

## 1075 Western Ave

1075 Western Ave, Chillicothe, Ohio 45601

### Property Features

- Located on Historic US Route 50
- Approximately 2.10 AC
- Zoned Commercial
- Ample Paved Parking Lot(s)
- Irrigation Infrastructure in Place
- 4,000 SF Pole Barn
- 3,524 SF of Commercial Retail Building
- Former Urban Garden Center Ideal for Garden Retail, Nursery or Creative Event Space
- Traffic Count of 20,000 Vehicles per Day
- Close Proximity to Ross County Airport, State Routes 23, 35 and 104
- Can be Purchased with 7 Saint Andrews Blvd
- Parcel Split to Occur Upon Closing

**Sale Price: \$895,000**



For more information:

**Chad Boggs**

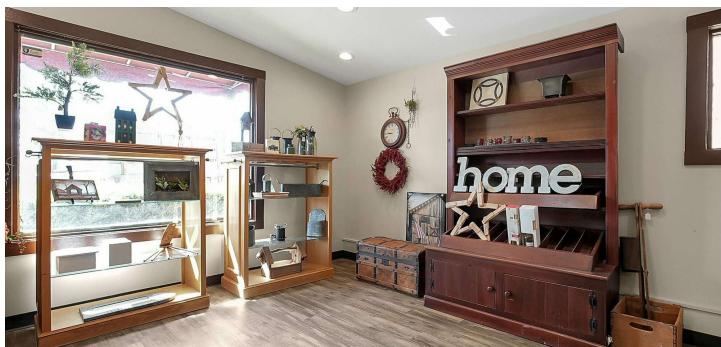
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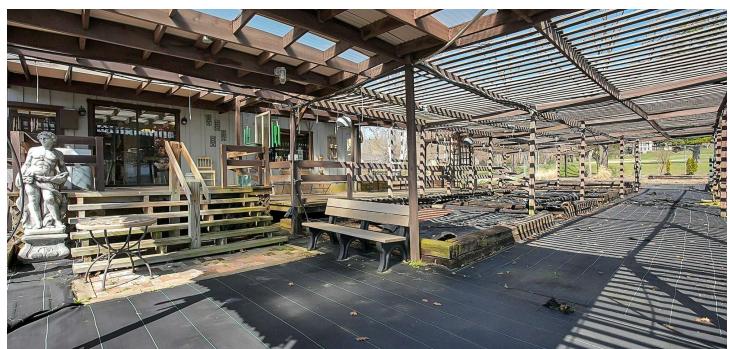
**Max Ward**

