

## Retail Space



739 Carter Dr.  
Galion, OH

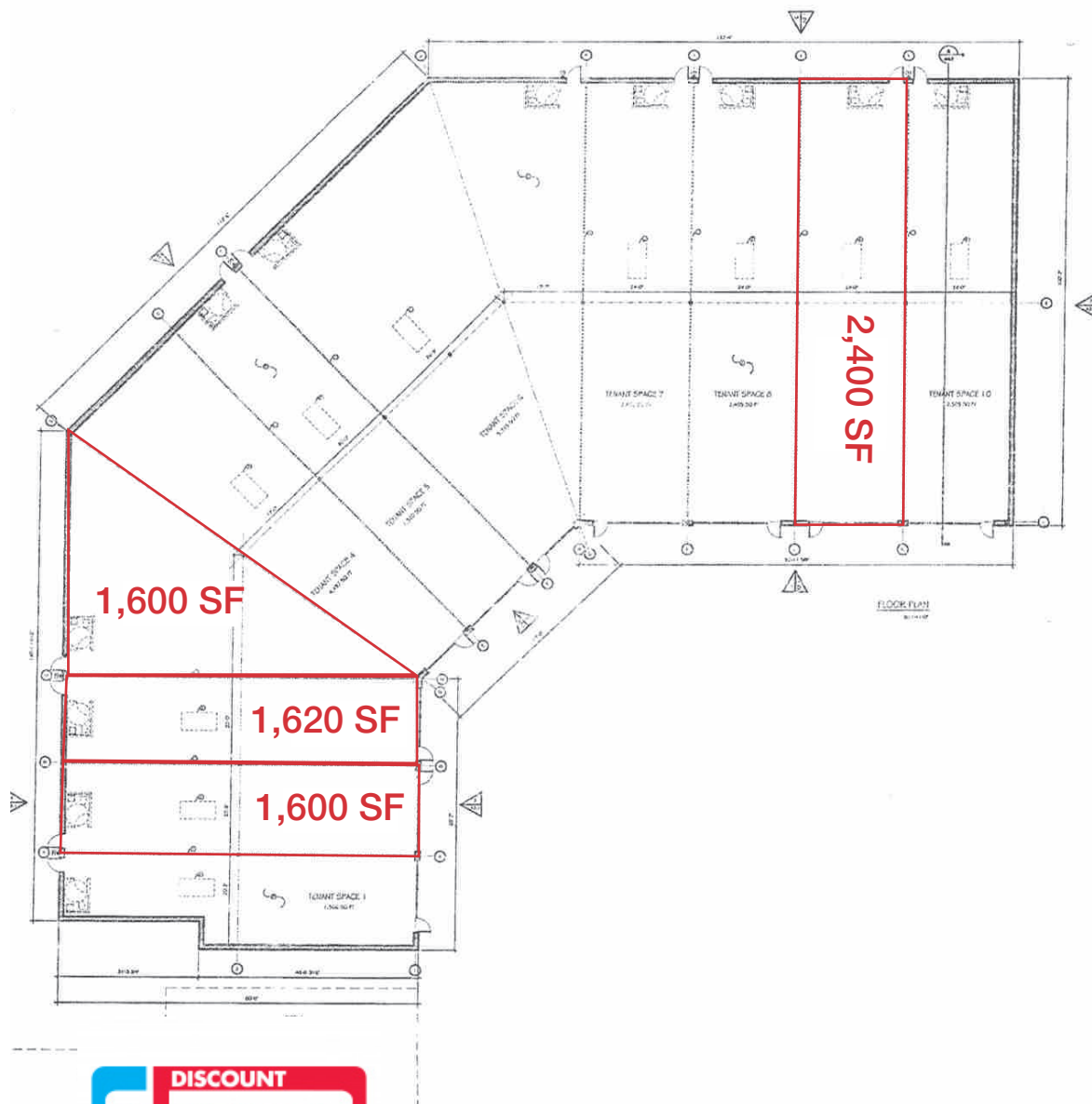
### Property Features

- 4 Units Available
- 0.224 Acre outparcel available (Ground Lease - Build to Suit or Purchase)
- Busy, established Discount Drug Mart anchored shopping center
- Close proximity to national retailers
- Strong visibility along State Route 598
- Pylon signage available
- Easy access to US Route 30



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## Executive Summary

739 Carter Dr, Galion, Ohio, 44833  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.74009  
Longitude: -82.80181

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,171	13,609	20,405
2020 Population	6,171	13,412	19,968
2025 Population	6,047	13,133	19,663
2030 Population	5,934	12,892	19,393
2010-2020 Annual Rate	0.00%	-0.15%	-0.22%
2020-2025 Annual Rate	-0.39%	-0.40%	-0.29%
2025-2030 Annual Rate	-0.38%	-0.37%	-0.28%
2020 Male Population	47.5%	48.1%	48.6%
2020 Female Population	52.5%	51.9%	51.4%
2020 Median Age	42.6	44.0	43.6
2025 Male Population	48.1%	48.8%	49.3%
2025 Female Population	51.9%	51.2%	50.7%
2025 Median Age	43.0	44.4	43.7

In the identified area, the current year population is 19,663. In 2020, the Census count in the area was 19,968. The rate of change since 2020 was -0.29% annually. The five-year projection for the population in the area is 19,393 representing a change of -0.28% annually from 2025 to 2030. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 43.7, compared to U.S. median age of 39.6.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	93.6%	93.0%	92.9%
2025 Black Alone	0.7%	0.7%	1.0%
2025 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2025 Asian Alone	0.2%	0.3%	0.3%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	0.6%	0.7%	0.6%
2025 Two or More Races	4.8%	5.2%	5.1%
2025 Hispanic Origin (Any Race)	2.6%	2.4%	2.2%

