

FOR SALE

FORMER KFC

1970 Stringtown Road | Grove City, Ohio 43123



ANCHOR
RETAIL



SRS

CAPITAL
MARKETS

REALTY
RESOURCES
MEMBER

AFFILIATE
A
NETWORK



- ▶ 1,420 SF stand-alone building on 0.627 acre hard corner
- ▶ 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 ± 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





Parkway Centre North

- THE HOME DEPOT
- DICK'S SPORTING GOODS
- BEST BUY
- RALLY HOUSE
- Olive Garden
- KOHL'S
- Michaels
- LONCHORN STEAKHOUSE
- BUFFALO WILD WINGS
- Starbucks
- BIBIBOP
- Chick-fil-A
- Gordon FOOD SERVICE STORE

Kroger KUMON
PET SUPPLIES PLUS

ALDI planet fitness
HARBOR FREIGHT

BIG LOTS

Advance Auto Parts

Arby's

AMT

drug mart

CVS pharmacy

Applebee's

IHOP

Wendy's

Cane's

6

Waffle House

Rally's

McDonald's

Days Inn

Tim Hortons

Popeye's

Derby Square
giant eagle getGo
PLATO'S Once Upon a Child

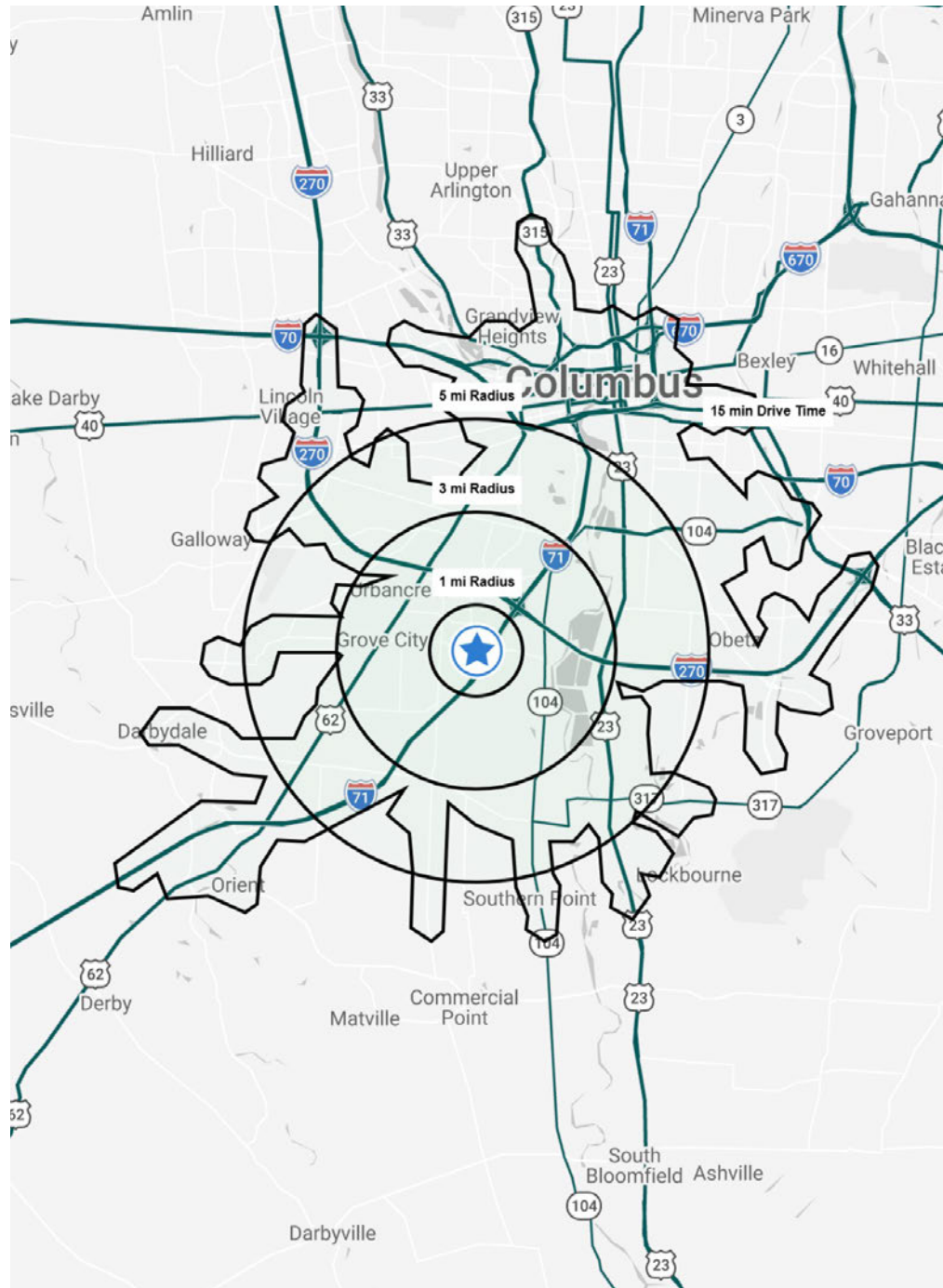
Parkway Centre South

- Walmart
- Staples
- TJ-maxx
- ULTA
- PET SMART
- PIADA ITALY'S STREET FOOD
- crumbl
- maunices
- SONIC
- Red Robin
- SALLY BEAUTY
- five BELOW
- SHOE DEPT.
- DO Grill & Chill

Parkway Centre East

- TARGET
- HOBBY LOBBY
- AMC THEATRES
- Goodwill
- FAMOUS footwear
- Freddy's STEAKBURGERS
- Buffalo Wild Wings
- Bath & Body Works
- Jackson Mites
- Spectrum

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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