

FOR SALE

FORMER KFC

1970 Stringtown Road | Grove City, Ohio 43123



ANCHOR
RETAIL



SRS

CAPITAL
MARKETS

REALTY
RESOURCES
MEMBER

AFFILIATE
A
NETWORK

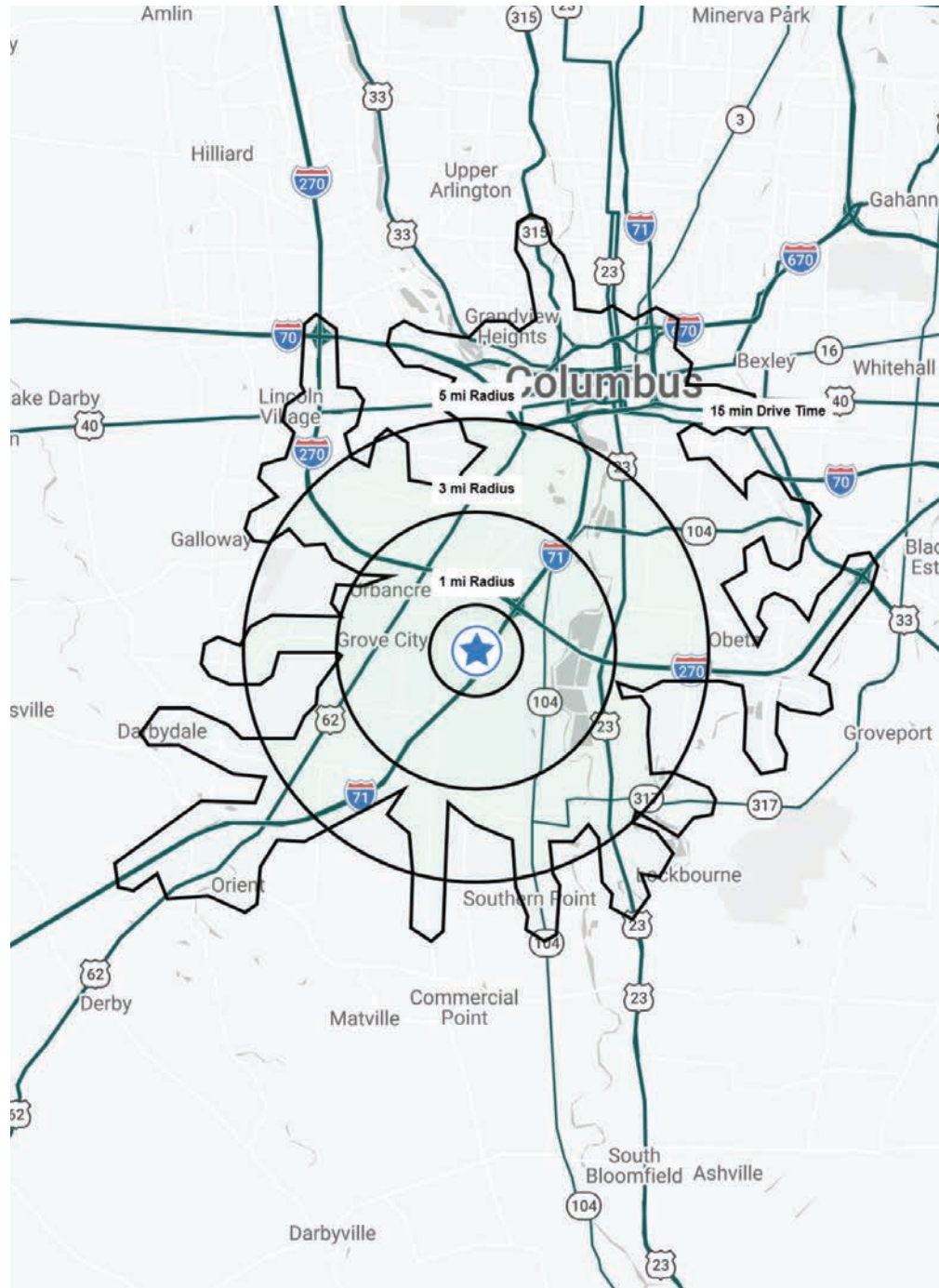


- ▶ Tap into a rapidly growing, high-income residential base that uses this corridor daily
- ▶ Features existing drive-thru infrastructure and vehicle stacking to support high-volume pickup
- ▶ Highly visible front-row parcel on Stringtown Road, offering a proven standalone footprint for high-volume concepts and maximum daily brand exposure
- ▶ Located on a hard corner at a major signalized intersection, driving seamless customer ingress/egress
- ▶ Exceptional regional connectivity, situated less than one-half mile from the I-71 interchange, and less than 1.5 miles from the I-71/I-270 interchange
- ▶ Directly across from a new $\pm$ 9,603 SF multi-tenant development with construction beginning Fall 2026
- ▶ Well-positioned in Grove City's top retail corridor, adjacent to Raising Cane's and Wendy's; and within one (1) mile of Aldi, Advance Auto, AutoZone, CVS, Dick's Sporting Goods, Giant Eagle, The Home Depot, Kroger, PetSmart, TJMaxx, Walgreens, and Walmart





DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	7,005	55,312	146,577	268,059
	HOUSEHOLDS			
	3,110	22,052	57,188	117,027
	MEDIAN AGE			
	41.7	39.5	37.5	35.2
	AVERAGE HH INCOME			
	\$116,004	\$116,870	\$98,728	\$103,653
	MEDIAN HH INCOME			
	\$94,910	\$95,836	\$80,117	\$78,522
	BUSINESSES			
	662	1,868	3,623	12,691
	EMPLOYEES			
	15,333	29,284	50,599	197,871
	EDUCATION: BACHELORS +			
	36.4%	30.4%	24.3%	34.6%



CLEVELAND

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COLUMBUS

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