



US 35 & US 62

Washington Court House, Ohio 43160

Property Features

- 9 parcels available
- Regional shopping destination
- Ohio's largest outlet center within 10 miles
- Great access to US 35
- US 35 @ Highland Avenue - 12,607 CPD
- Leesburg Avenue @ Dice Drive - 9,765 CPD
- Retailers on site include: Holiday Inn Express, Aldi's, Dakota Steakhouse, Citizen's Bank, Home Depot, and Dollar Tree

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	876	18,992	31,149
Average HH Income:	\$45,152	\$47,398	\$49,264



For more information:

Cindy Metz

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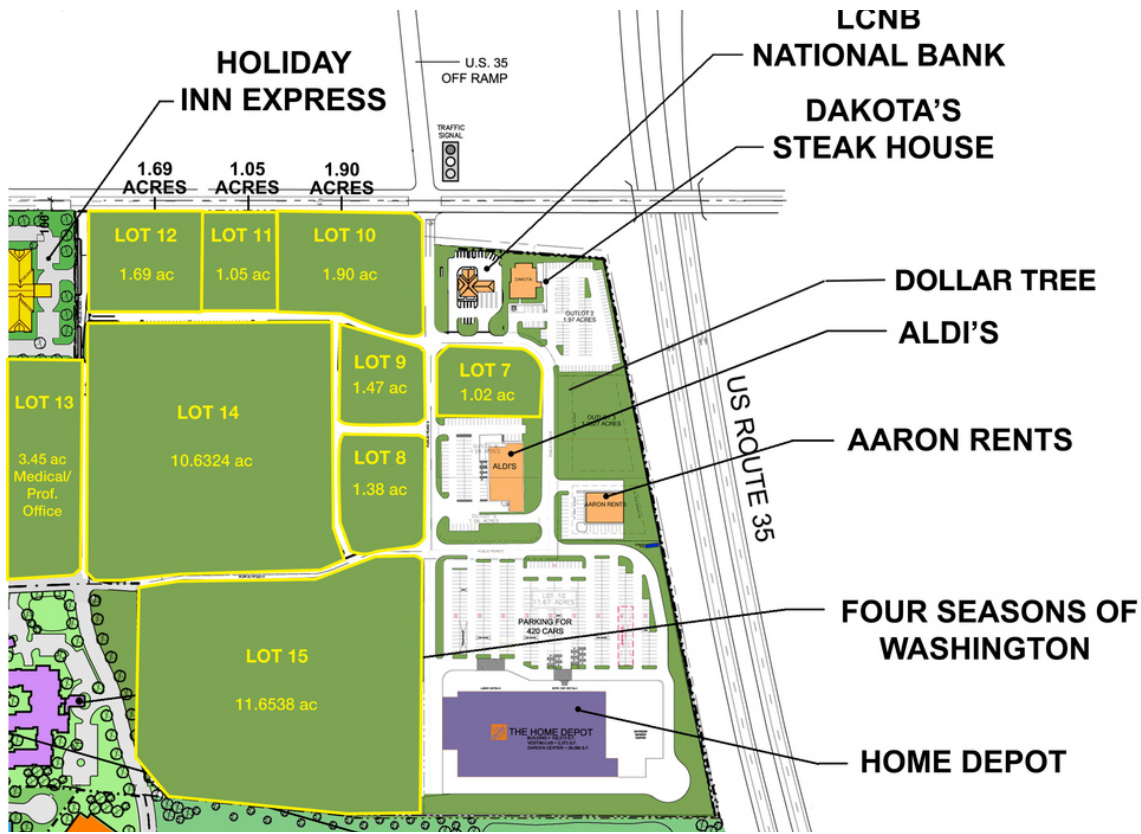
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9 Parcels Available / Acreage:

- Lot 7 - 1.02 acres - \$250,000 / acre
- *Lot 8 - 1.38 acres - \$250,000 / acre
- *Lot 9 - 1.47 acres - \$250,000 / acre
- *Lot 10 - 1.90 acres - \$450,000 / acre
- *Lot 11 - 1.05 acres - \$300,000 / acre
- *Lot 12 - 1.69 acres - \$400,000 / acre
- Lot 13 - 3.45 acres - \$250,000 / acre
- Lot 14 - 10.63 acres - \$150,000 / acre
- Lot 15 - 11.65 acres - \$100,000 / acre

