

## Retail/Office Space Available in West Union, OH

11395 State Route 41 | West Union, OH 45693



### Property Summary

<b>County</b>	Adams County
<b>Zoning</b>	Retail
<b>Property Type</b>	Retail
<b>Total Available</b>	Approx. 6,000 SF
<b>Suites Available</b>	Suite 2: 2,900 SF Suite 3: 3,100 SF
<b>Price</b>	\$7.00 SF NNN
<b>Additional Rent</b>	\$1.25 per SF
<b>Loopnet ID</b>	11743652

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

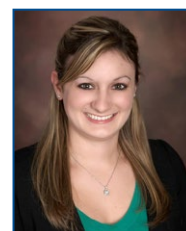
### Property Description

- Spaces can be combined
- Newly renovated finished space available
- Space available in retail center anchored by Tractor Supply Store and Dollar Tree

### Location Highlights

- Located in the retail heart of West Union, OH
- Located on the main street of West Union, State Route 41
- Located directly in front of Wal-Mart Super Center

### For More Information Contact:



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**3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535**

## Demographic Information

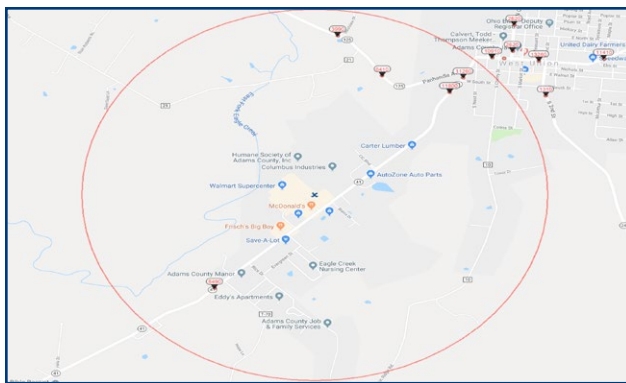
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Population	5 mile	10 miles	15 miles
2023 Projection	6,738	15,866	38,219
2018 Estimate	6,928	16,240	39,255
2010 Census	7,301	16,864	40,944
2000 Census	6,758	15,899	39,810
Growth 2000-2018	2.5%	2.1%	-1.4%

Households	5 mile	10 miles	15 miles
2023 Projection	2,898	6,737	16,548
2018 Estimate	2,904	6,719	16,483
2010 Census	2,877	6,610	16,275
2000 Census	2,669	6,226	15,691
Growth 2000-2018	8.8%	7.9%	50%

2018 Est. by Single-Class Race	6,928	16,240	39,255
White Alone	96.8%	97.0%	94.7%
Black or African American Alone	0.5%	0.4%	2.3%
Hispanic	0.8%	1.0%	1.3%
Asian Alone	0.2%	0.2%	0.2%
Other Race	2.4%	2.4%	2.8%

2018 Est. Median Age	41.4	41.3	41.7
2018 Est. Median Income	\$32,664	\$35,944	\$34,959
2018 Average Home Value	\$147,556.80	\$139,859.50	\$131,032.10



### Traffic Counts

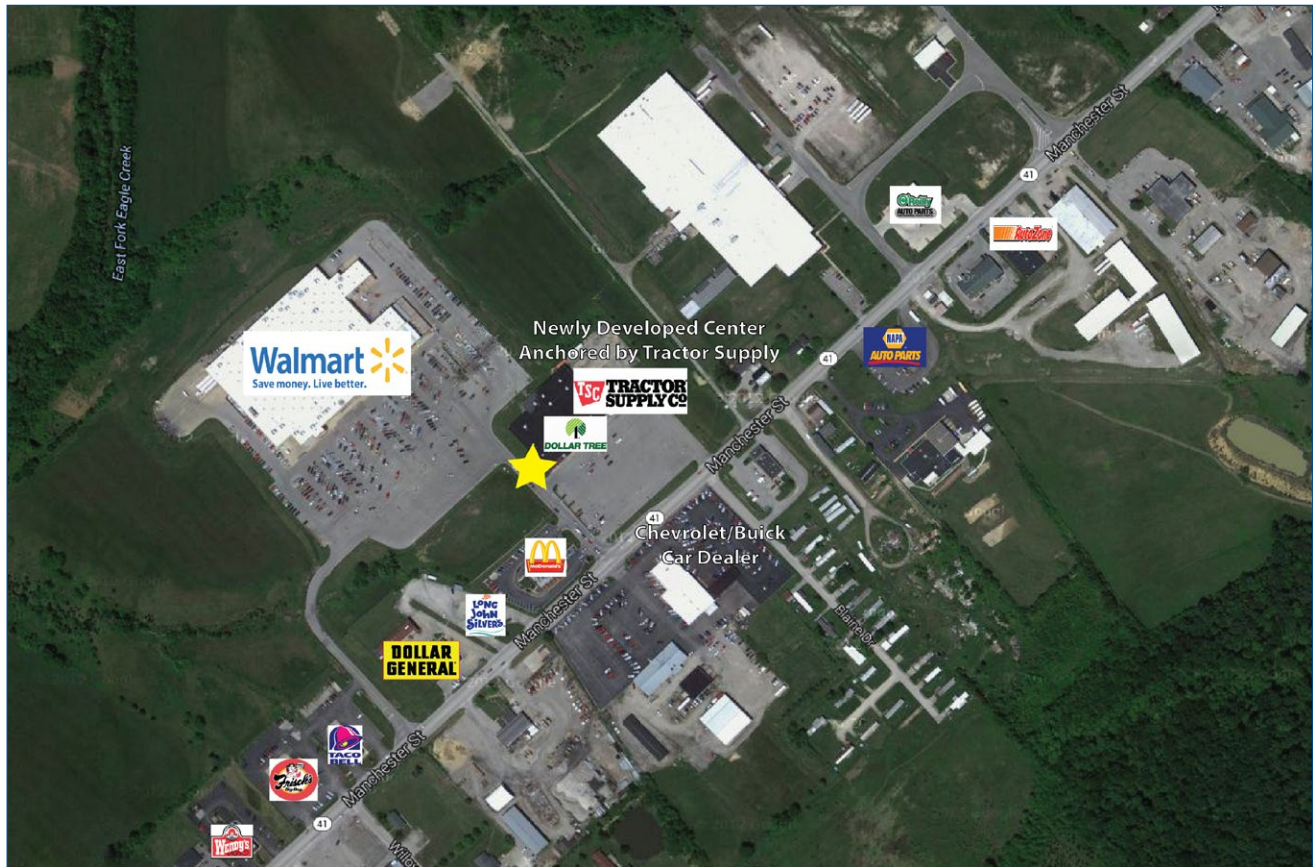
State Route 41 near Panhandle Ave.	11,800
State Route 41 near Panhandle Ave.	11,260
State Route 41 near Rice Dr.	5,490

