

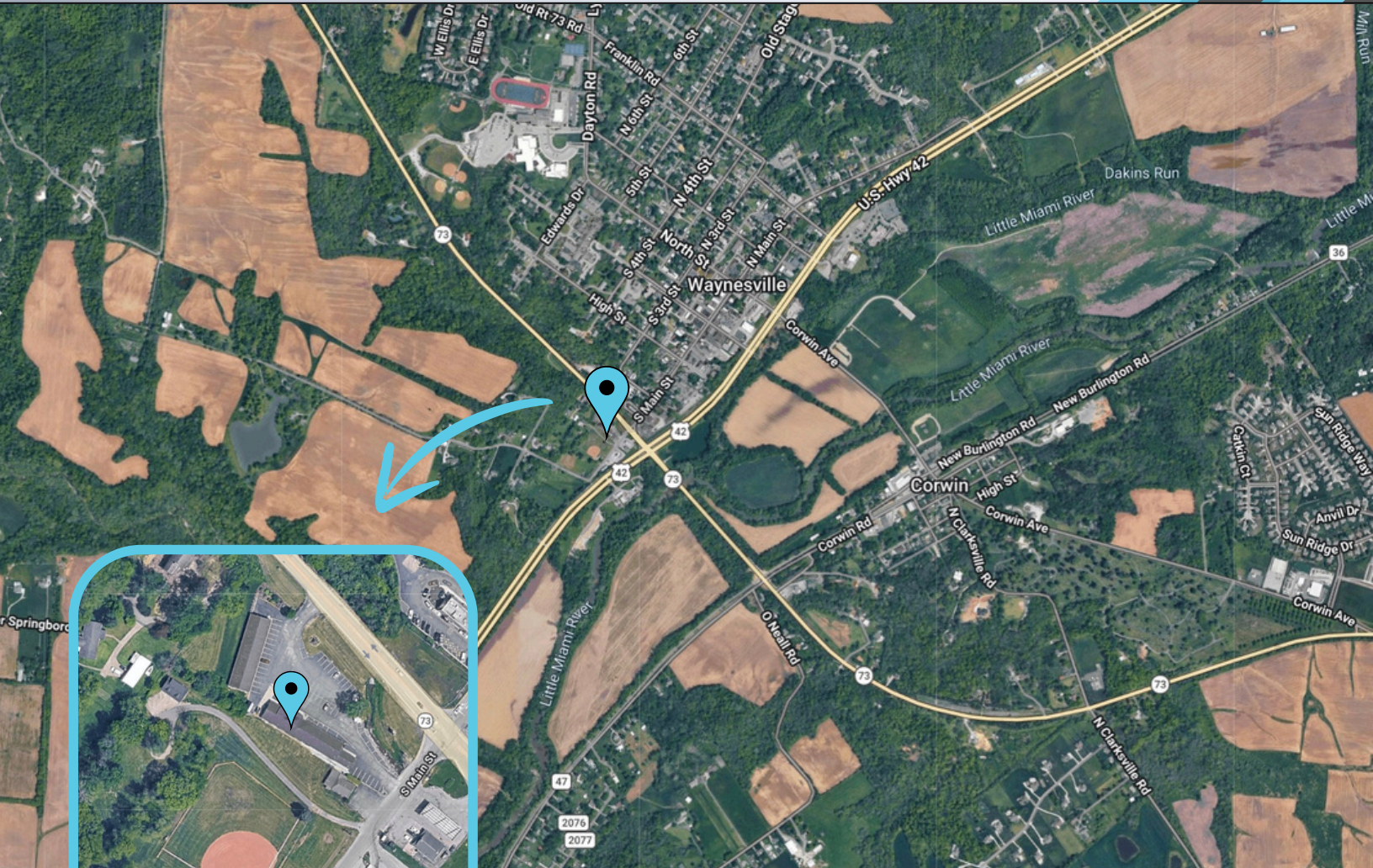


FOR SALE | 401-415 S. MAIN ST. & 6439 WILKERSON RD.
WAYNESVILLE, OH

Property Highlights

- 5-Acre Mixed-Use Redevelopment Site
 - Ideal for Restaurants, Retail, Fuel Station w/ C-Store, and more!
- High Visibility Signalized Intersection of OH-73 & OH-42
- Possible Planned Unit Development (PUD)
- Includes the former Creekwood Motel and Fields Family Pharmacy/ ApproRx buildings
- Additional OH-73 frontage may be available
- Local & County Government Supports Redevelopment
- Excellent Signage Opportunities - Visible from OH-73 and OH-42
- Potential Economic Development Assistance Available