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 17.2 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2025 Wealth Index	57	50	52
2010 Households	2,589	5,762	8,469
2020 Households	2,614	5,806	8,554
2025 Households	2,593	5,765	8,549
2030 Households	2,572	5,725	8,521
2010-2020 Annual Rate	0.10%	0.08%	0.10%
2020-2025 Annual Rate	-0.15%	-0.13%	-0.01%
2025-2030 Annual Rate	-0.16%	-0.14%	-0.07%
2025 Average Household Size	2.29	2.24	2.28

The household count in this area has changed from 8,554 in 2020 to 8,549 in the current year, a change of -0.01% annually. The five-year projection of households is 8,521, a change of -0.07% annually from the current year total. Average household size is currently 2.28, compared to 2.31 in the year 2020. The number of families in the current year is 5,122 in the specified area.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	14.1%	14.4%	14.0%
<b>Median Household Income</b>			
2025 Median Household Income	\$56,294	\$52,910	\$55,652
2030 Median Household Income	\$61,588	\$56,848	\$60,639
2025-2030 Annual Rate	1.81%	1.45%	1.73%
<b>Average Household Income</b>			
2025 Average Household Income	\$76,125	\$69,061	\$71,917
2030 Average Household Income	\$83,679	\$75,197	\$78,804
2025-2030 Annual Rate	1.91%	1.72%	1.85%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$32,540	\$30,180	\$31,187
2030 Per Capita Income	\$36,156	\$33,241	\$34,533
2025-2030 Annual Rate	2.13%	1.95%	2.06%
<b>GINI Index</b>			
2025 Gini Index	43.2	42.2	41.7
<b>Households by Income</b>			

Current median household income is \$55,652 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$60,639 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$71,917 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$78,804 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$31,187 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$34,533 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	151	147	151
2010 Total Housing Units	2,980	6,543	9,538
2010 Owner Occupied Housing Units	1,709	3,830	5,826
2010 Renter Occupied Housing Units	879	1,932	2,643
2010 Vacant Housing Units	391	781	1,069
2020 Total Housing Units	2,938	6,476	9,479
2020 Owner Occupied Housing Units	1,715	3,816	5,771
2020 Renter Occupied Housing Units	899	1,990	2,783
2020 Vacant Housing Units	318	670	917
2025 Total Housing Units	2,910	6,427	9,432
2025 Owner Occupied Housing Units	1,727	3,844	5,850
2025 Renter Occupied Housing Units	866	1,921	2,699
2025 Vacant Housing Units	317	662	883
2030 Total Housing Units	2,851	6,360	9,357
2030 Owner Occupied Housing Units	1,727	3,850	5,881
2030 Renter Occupied Housing Units	845	1,875	2,640
2030 Vacant Housing Units	279	635	836
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	49.4	46.7	47.8

Currently, 62.0% of the 9,432 housing units in the area are owner occupied; 28.6%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 9,479 housing units in the area and 9.7% vacant housing units. The annual rate of change in housing units since 2020 is -0.09%. Median home value in the area is \$124,898, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.56% annually to \$171,632.

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## Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.26	Portland Way North	W Church St (0.07 miles S)	2021	10990
0.35	West Church Street	Jefferson St (0.07 miles E)	2021	2378
0.37	Portland Way N	Timberlane Dr (0.14 miles S)	2004	8180
0.38	ERIE ST	Erie St (0.01 miles N)	2020	1810
0.40	Erie Street	PkAve (0.02 miles E)	2021	1941
0.43	Harding Way W	Berry St (0.03 miles W)	2018	8263
0.46	Harding Way West	(0.0 miles )	2019	7071
0.46	SR 19	Bucyrus Rd (0.0 miles )	2021	6840
0.54	Gill Avenue	W Church St (0.04 miles N)	2021	2062
0.55	West Summit Street	Center St (0.03 miles W)	2021	248
0.55	Chiswick Place	Cherington Dr (0.03 miles S)	2021	478
0.58	North Union Street	Walker St (0.03 miles N)	2021	942
0.59	Portland Way South	Cherry St (0.03 miles N)	2021	10112
0.61	West Church Street	N Union St (0.03 miles E)	2021	3196
0.61	Finley Dr	N Union St (0.04 miles W)	2013	391
0.62	North Union Street	N Union St (0.05 miles W)	2019	32
0.62	Bucyrus Road	Linden Dr (0.03 miles W)	2021	3863
0.66	Harding Way W	S Boston St (0.04 miles W)	2004	7550
0.67	S Boston St	Gunther Ct (0.04 miles S)	2018	2035
0.67	Bucyrus Rd	Shady Ln (0.03 miles W)	2016	4180
0.67	-	Finley Dr (0.01 miles S)	2020	1411
0.68	N MARKET ST	Myrtle Aly (0.02 miles S)	2020	955
0.70	South Boston Street	Cherry St (0.01 miles SE)	2021	1999
0.72	Grove Avenue	S Jefferson St (0.01 miles E)	2021	1496
0.74	North Market Street	W Church St (0.06 miles N)	2021	1968
0.81	Sherman Street	N Liberty St (0.04 miles E)	2021	790
0.82	West Walnut Street	S Union St (0.04 miles W)	2021	657
0.82	East Summit Street	N Liberty St (0.03 miles E)	2021	340
0.84	West Atwood Street	S Union St (0.04 miles W)	2021	1159
0.86	South Market Street	W Walnut St (0.04 miles N)	2021	2018

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