

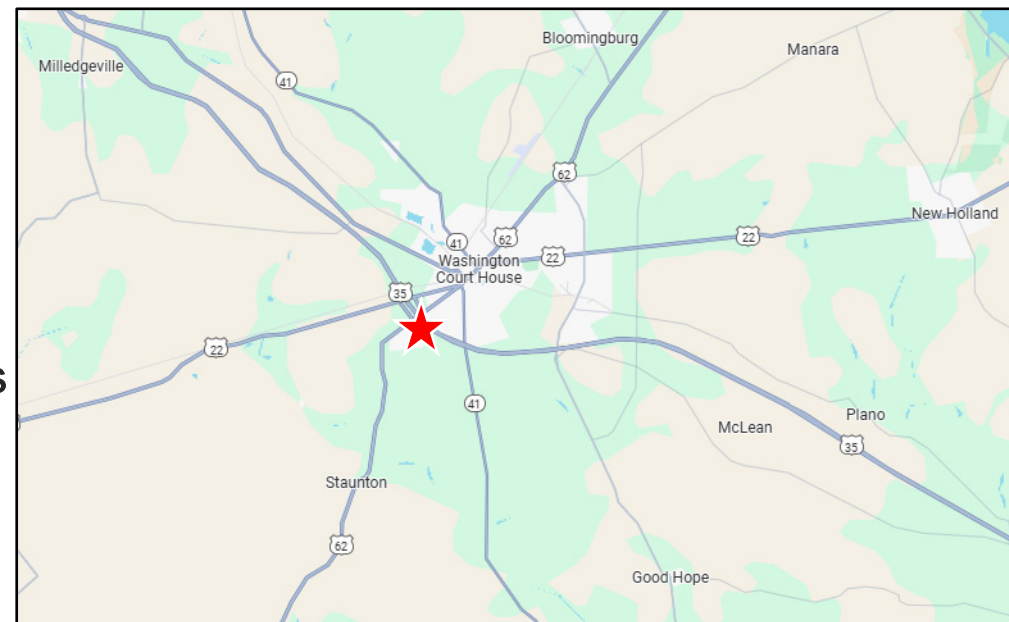


**Highlights:**

- 8,292 SF building on a 1 acre parcel
- Building constructed in 2007
- Shadow anchored by Home Depot
- Building will be vacant upon sale's closing

**Location:**

- Visible from US-35, which has an average daily traffic of 20,020 vehicles
- Commerce Blvd businesses have 1,056,021 visits to their establishments on an annual basis
- Area retailers include Dollar Tree, Home Depot, Roosters, Aldi, LCNB Bank, and Walmart



*The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.*

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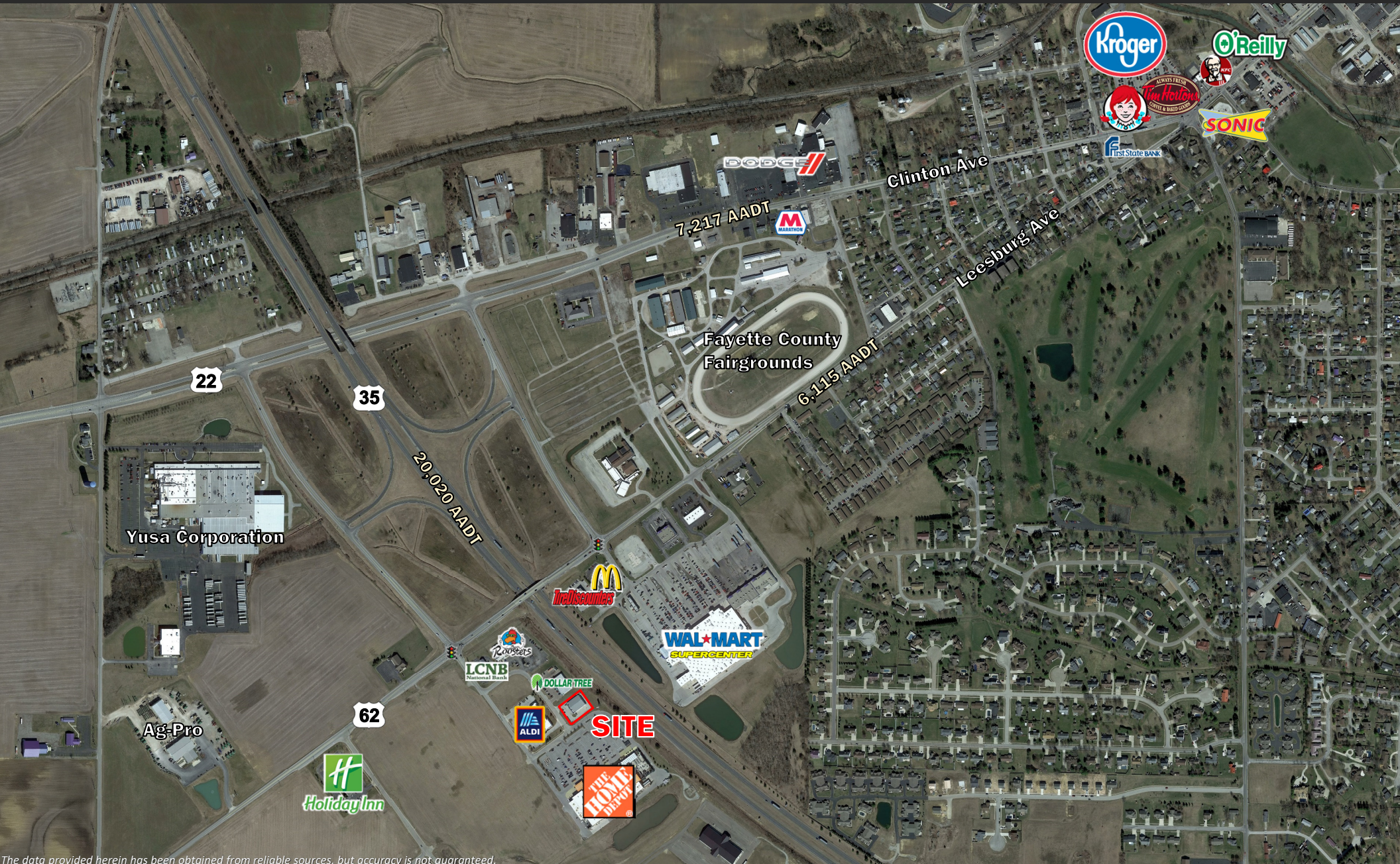
500 Trillium Dr  
Galloway, OH 43119

