

DEVELOPMENT OPPORTUNITY

LAND FOR SALE

0 N. BRIDGE STREET, CHILLICOTHE, OHIO 45601



JESSE SHKOLNIK ADVISOR

MOBILE 614.208.5360 | DIRECT 614.334.7818

JSHKOLNIK@EQUITY.NET



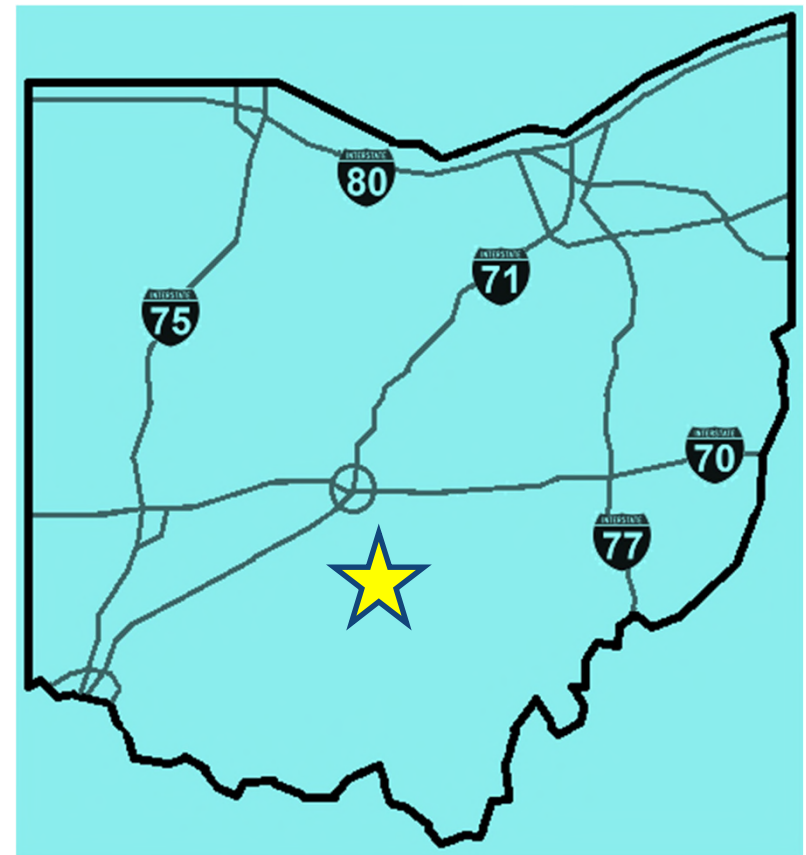
PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY

LAND FOR SALE

0 N. BRIDGE STREET, CHILLICOTHE, OH 45601

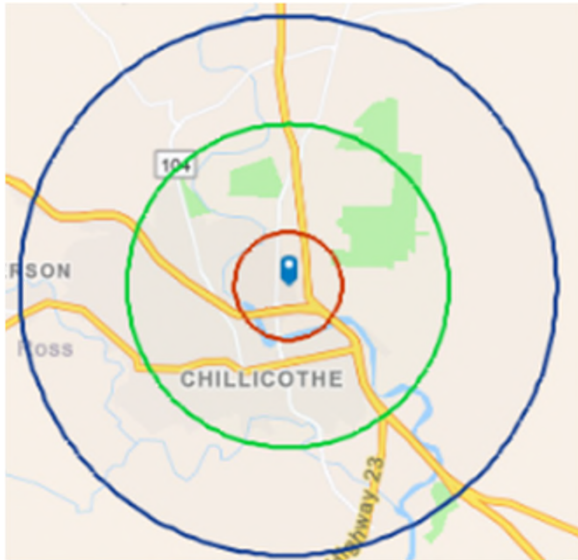
- +/- 5.87 acres of development land for sale
- Located on North Bridge Street and surrounded by commercial development
- Ideal for flex/warehouse, self-storage, multi-family, office/medical, and more
- Multiple access points from North Bridge Street and Enterprise Drive/Marietta Road
- Area businesses include Lowe's, Kroger, Hobby Lobby, and the Chillicothe Mall
- 27,763 vehicles per day on North Bridge Street
- Sale price: \$1,250,000



