

# 1736 N MEMORIAL DRIVE

Lancaster, Ohio 43130

LAND FOR SALE



***Great Redevelopment Opportunity in Busy Retail Corridor***

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## EXISTING BLDG SIZE

5,200 SF

## LOT SIZE

0.76 Acres

## TRAFFIC COUNT

14,527 vpd

## PROPERTY HIGHLIGHTS

- Intersection of Memorial Dr and Pierce Ave
- Traffic light entrance/exit
- Next to brand new Sheetz
- Across the street from Hocking Valley Shopping Mall anchored by Kroger
- 1/2 Mile from River Valley Mall
- Zoning: CG - Commercial General

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



HOUSEHOLDS

	POPULATION	MEDIAN HOUSEHOLD INCOME	HOUSEHOLDS
1 Mile	8,717	\$67,458	3,768
3 Miles	43,459	\$61,492	18,515
5 Miles	54,365	\$65,159	22,615





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Zane Fry / Director / [zane.fry@cushwake.com](mailto:zane.fry@cushwake.com) / +1 614 827 1723  
Evan Miller / Senior Associate / [evan.miller@cushwake.com](mailto:evan.miller@cushwake.com) / +1 614 827 1715

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