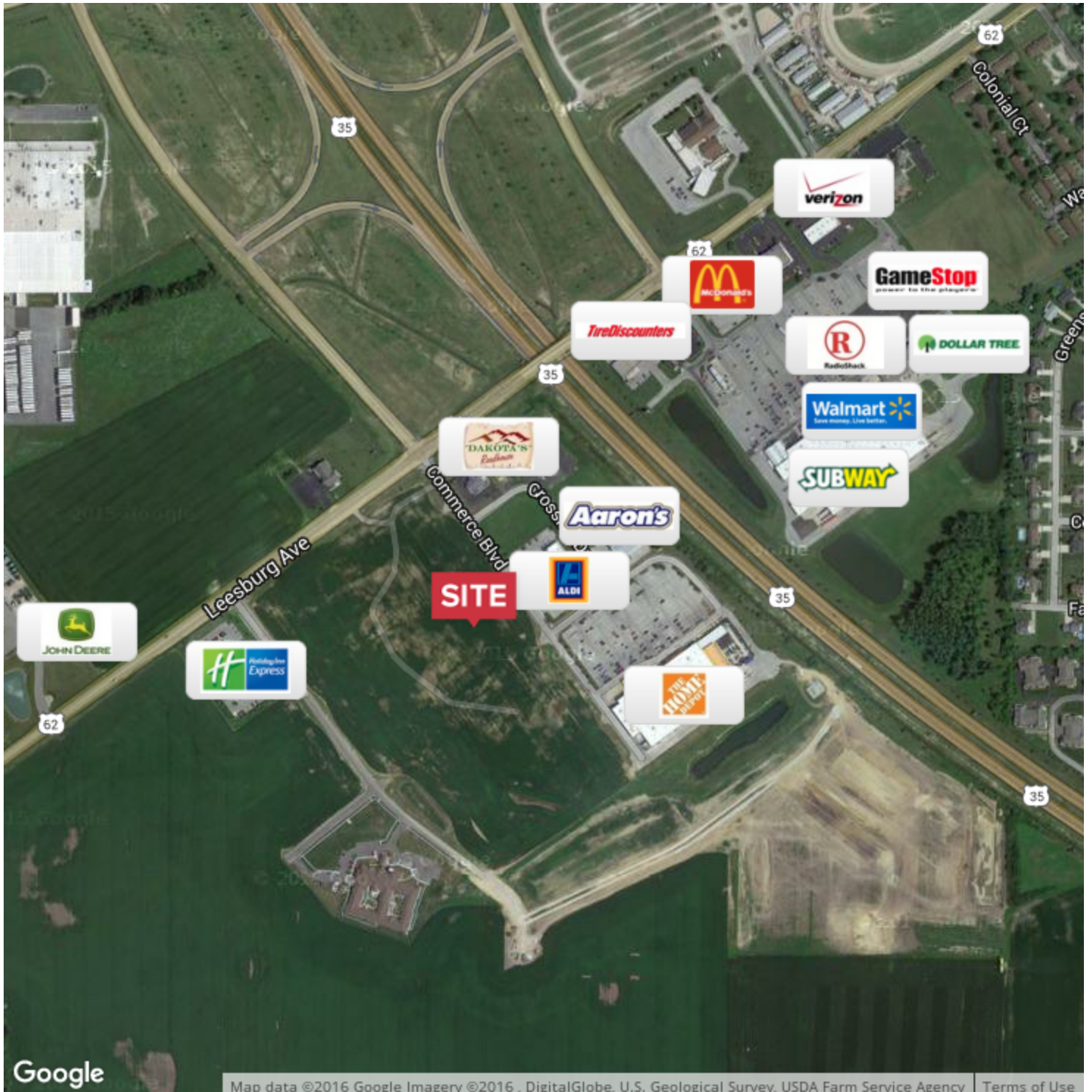
* LOT SIZE IS FLEXIBLE

- UTILITIES AT SITE

Neighbors Include:

- Southern State Community College
- Fairgrounds
- Yusa Manufacturing Plant
- Four Seasons of Washington