5 ACRE SIGNALIZED REDEVELOPMENT SITE WAYNESVILLE, OH



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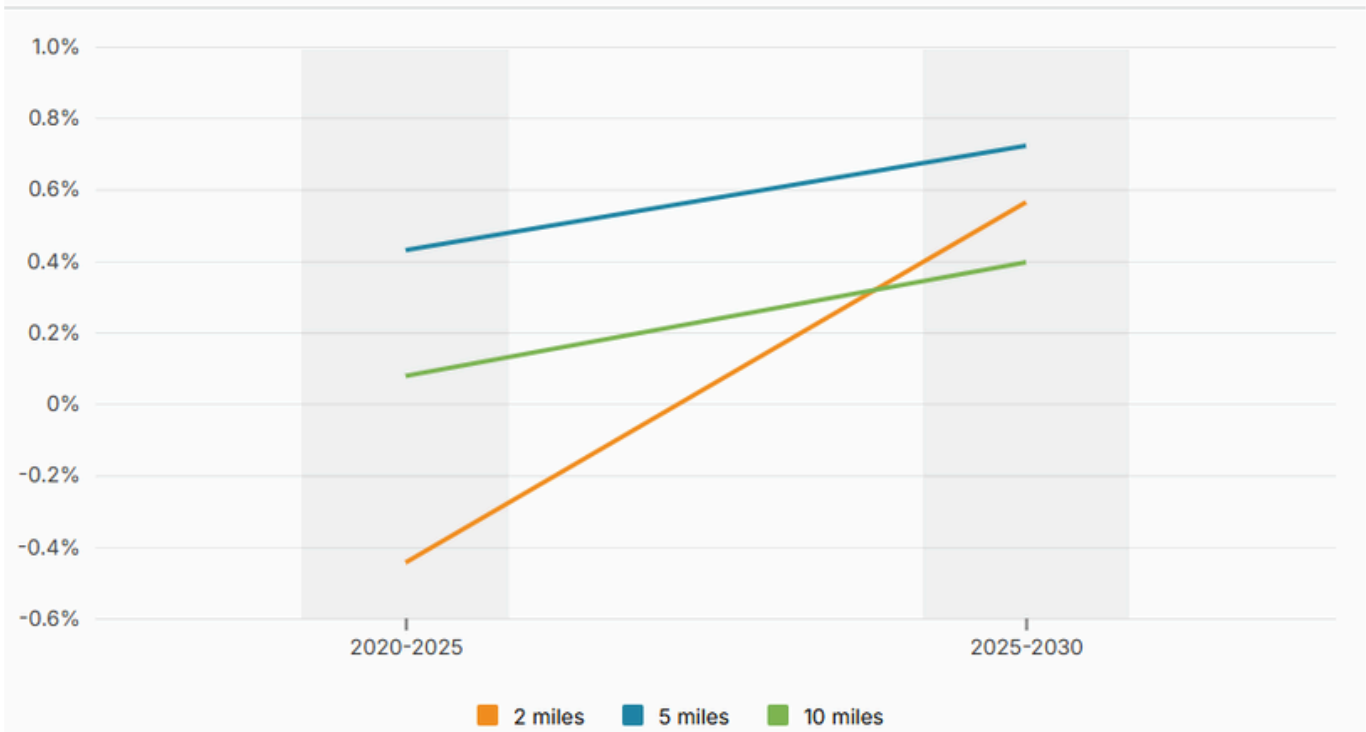
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 42	-	7,965	2025	0.10 mi
State Rte 73	-	7,188	2025	0.22 mi
MAIN ST	S Main St NW	7,203	2024	0.23 mi
US 42	S Main St NW	7,187	2025	0.23 mi
US Hwy 42	Not Available No	7,534	2020	0.27 mi
North St	S 4th St NW	2,302	2025	0.40 mi
North Street	S 4th St NW	2,120	2025	0.40 mi
CORWIN AVE	North St NW	3,252	2024	0.44 mi
North Street	North St NW	3,241	2025	0.49 mi
Franklin Road	N Main St NW	4,988	2025	0.57 mi

