

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

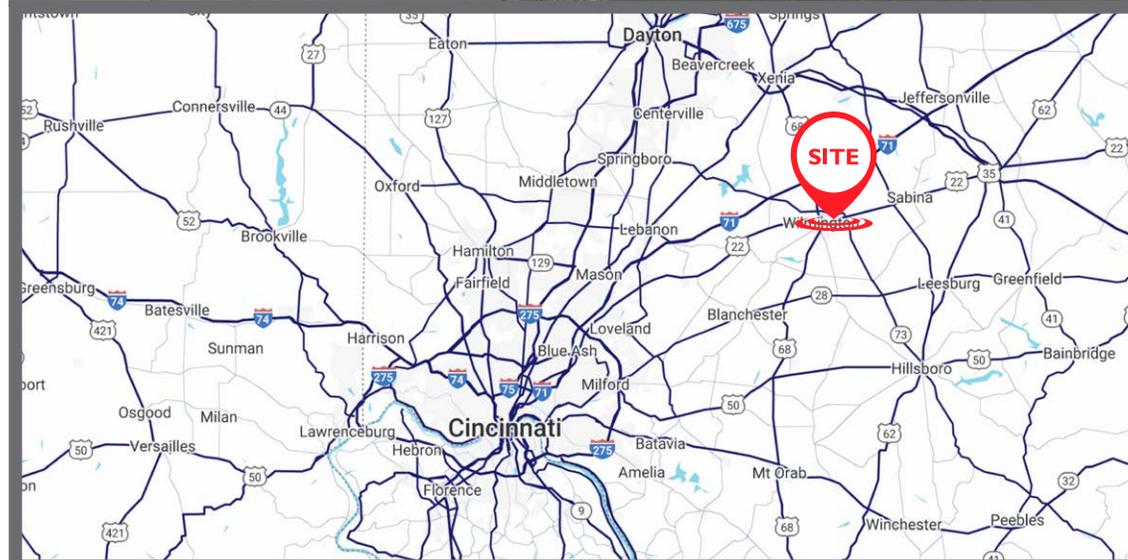
- **7,500 SF freestanding building available for lease**
- Shadow-anchored by Walmart
- Excellent visibility with prominent overhead signage opportunities
- Convenient access via a signalized intersection
- Situated on 0.91 acres
- Surrounded by national and regional retailers, including ALDI, Lowe's, Kroger, bealls, Rooster's, Chipotle, Taco Bell, Buffalo Wild Wings, and Skyline Chili
- Located less than 3 miles from Wilmington College
- Zoning: PD-2 Planned Business Development
- Agent Owned

TRAFFIC COUNTS

- 5,155 (24) VPD: Progress Way
- 13,592 (24) VPD: Rombach Ave
- 9,944 (24) VPD: SR-73 North of Site

2025 EST. DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	8,132	15,936	31,348
HOUSEHOLDS	3,277	6,537	12,571
AVG HH INCOME	\$77,527	\$80,629	\$93,103
EMPLOYEES	6,951	9,938	12,460



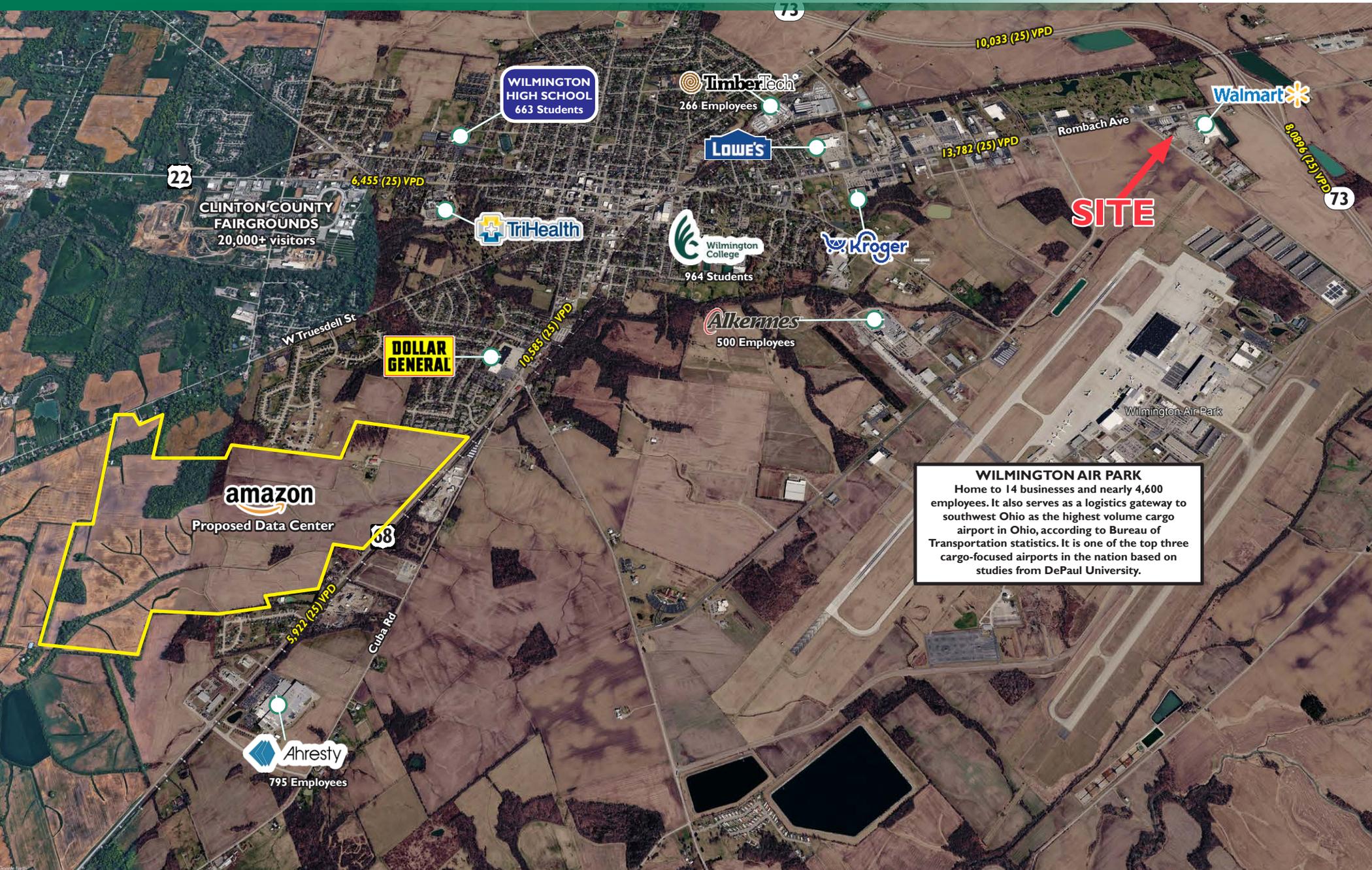
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Freestanding Building

2751 PROGRESS WAY | WILMINGTON, OH 45177



WILMINGTON AIR PARK
Home to 14 businesses and nearly 4,600 employees. It also serves as a logistics gateway to southwest Ohio as the highest volume cargo airport in Ohio, according to Bureau of Transportation statistics. It is one of the top three cargo-focused airports in the nation based on studies from DePaul University.

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