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216.381.8200

SHOPPES OF NORTH BRIDGE STREET

Chillicothe, Ohio



HIGHLIGHTS

- **AVAILABLE:** ~0.72 AC retail pad site available for ground lease or build to suit
- Anchored by Dick's Sporting Goods, Petco, and Ulta Beauty
- Join Panda Express – Now Open
- Adjacent to Five Guys, Jersey Mike's Subs, Panera Bread, and Verizon
- Regional Highway Access: Interstate 23 and Interstate 35
- Traffic: Nearly 30,000 vehicles per day on North Bridge Street
- Nearby major employers include Adena Regional Medical Center (3,189 employees), Pixelle Specialty Solutions (2,100 employees), and Kenworth Truck (1,950 employees), which are all within three miles of the site

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE
2029 Projection	37,843	58,206	80,448
2024 Estimate	37,631	57,789	80,124
INCOME	5 MILE	10 MILE	15 MILE
2024 Average	\$67,331	\$67,331	\$69,173
2024 Median	\$50,239	\$52,962	\$54,177
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE
2024 Employees	18,810	21,397	25,670

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
2533 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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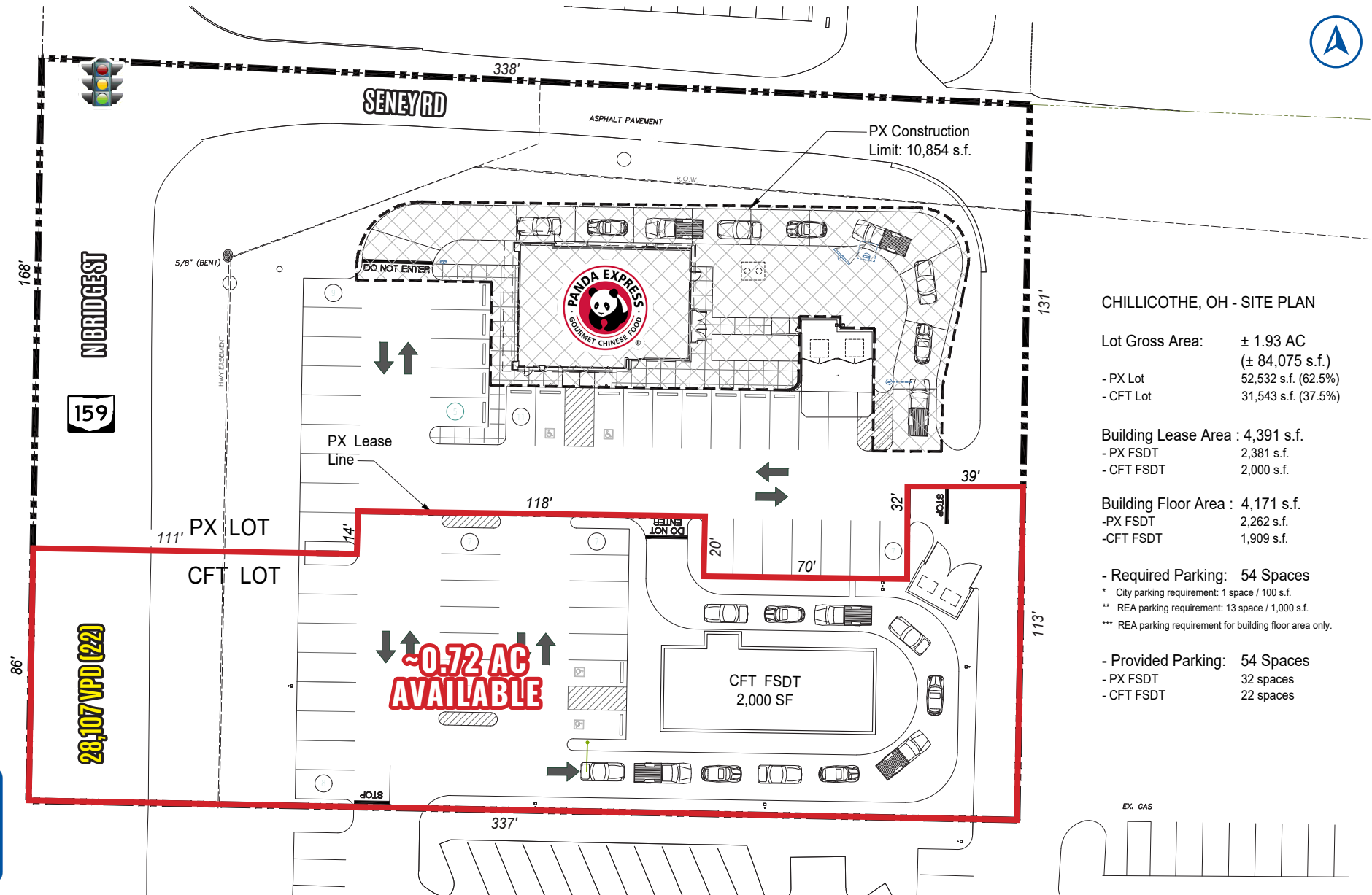
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CHILLICOTHE, OH - SITE PLAN

Lot Gross Area: ± 1.93 AC
($\pm 84,075$ s.f.)
- PX Lot 52,532 s.f. (62.5%)
- CFT Lot 31,543 s.f. (37.5%)

Building Lease Area : 4,391 s.f.
- PX FSDT 2,381 s.f.
- CFT FSDT 2,000 s.f.

Building Floor Area : 4,171 s.f.
-PX FSDT 2,262 s.f.
-CFT FSDT 1,909 s.f.

- Required Parking: 54 Spaces

* City parking requirement: 1 space / 100 s.f.

** REA parking requirement: 13 space / 1,000 s.f.

*** REA parking requirement for building floor area only.

- Provided Parking: 54 Spaces

- PX FSDT 32 spaces

- CFT FSDT 22 spaces

EX. GAS