MERCHANT AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

1,372
Population

2.3
Average
Household Size

42.4
Median Age

\$40,491
Median Household Income

BUSINESS



Total Businesses

315



Total Employees

27,391

EDUCATION



10%

No High School
Diploma



53%

High School
Graduate



22%

Some
College



14%

Bachelor's/Grad/Prof
Degree

INCOME



\$23,625

Per Capita
Income



\$40,491

Median
Household
Income



\$51,281

Average
Household
Income

EMPLOYMENT



41.6

White
Collar %



38.8

Blue
Collar %



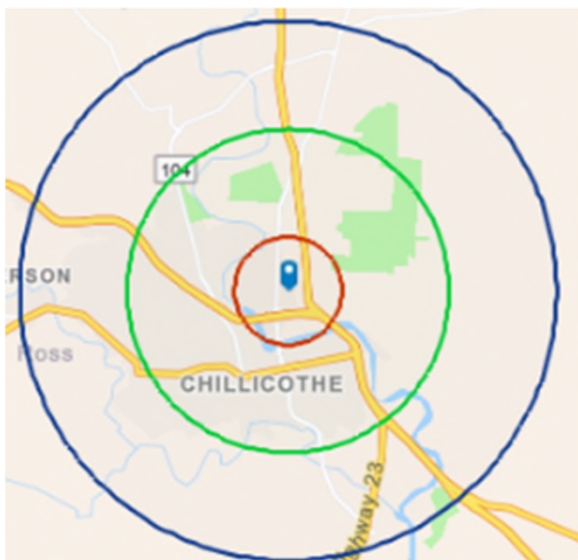
19.6

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

26,326

Population



2.3

Average Household Size



41.1

Median Age

\$52,636

Median Household Income

BUSINESS



1,351

Total Businesses



57,223

Total Employees

EDUCATION



11%

No High School Diploma



44%

High School Graduate



28%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$29,731

Per Capita Income



\$52,636

Median Household Income



\$75,052

Average Household Income

EMPLOYMENT



56.8

White Collar %



24.0

Blue Collar %



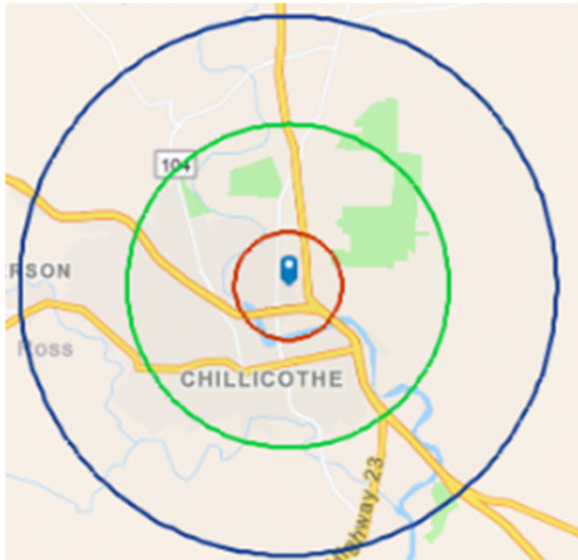
19.2

Services %

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

37,919
Population

2.3
Average
Household Size

41.6
Median Age

\$32,647
Median Household Income

BUSINESS

1,638

Total Businesses

64,846

Total Employees

EDUCATION

10%
No High School
Diploma

42%
High School
Graduate

28%
Some
College

20%
Bachelor's/Grad/Prof
Degree

INCOME

\$32,647
Per Capita
Income

\$32,647
Median
Household
Income

\$82,573
Average
Household
Income

EMPLOYMENT

56.2
White
Collar %

23.8
Blue
Collar %

20.0
Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.