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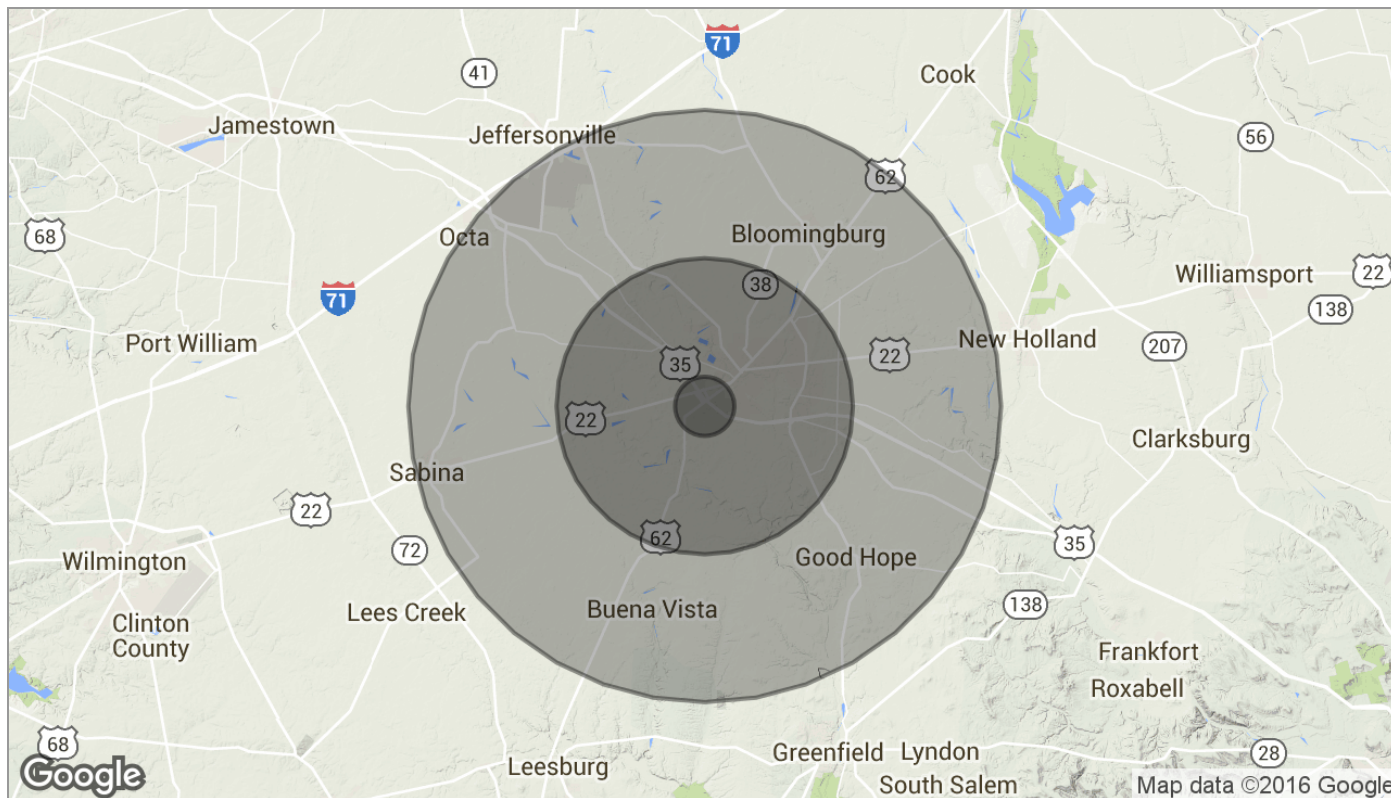


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Washington Court House US 35 & US 62





Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	876	18,992	31,149
MEDIAN AGE	43.8	40.0	39.5
MEDIAN AGE (MALE)	44.4	38.5	37.9
MEDIAN AGE (FEMALE)	43.5	40.7	40.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	363	7,942	12,708
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$45,152	\$47,398	\$49,264
AVERAGE HOUSE VALUE		\$156,002	\$148,814

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.9%	94.2%	94.5%
% BLACK	2.4%	2.9%	2.4%
% ASIAN	3.3%	1.0%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	0.0%	0.7%	0.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	1.1%	1.6%

* Demographic data derived from 2010 US Census