

LEASE

I-71 & SR-95 RETAIL SPACE

6133 STATE ROUTE 95, MOUNT GILEAD, OH43338



PROPERTY HIGHLIGHTS

- +/- 2,500 SF for available for lease
- I-71 highway pylon sign available
- High visibility from State Route 95
- No restaurant, food service or carry-outs permitted.
- Ample parking
- I-71: 60,000+ ADT
- I-95: 10,000 ADT



**COLDWELL BANKER
COMMERCIAL**
ASPIRE REALTY
SERVICES

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OFFERING SUMMARY

LEASE RATE: PRICE UPON REQUEST

AVAILABLE SF: 2,500

OF UNITS: 2

LOT SIZE: 3.222 ACRES

BUILDING SIZE: 5,760 SF

LOCATION

Situated in Morrow County, this area offers excellent visibility and high traffic flow, making it an ideal location for retail. Nearby, Morrow County Hospital and Mount Gilead State Park attract steady foot traffic and provide a built-in customer base. Local dining options, such as The Alcove Restaurant and Ellie's at the Airport, add to the area's appeal. With its strategic position and strong community presence, this location presents an enticing opportunity for businesses to thrive in Morrow County's dynamic market.



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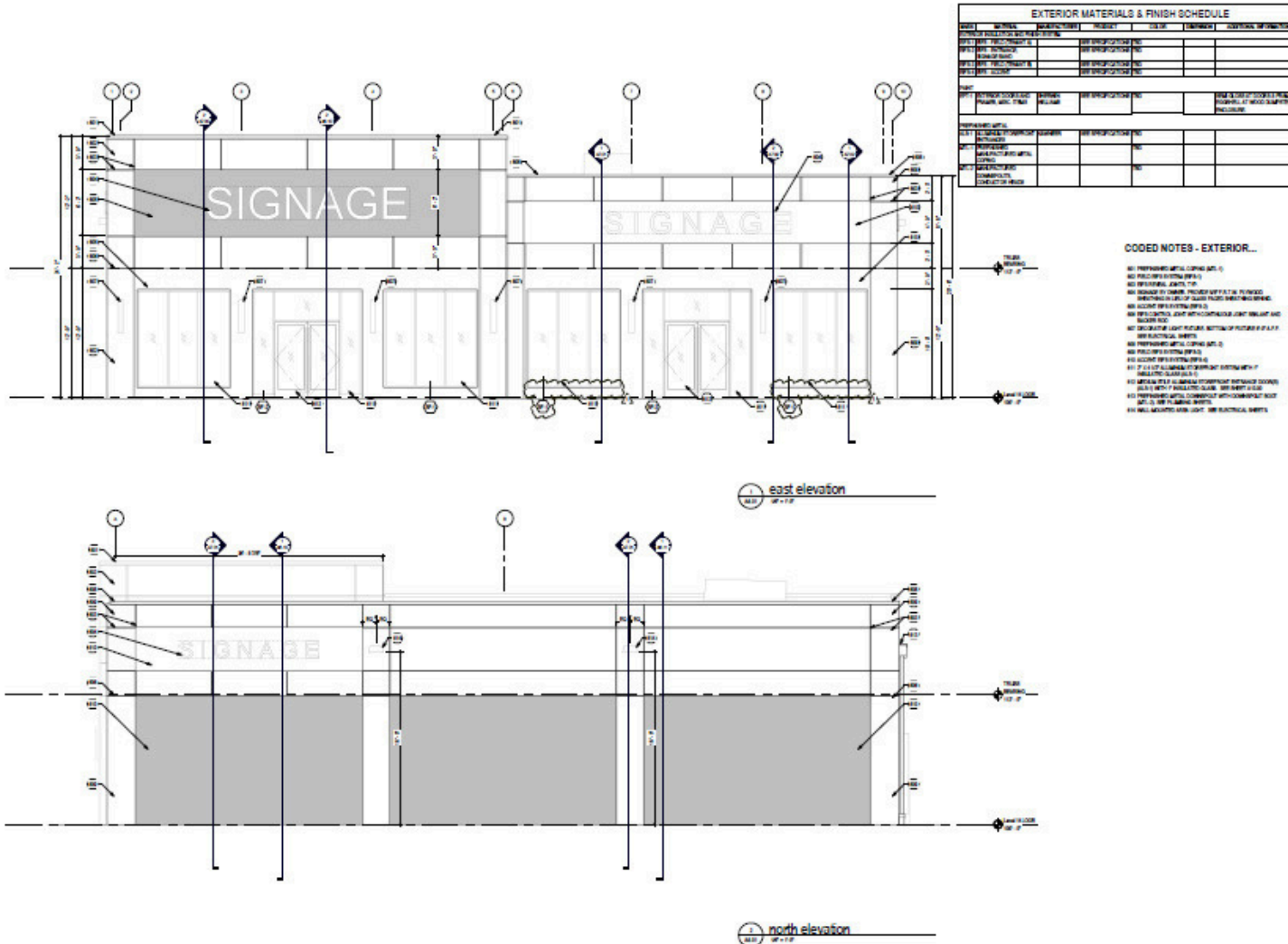
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NO.	SYMBOL	DESCRIPTION	FINISH	TO BE	REMOVED	ADDITIONAL INFORMATION
1		CONCRETE EXTERIOR WALL FINISH	CONCRETE	NO	NO	
2		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
3		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
4		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
5		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
6		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
7		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
8		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
9		EXTERIOR WALL FINISH	CONCRETE	NO	NO	
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CODED NOTES - EXTERIOR...