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## Aerial Photos

11452 State Route 41 | West Union, OH 45693



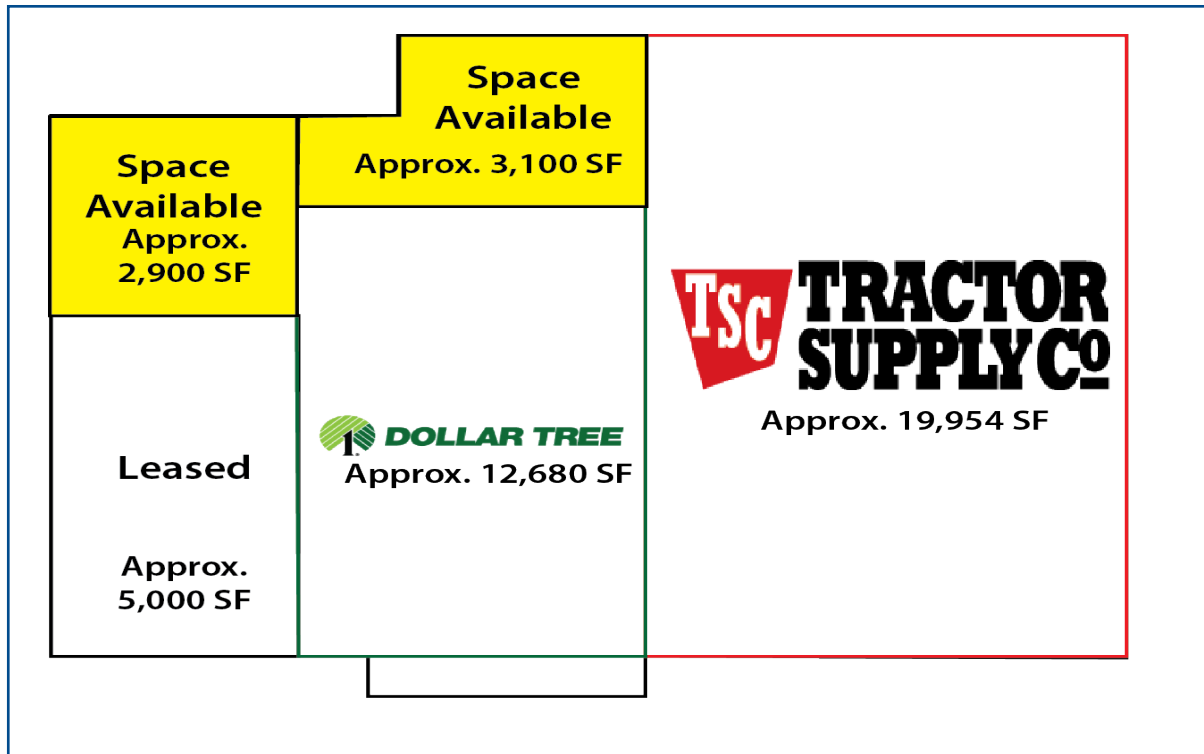
Retail Sales Potential	5 mile	10 miles	15 miles
2018 Households	2,904	6,719	16,483
2018 Womens Clothing Store	\$1,656,146	\$3,813,654	\$9,334,095
2018 Computer and Software Store	\$5,100,331	\$11,832,540	\$28,943,280
2018 Home Furnishing Store	\$3,140,520	\$7,301,749	\$17,762,360
2018 General Merchandise Store	\$16,494,110	\$38,071,760	\$93,058,130
2018 Pharmacies and Drug Store	\$3,652,710	\$8,479,875	\$20,685,120

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## Building Layout

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