

11,126 SF Former Rite Aid on 1.66 Signalized Acres

705 W HIGH AVE | NEW PHILADELPHIA | OHIO | 44663

FOR LEASE



**HIGH TRAFFIC INTERSECTION
IN THE HEART OF THE
NEW PHILADELPHIA MARKET**

EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- For Lease: 11,126 SF Former Rite Aid at 1.66 AC signalized intersection at the US-250 and Tuscarawas Intersection
- High traffic counts over 23k VPD (source ODOT TIMS)
 - US-250: 14,341 VPD
 - Tuscarawas: 7,871 VPD
- Located in the high barrier to entry retail corridor, area retailers include Walmart, Tractor Supply Co, Menards, Aldi, Rural King, Harbor Freight, Chick Fila, Buffalo Wild Wings, Sheetz, Starbucks, Chipotle, Dunkin Donuts, and more.
- Zoned: NBD, permitted/conditionally permitted uses include general retail, gas station, educational, animal hospital, auto repair, financial services, medical and more
- New Philadelphia is a regional market with a 20 minute drivetime population of 76,066 people



QUICK STATS 20-MIN DRIVE RADIUS



DAYTIME
POPULATION
74,984



POPULATION
76,145



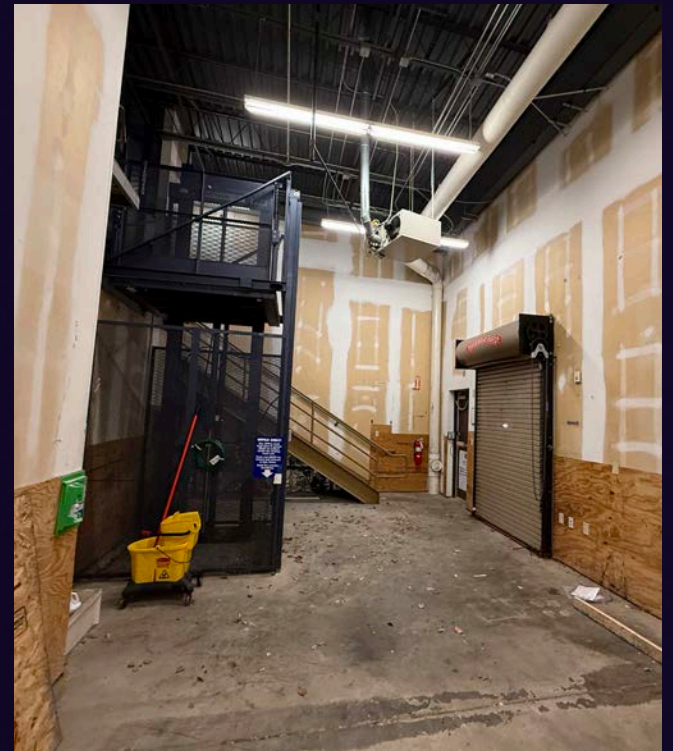
HOUSEHOLDS
31,685



POPULATION
25 & OVER
54,148



AVG. HOUSEHOLD
INCOME
\$80,894



TOWNEPLACE SUITES
MARRIOTT



Best Western



38,446
VPD



SITE

W High St - 14,341 VPD

Tuscarawas Ave - 7,871 VPD

±238'

±395'

±320'

±146'

7th St



CBRE

DOWNTOWN
NEW PHILADELPHIA

250
23,591
VPD

SUBWAY

Little Caesars Pizza

CSB The Commercial & Savings Bank

MIDAS

SITE

7th St

±146'
±238'
±395'
±320'

W High St - 14,341 VPD

Tuscarawas Ave - 7,871 VPD

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DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	36,445	76,145	208,340
2025 Daytime Population	42,313	74,984	215,618
2025 Households - Current Year Estimate	15,523	31,685	86,012
2025 Average Household Income	\$78,506	\$80,894	\$74,249
2030 Average Household Income Projection	\$86,850	\$90,027	\$82,047
2025 Median Household Income	\$61,978	\$64,622	\$58,623
2025 Population 25 and Over	26,107	54,148	145,302

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