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- 100 PERFORM AS NOTED (SEE SPEC.)

I-71 ROUTE 95 SHOPPING CENTER

6133 RT 95 STREET | MOUNT GILEAD, OH 43338 |

STATUS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER
22134

DATE
29 AUGUST 2022

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A6.01

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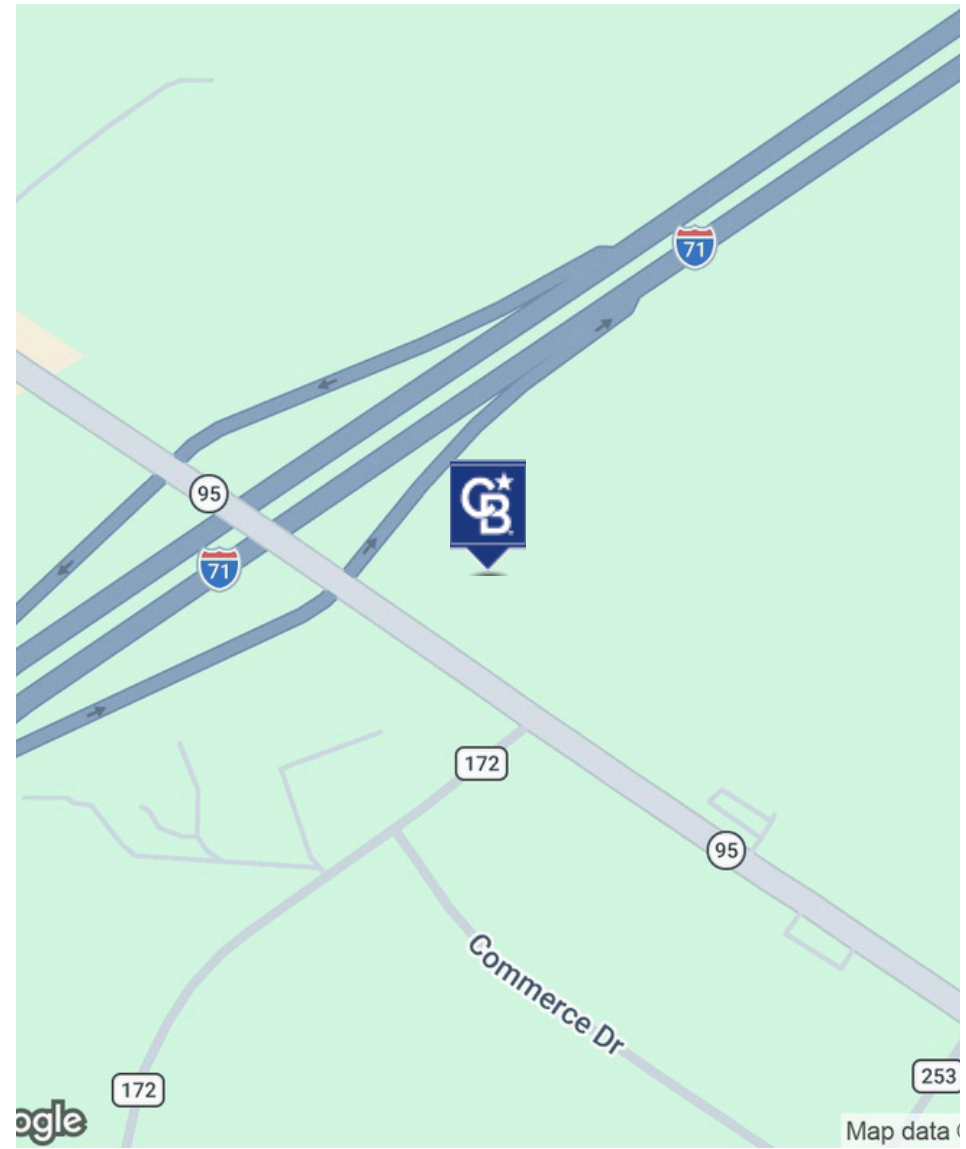
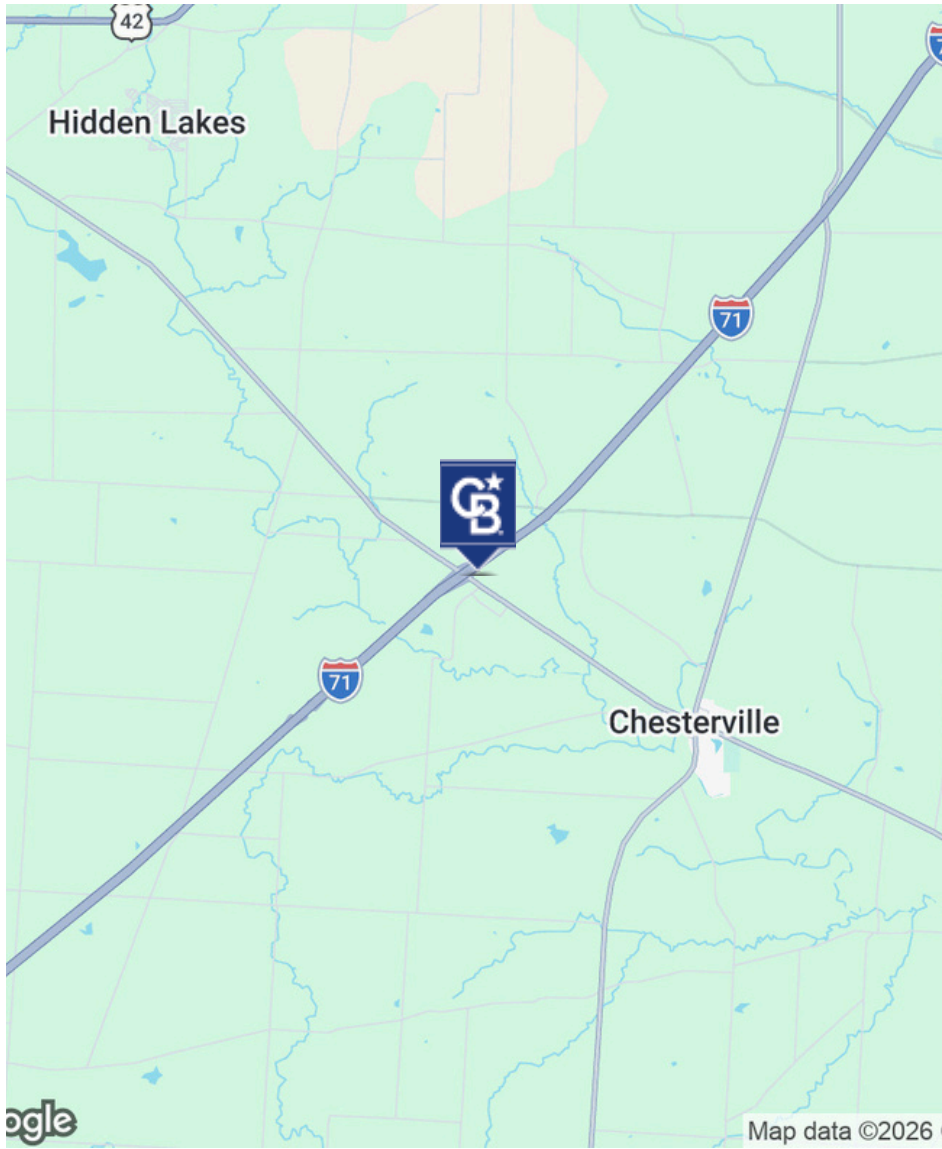


