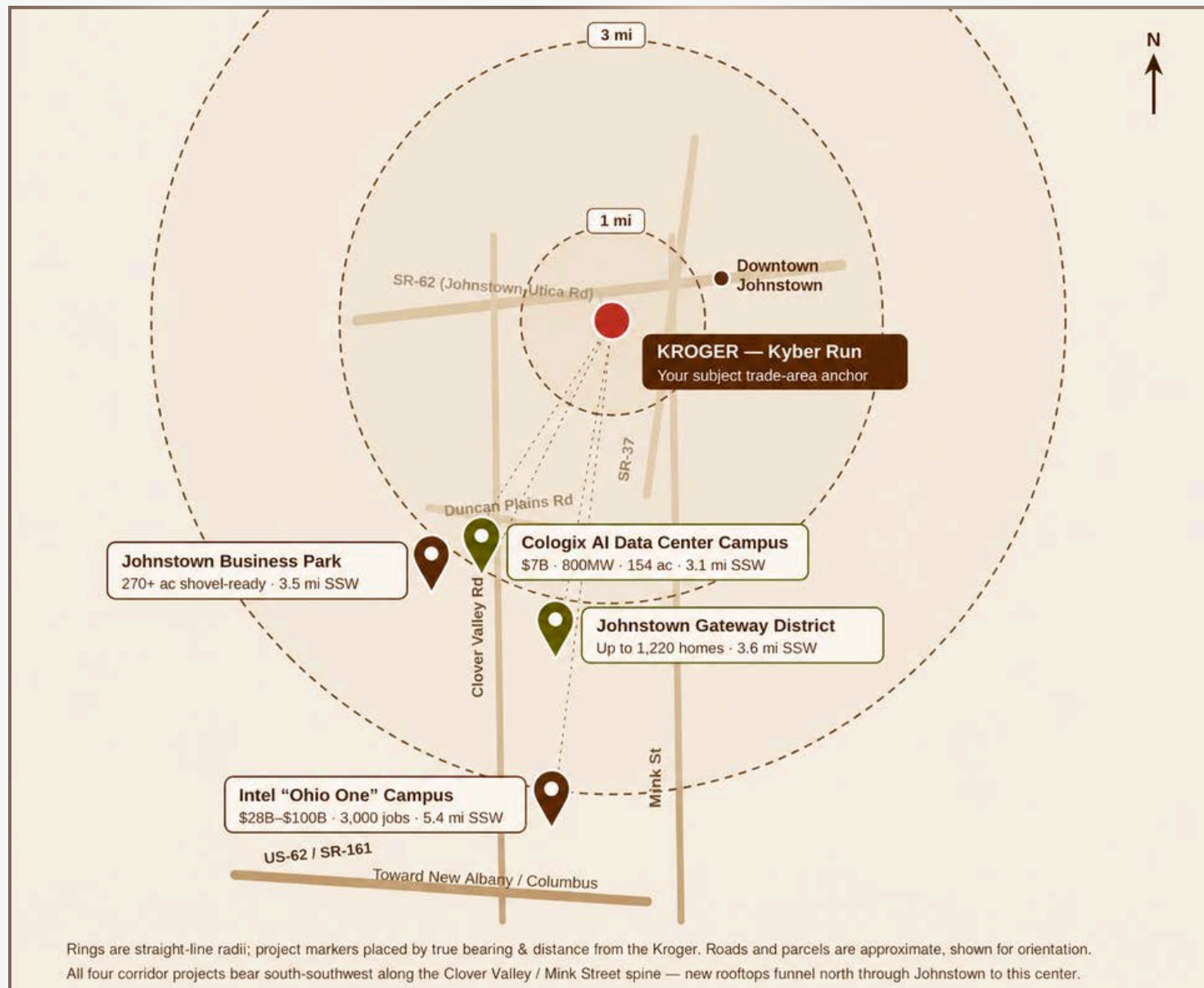
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## WHY JOHNSTOWN, WHY NOW

Kyber Run Shopping Center is ideally located at 800 W Coshocton Street in Johnstown, Ohio, a rapidly growing community just northeast of Columbus. Positioned along a well-traveled corridor, the center offers excellent visibility and easy access for both local residents and commuters. Surrounded by expanding residential neighborhoods, schools, and businesses, the area benefits from strong daytime and evening traffic. Johnstown's continued growth and proximity to the Columbus metro make this location attractive for retail, dining, and service-oriented users.

### Location Highlights:

- Intel-driven regional growth fueling population & job expansion
- Johnstown Gateway: 400+ acre master-planned mixed-use development
- Proximity to Intel's New Albany campus



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	2,140	8,902	14,854
Daytime Population	650	2,472	3,678
Average Household Income	\$84,792	\$96,238	\$115,472
Median Household Income	\$69,743	\$76,928	\$96,031
Consumer Spending	\$28M	\$120M	\$215.5M

# NOTABLE DEVELOPMENTS

## WHY JOHNSTOWN, WHY NOW

### The Fastest-Emerging Retail Trade Area in Central Ohio

Johnstown, Ohio is undergoing a dramatic transformation. Anchored by Intel's \$28B+ semiconductor fabrication campus and Cologix's \$7B AI data center, the surrounding trade area is experiencing unprecedented capital investment, population growth, and housing development. Intel's Ohio One campus—the largest private-sector investment in Ohio history—and Cologix's adjacent AI data center are fueling unprecedented growth across the Johnstown trade area. Central Ohio is projected to add more than 726,000 residents by 2050, while Licking County is expected to grow nearly 30%, making it one of the state's fastest-growing regions.

Positioned at the center of this expansion, the Johnstown Gateway District will deliver over 1,220 multifamily units along with retail, office, and entertainment uses directly adjacent to the subject property. Despite strong residential growth, retail development has lagged behind demand, creating a rare first-mover opportunity for national retailers. With 26 builders active across 178 communities and a housing market producing only 12,000 homes annually versus 19,000 needed, the area's long-term growth trajectory remains exceptionally strong.

### THE TRADE AREA AT A GLANCE

**\$15B+**

Committed capital investment in the immediate corridor (Intel + Cologix)

**+726K**

New residents projected for the 15-county Central Ohio region by 2050

**±30%**

Projected Licking County population growth by 2050 (MORPC)

**\$91,713**

Median household income in Johnstown — well above national average

**1,220**

Multifamily units planned in a single adjacent district (Johnstown Gateway)

**±44 DAYS**

Median days-on-market for homes vs. 54 nationally

### DEMOGRAPHIC QUALITY SNAPSHOT

<b>Median HH Income</b>	\$91,713	High discretionary spending power
<b>Median Home Value</b>	\$310,000+	Stable, invested community
<b>Median Age</b>	35.6	Young, family-forming households
<b>Homeownership Rate</b>	78%+	Long-term residents, repeat shoppers
<b>Vehicles per HH</b>	2.0+	Drive-to retail convenience
<b>Population Growth</b>	~30% (County)	Expanding customer base

### SUMMARY

Billions in committed capital, a ~30% county growth projection, a structural housing undersupply, and 1,200+ new units in a single adjacent district all point the same direction: rooftops and spending power are climbing fast, and retail supply is lagging. The opportunity is to claim the dominant value-retail position in the trade area before the demographics fully arrive.

# CONTACT

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