



733 West Coshocton Street
Johnstown, OH 43031

RETAIL PROPERTY FOR LEASE



JACKSON N. PULLIAM, SIOR
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AlterraRE.com



Property Highlights

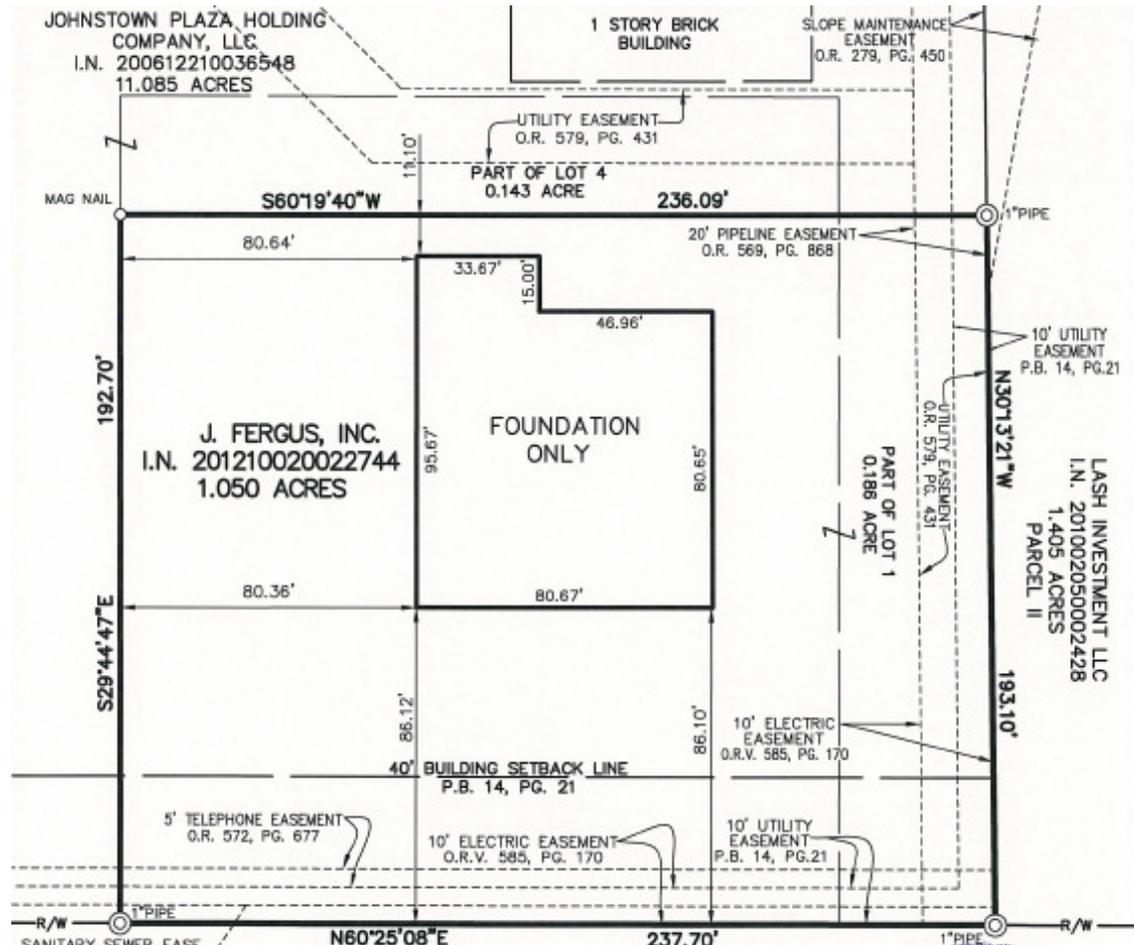
- Retail location on highly trafficked Coshocton Street, just west of downtown Johnstown.
- Open plan with 2 restrooms.
- 10' x 10' drive in door.
- 250' of frontage on W. Coshocton Street.
- Prominent lighted signage.
- Situated at entry to Johnstown Village Square retail center.
- Signalized traffic light to site.
- Adjacent to Wendy's, McDonalds along busy retail corridor.

Offering Summary

| | |
|---------------|---------------------|
| Lease Rate | \$17.95 SF/yr (NNN) |
| Available SF | 6,895 SF |
| Building Size | 6,895 SF |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|-----------|-----------|
| Total Households | 1,212 | 5,303 | 46,552 |
| Total Population | 2,727 | 13,691 | 115,990 |
| Average HH Income | \$89,240 | \$125,395 | \$155,304 |