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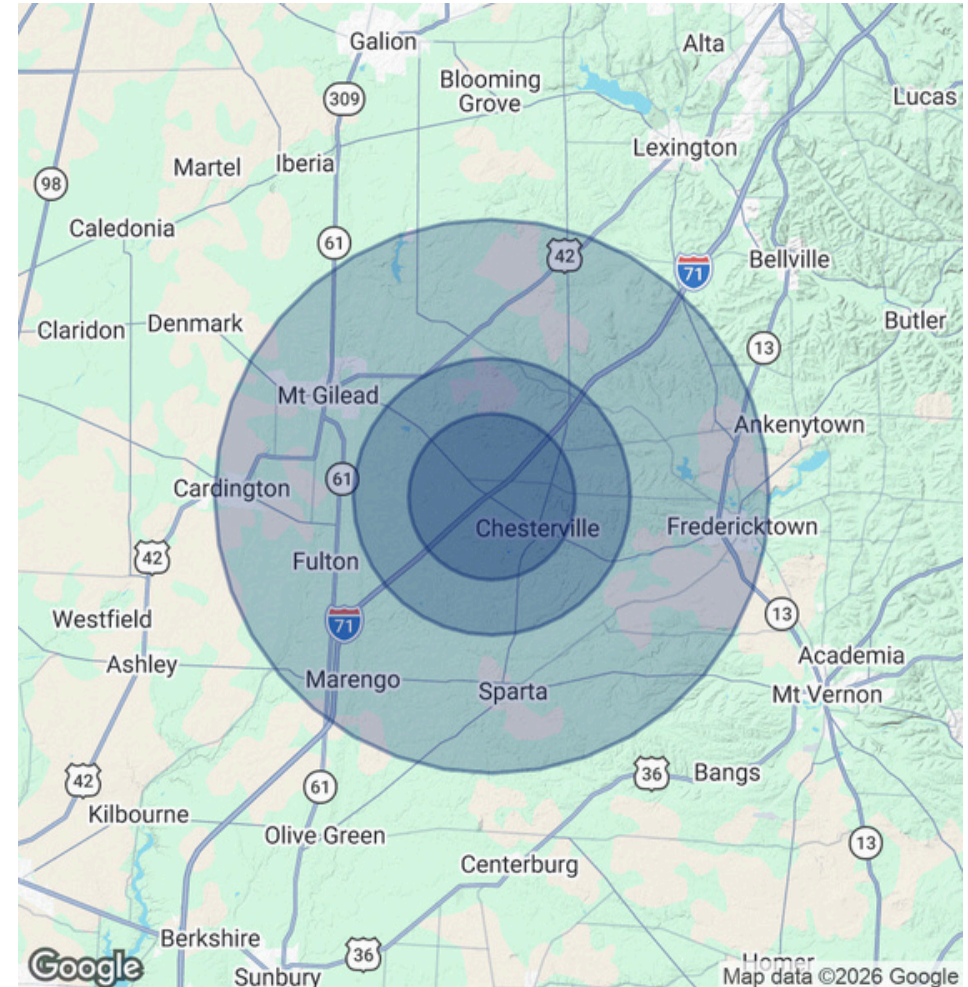
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,047	6,081	31,551
Average Age	41	41	41
Average Age (Male)	40	41	41
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	757	2,201	11,876
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$100,388	\$104,073	\$94,539
Average House Value	\$240,516	\$243,779	\$240,027

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	AADT COUNT
SR-95 W OF RAMPS W OF I-71, NW OF CHESTERVILLE	2-WAY	2024	6,819
SR-95 E OF RAMPS E OF I-71, NW OF CHESTERVILLE	2-WAY	2024	10,061



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