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Washington Court House, Ohio  
160 Crossing Dr



AVAILABLE



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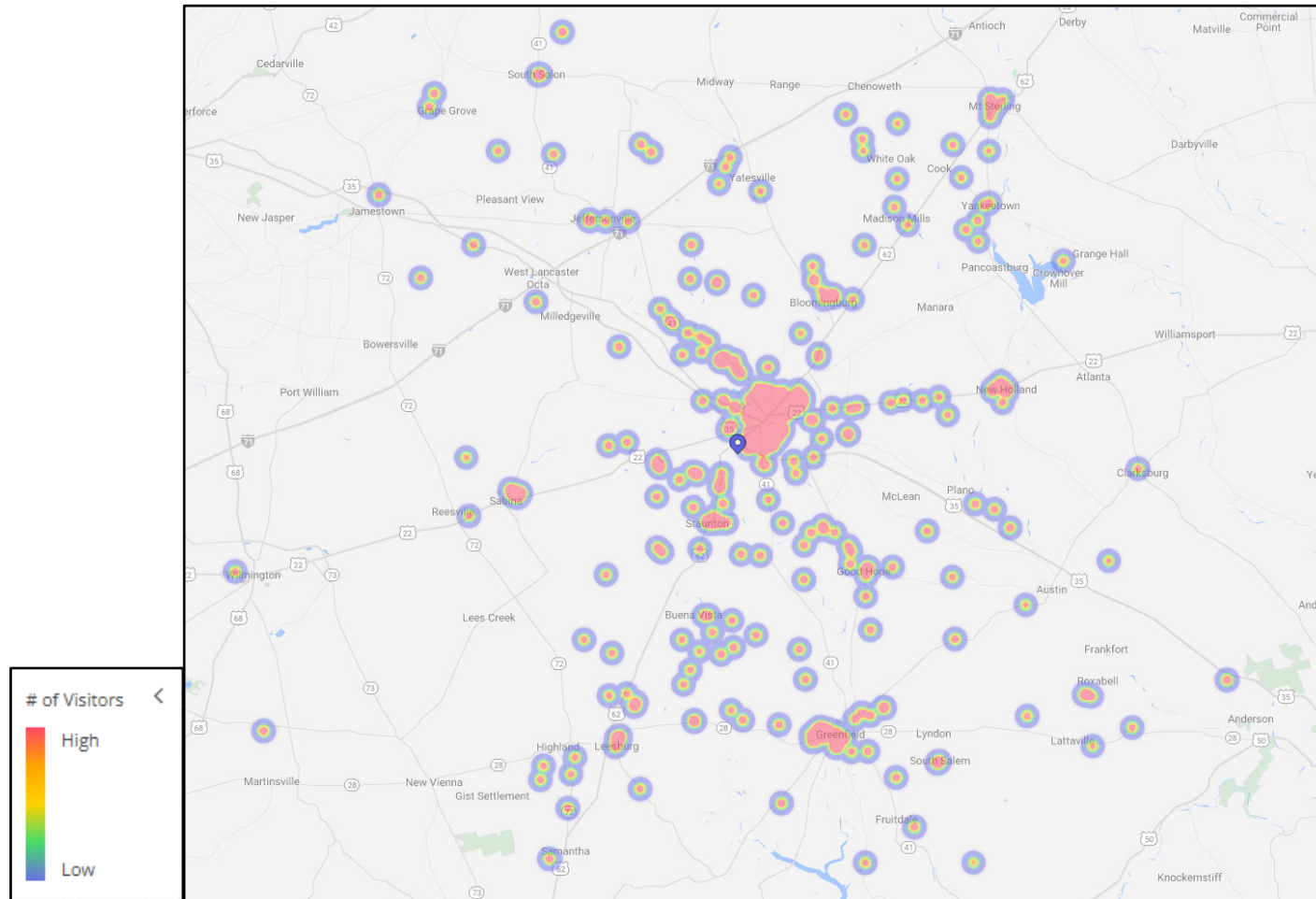
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Trade area map of the Aldi:

