

FOR SALE

FORMER KFC

1970 Stringtown Road | Grove City, Ohio 43123

Positioned in the Center of
Grove City's Next Retail Chapter



ANCHOR
RETAIL



CAPITAL
MARKETS



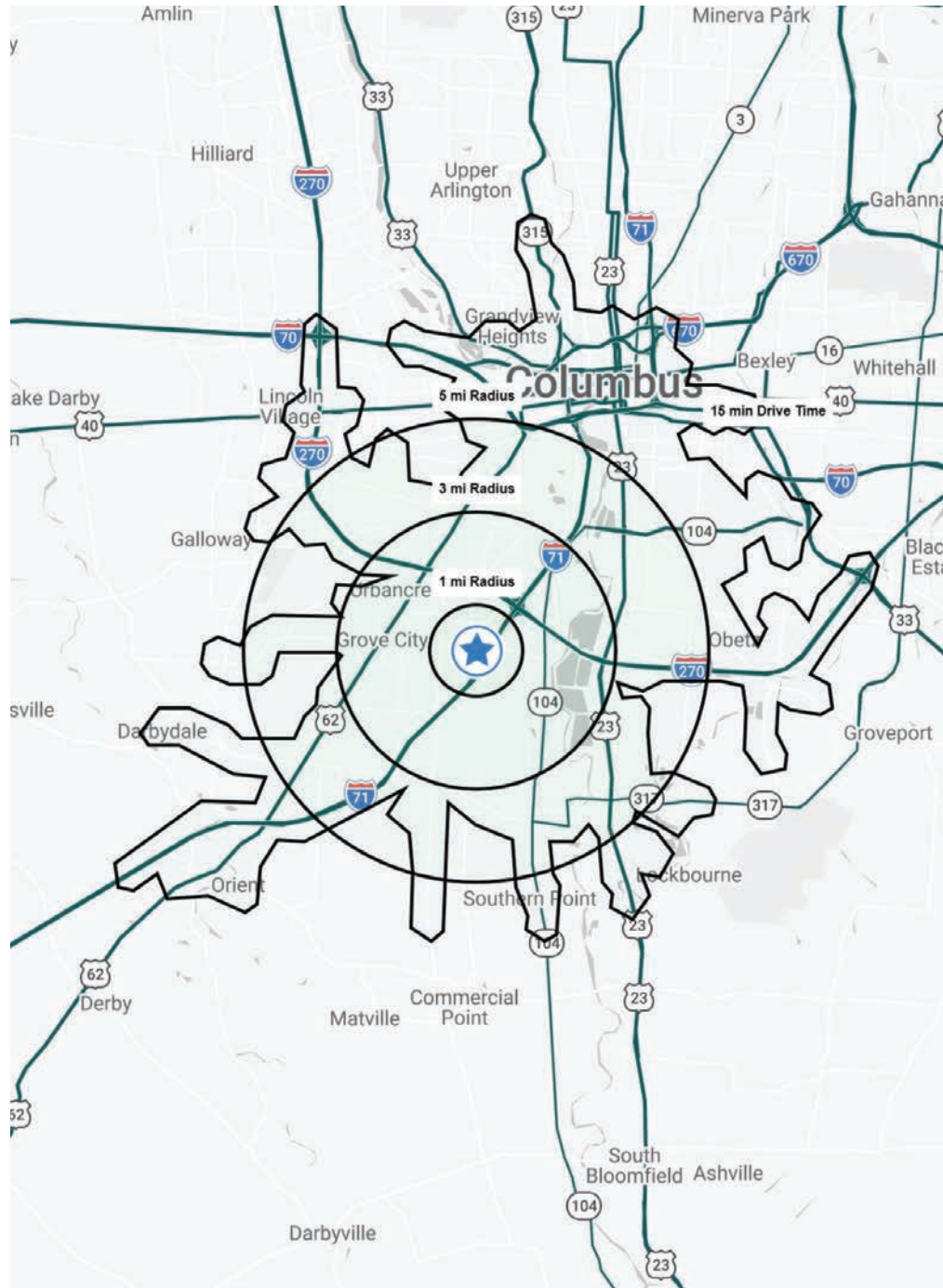


- ▶ Tap into a rapidly growing, high-income residential base that uses this corridor daily
- ▶ Features existing drive-thru infrastructure and vehicle stacking to support high-volume pickup
- ▶ Highly visible front-row parcel on Stringtown Road, offering a proven standalone footprint for high-volume 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





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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