

LEASE

50 ROBERTS RD

50 Roberts Rd Wilmington, OH 45177

LOCATION DESCRIPTION

Situated in a prime location just off of US 62 with quick access to I-71, this property is nestled within a rural and commercial developed area. The property boasts a strategic position that offers excellent visibility and easy accessibility for both local patrons and travelers passing through. Excellent opportunity for businesses seeking exposure and a steady flow of customers.

PROPERTY HIGHLIGHTS

- Commercial space for restaurant, retail and/or office operational use
- 3,033 SF former Wendy's fast food restaurant
- Ample parking with 53 parking spaces
- Single lane drive-thru
- Located on I-71 (Exit 50) and SR 68
- I-71 Average Daily Traffic - 40,000+
- SR-68 Average Daily Traffic - 15,500



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,033 SF
Lot Size:	4.385 Acres
Building Size:	3,033 SF

PROPERTY WEBSITE

bit.ly/50RobertsRoad

Anthony Maronitis, CCIM, MS

O: (614) 341-9800 x103 | C: (614) 352-8669
amaronitis@cbc-aspire.com

Chris Howard

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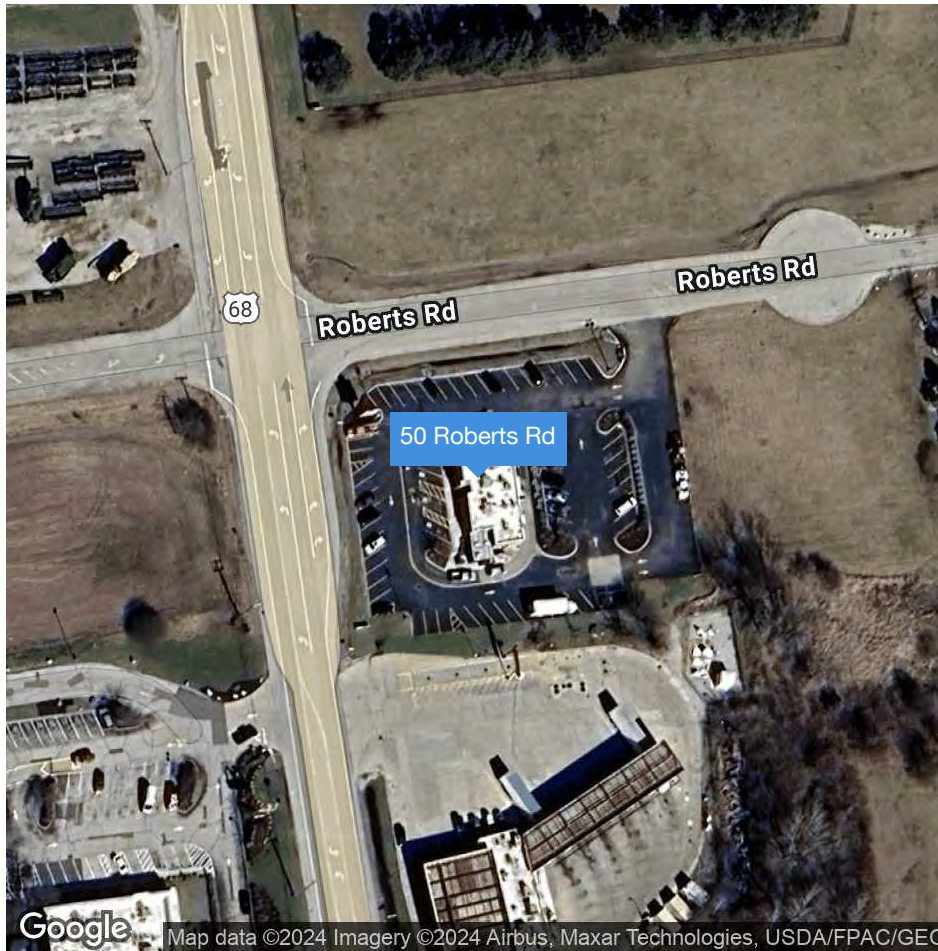
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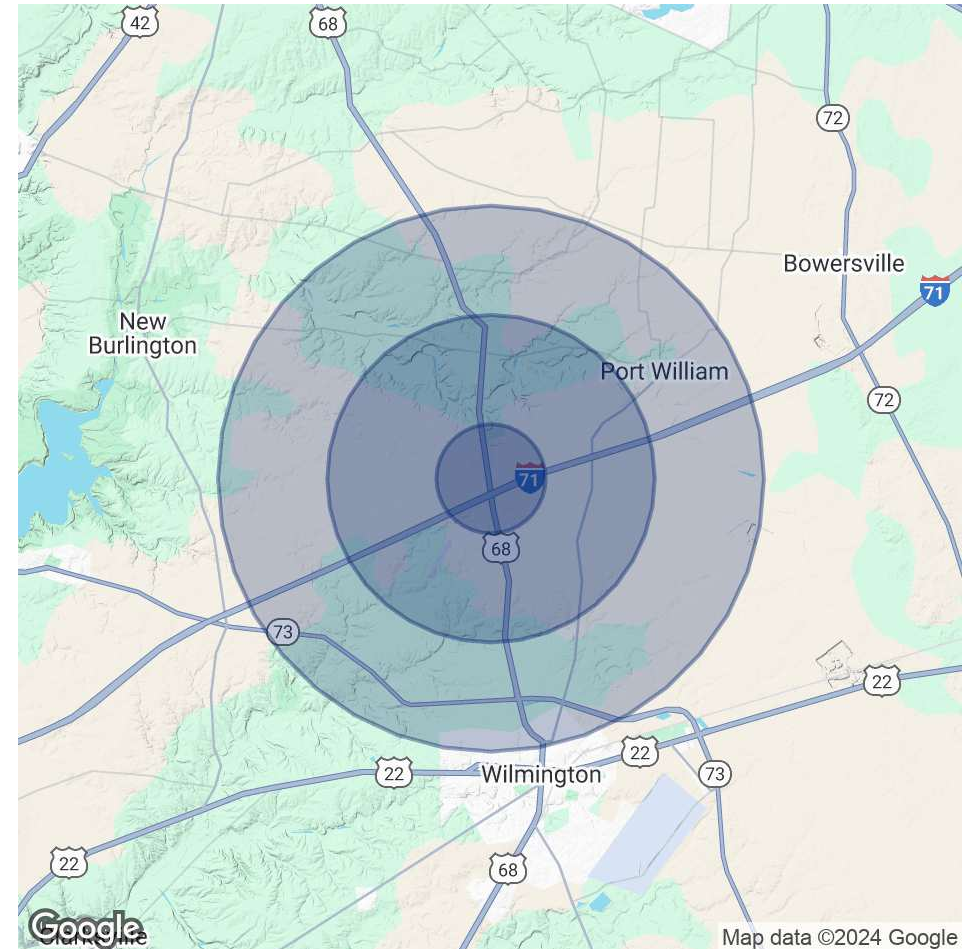
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	122	1,722	8,467
Average Age	44	44	44
Average Age (Male)	44	44	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	46	661	3,459
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$140,266	\$131,086	\$102,240
Average House Value	\$367,530	\$340,301	\$267,166

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	AADT	YEAR
US-68 US68 N OF IR71, N OF WILMINGTON	2-WAY	13,905	2022
RAMP FROM IR71 SB TO US68	RAMP	2,269	2022
US-68 US68 S OF IR71, N OF WILMINGTON	2-WAY	12,682	2022
I-71 N OF CENTER RD	2-WAY	37,942	2022
i-71 N OF DOSTER RD	2-WAY	42,869	2021



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