This data represents the approximate home location and density of customers who visited Aldi at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Aldi / 200 Commerce Blvd, Washington Court House, OH 43160 | Based on Home Location, by Visitors | Min. Visits: 12 | May 1st 2024 to Apr 30th 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

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	3 miles	5 miles	7 miles
<b>Population Summary</b>			
2000 Total Population	14,586	18,213	20,599
2010 Total Population	15,034	18,694	21,126
2018 Total Population	15,058	18,716	21,094
2018 Group Quarters	294	351	352
2024 Total Population	15,078	18,718	21,079
2018-2023 Annual Rate	0.03%	0.00%	-0.01%
2018 Total Daytime Population	18,074	21,427	23,013
Workers	9,316	10,604	10,874
Residents	8,758	10,823	12,139
<b>Household Summary</b>			
2000 Households	5,924	7,288	8,159
2000 Average Household Size	2.39	2.43	2.45
2010 Households	6,104	7,529	8,441
2010 Average Household Size	2.38	2.41	2.43
2018 Households	6,444	7,916	8,816
2018 Average Household Size	2.29	2.32	2.35
2024 Households	6,517	7,994	8,896
2024 Average Household Size	2.27	2.30	2.33
2018-2023 Annual Rate	0.23%	0.20%	0.18%
2010 Families	3,947	4,921	5,607
2010 Average Family Size	2.89	2.91	2.93
2018 Families	3,745	4,689	5,333
2018 Average Family Size	2.92	2.95	2.96
2024 Families	3,739	4,678	5,318
2024 Average Family Size	2.90	2.93	2.95
2018-2023 Annual Rate	-0.03%	-0.05%	-0.06%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,435	7,873	8,773
Owner Occupied Housing Units	55.4%	57.4%	59.2%
Renter Occupied Housing Units	36.6%	35.2%	33.8%
Vacant Housing Units	7.9%	7.4%	7.0%
2010 Housing Units	6,833	8,368	9,346
Owner Occupied Housing Units	49.9%	51.9%	53.9%
Renter Occupied Housing Units	39.4%	38.0%	36.4%
Vacant Housing Units	10.7%	10.0%	9.7%
2018 Housing Units	6,967	8,515	9,458
Owner Occupied Housing Units	52.1%	54.2%	56.3%
Renter Occupied Housing Units	40.4%	38.7%	36.9%
Vacant Housing Units	7.5%	7.0%	6.8%
2024 Housing Units	7,026	8,576	9,520
Owner Occupied Housing Units	53.2%	55.3%	57.3%
Renter Occupied Housing Units	39.6%	37.9%	36.2%
Vacant Housing Units	7.2%	6.8%	6.6%
<b>Median Household Income</b>			
2018	\$52,171	\$53,698	\$54,853
2024	\$60,216	\$62,135	\$63,858
<b>Median Home Value</b>			
2018	\$148,238	\$156,665	\$161,092
2024	\$153,737	\$163,433	\$168,530
<b>Per Capita Income</b>			
2018	\$30,983	\$31,732	\$32,210
2024	\$36,070	\$36,898	\$37,494
<b>Median Age</b>			
2010	38.3	39.0	39.2
2018	40.7	41.3	41.4
2024	41.4	42.0	42.1



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