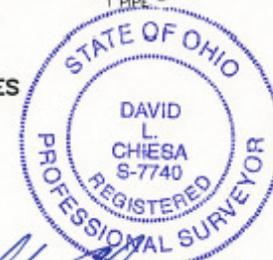


WEST COSHOCTON STREET
U.S. ROUTE 62 WIDTH VARIES

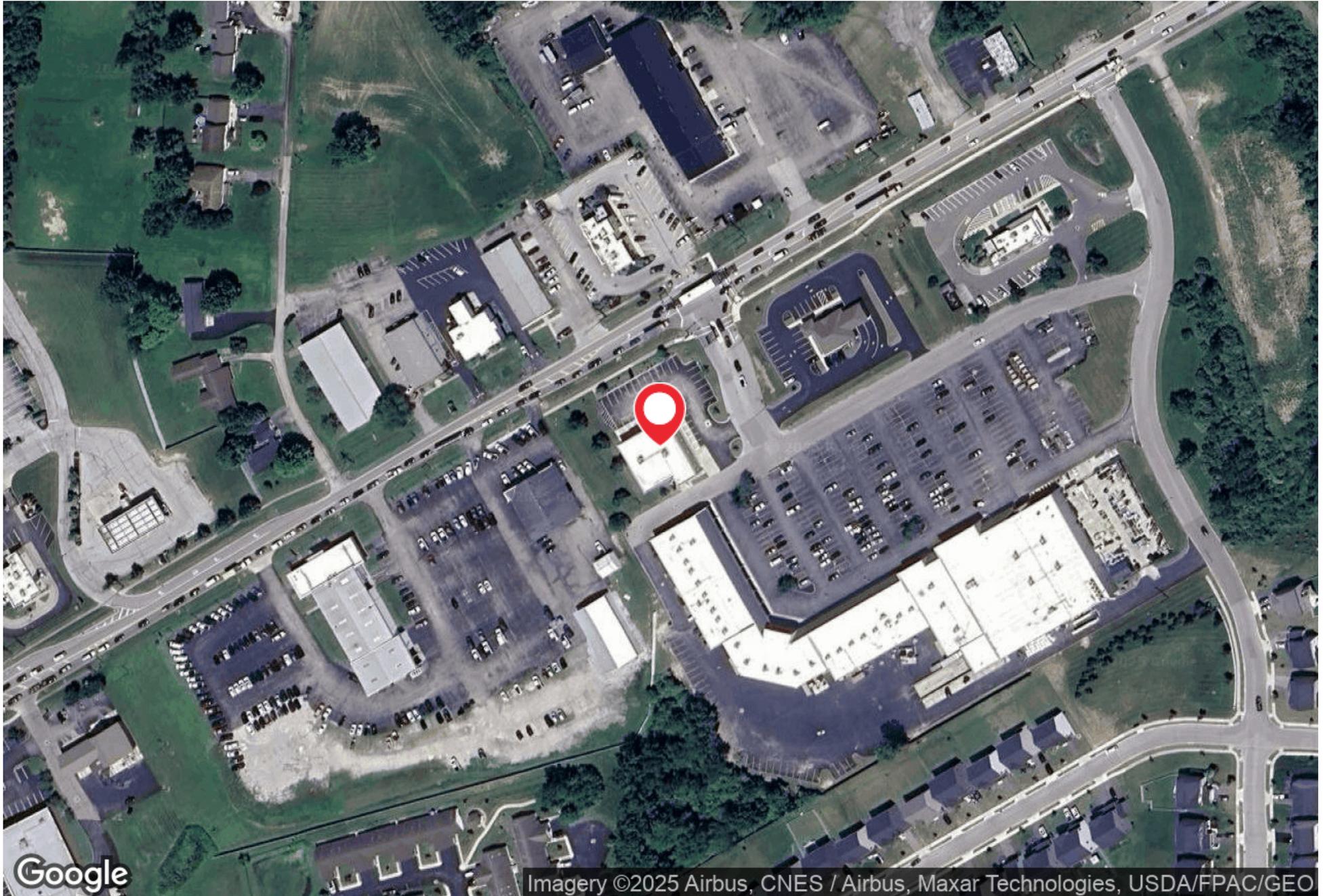
SURVEY CERTIFICATION

Survey made for: J. Fergus, Inc., Chicago Title Insurance Company, Title First Agency, Inc., The Fergus Company LLC, Advance Stores Company, Incorporated, and Columbus First Bank:

I hereby certify that I have surveyed the hereon described property and that the improvements shown hereon are within the property lines and that there are no encroachments either way across property lines, except as shown.