*Demographics per CoStar

Income

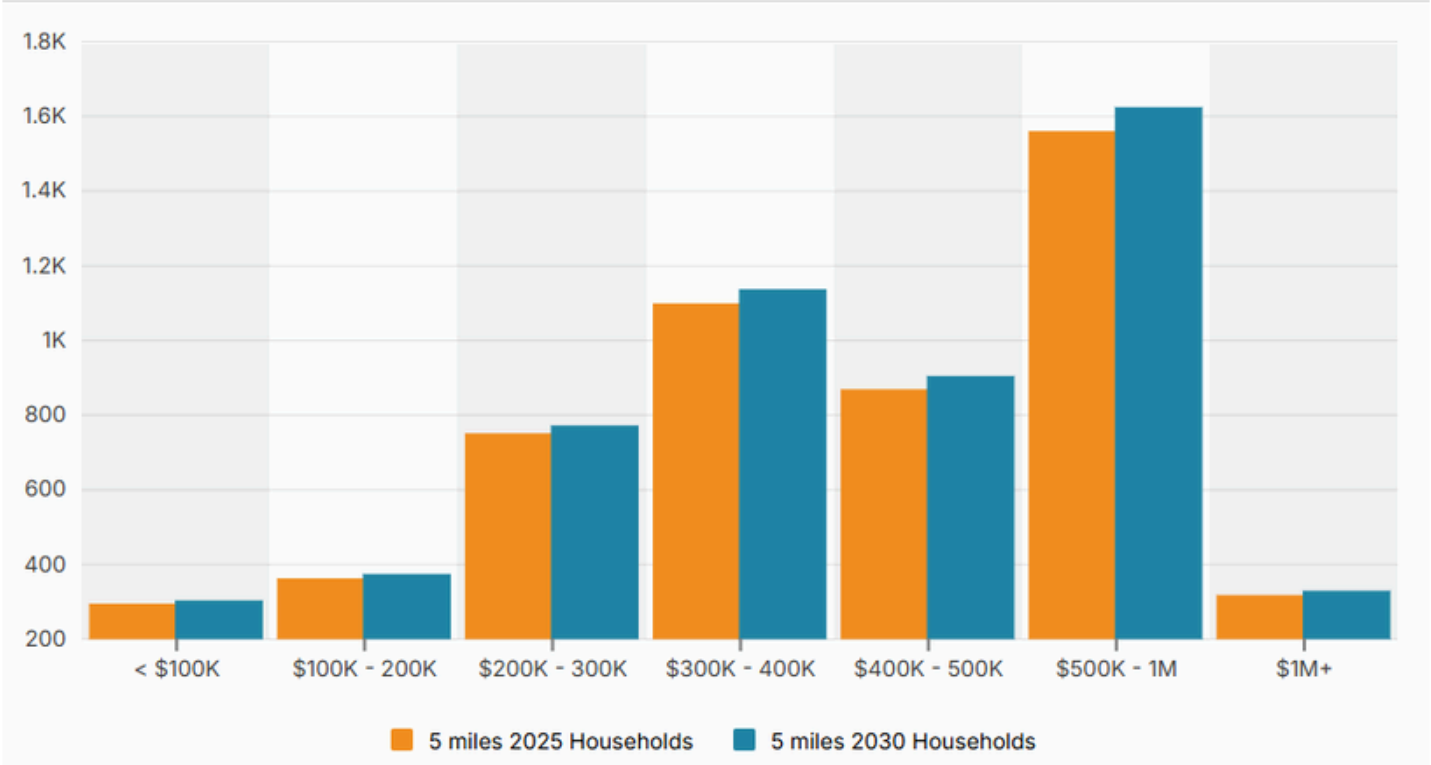
	2 miles	5 miles	10 miles
Avg Household Income	\$107,671	\$147,430	\$128,936
Median Household Income	\$75,568	\$114,269	\$102,472
< \$25,000	316	626	5,996
\$25,000 - 50,000	328	640	8,064
\$50,000 - 75,000	285	634	10,133
\$75,000 - 100,000	198	752	8,458
\$100,000 - 125,000	165	558	8,221
\$125,000 - 150,000	152	464	5,770
\$150,000 - 200,000	167	699	8,644
\$200,000+	256	1,568	11,642

Annual Population Growth



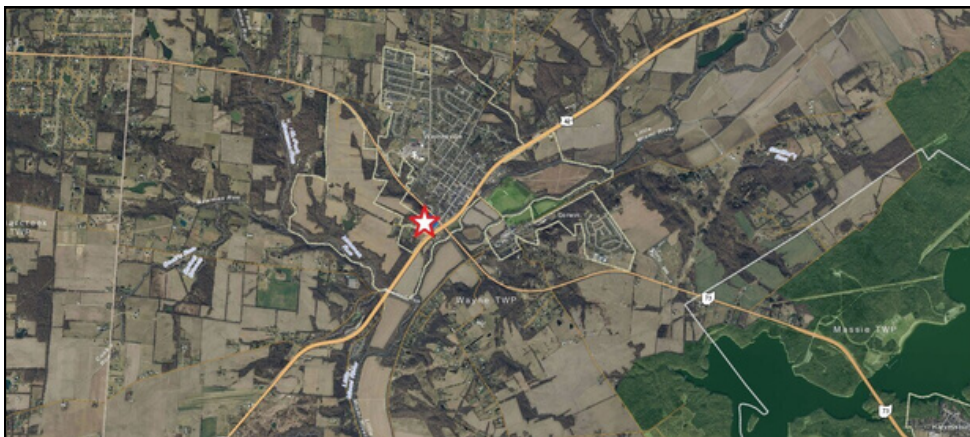
*Demographics per CoStar

Home Values



Housing

	2 miles	5 miles	10 miles
Median Home Value	\$312,027	\$414,104	\$344,623
Median Year Built	1978	1990	1987



*Demographics per CoStar



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.