BY: *David L. Chiesa* 10/17/12
David L. Chiesa
Registered Surveyor No. 7740



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



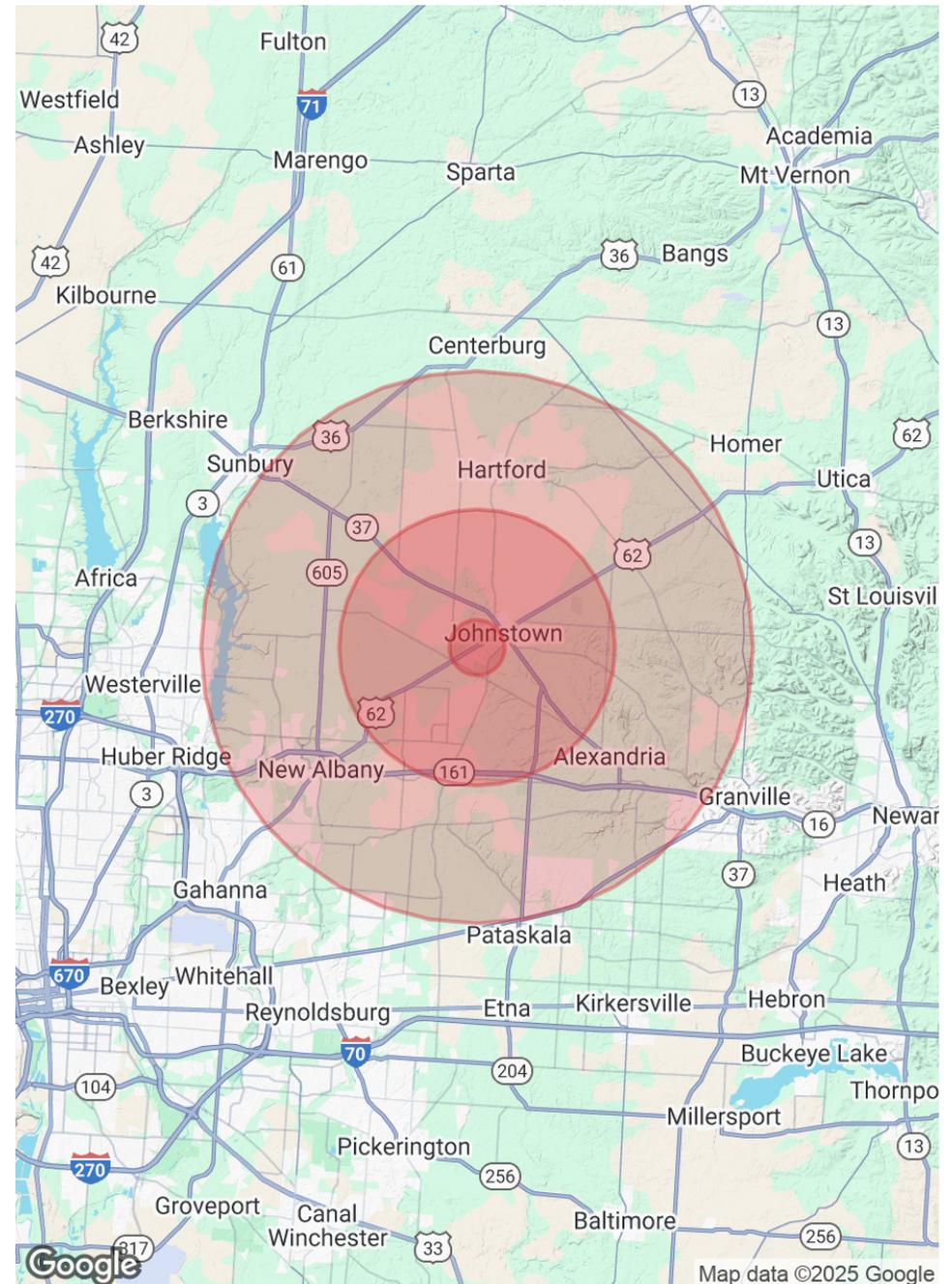
Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

| Population | 1 Mile | 5 Miles | 10 Miles |
|----------------------|---------------|----------------|-----------------|
| Total Population | 2,727 | 13,691 | 115,990 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 40 | 40 |
| Average Age (Female) | 43 | 42 | 42 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 1,212 | 5,303 | 46,552 |
| # of Persons per HH | 2.3 | 2.6 | 2.5 |
| Average HH Income | \$89,240 | \$125,395 | \$155,304 |
| Average House Value | \$291,705 | \$381,013 | \$459,036 |

Demographics data derived from AlphaMap





Jackson N. Pulliam, SIOR

jpulliam@AlterraRE.com

Direct: 614.545.4097 | Cell: 614.285.7234

Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. Strategic Vision: Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. Innovative Leadership: Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIIR (Columbus Commercial, Industrial & Investment Realtors)

Costar Power Broker

Alterra Real Estate Advisors - OH

3 Easton Oval, Suite 120

Columbus, OH 43219

614.365.9000

**Amy Osborn**

Vice President

aosborn@alterrare.com

Direct: 614.545.4090 | Cell: 614.378.8898

Professional Background

Amy E. Osborn joined Alterra Real Estate Advisors in 2017 after transitioning from her family's commercial brokerage firm, Property One, where she was an agent since 1990. Mentored by her father and long-time commercial Broker, Brent Osborn, Amy learned a work ethic and moral standard that remains top priority when interacting with her clients.

In her 35 year career, she has participated in over 500 real estate transactions of varying facets including landlord and tenant representation, leasing and sales of Class A & B office, industrial and land sales, 1031 exchanges and lease renewal negotiations.

In 1990, Amy received her bachelor's degree from Arizona State University, where she was a member of the ASU Lacrosse Team and the Alpha Chi Omega sorority. She has been a life-long member of First Community Church where she is serving an elected position on the Board of Deacons. She and her husband reside in Upper Arlington.

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