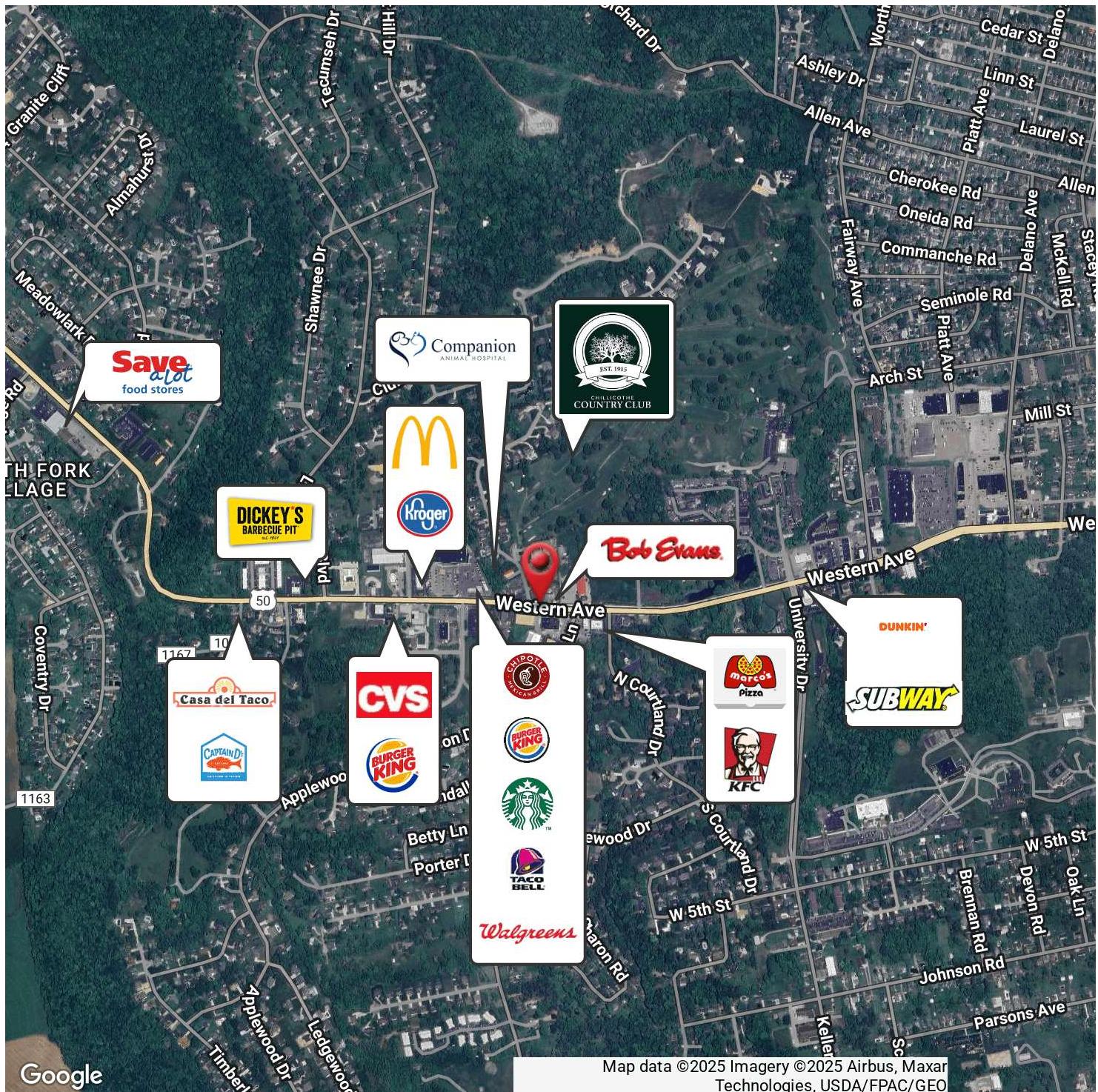
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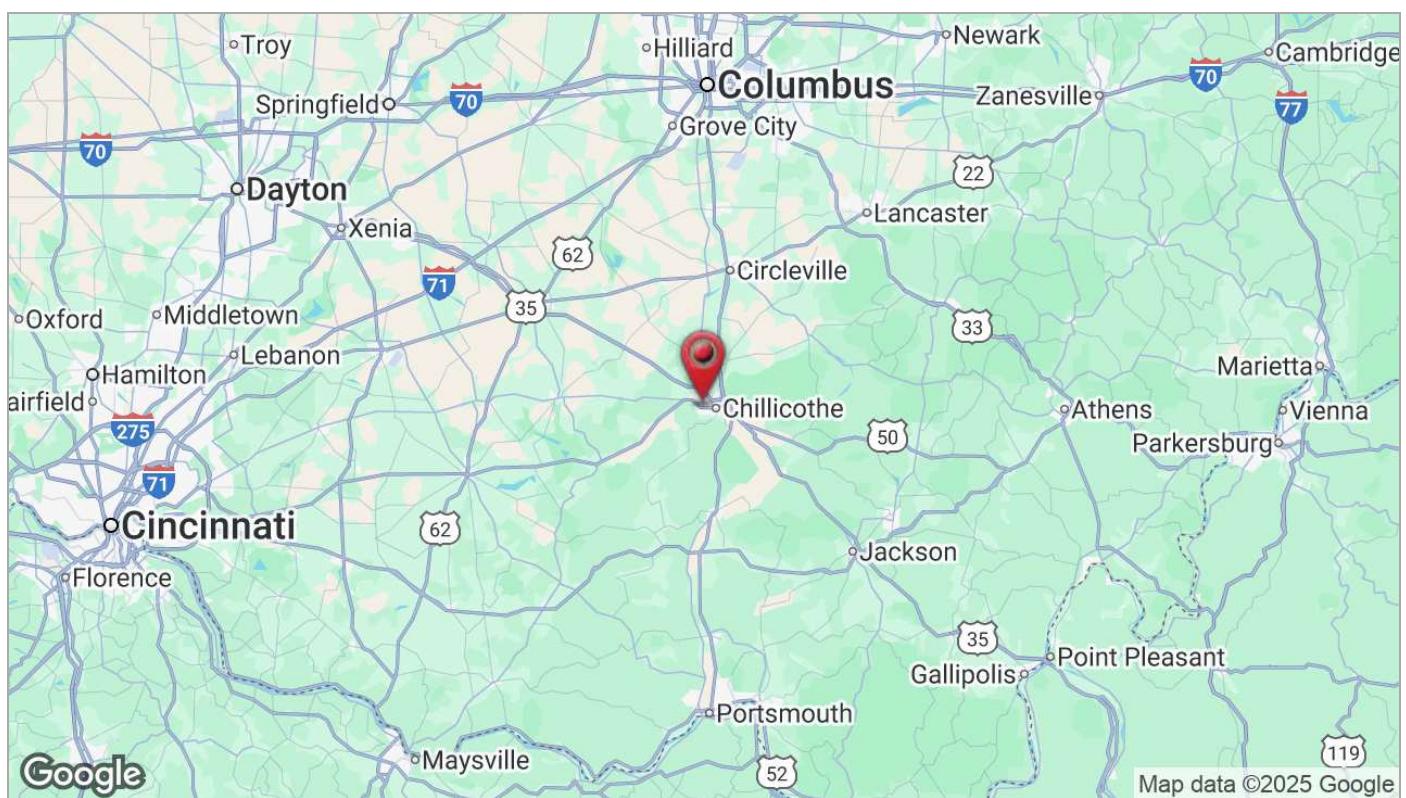
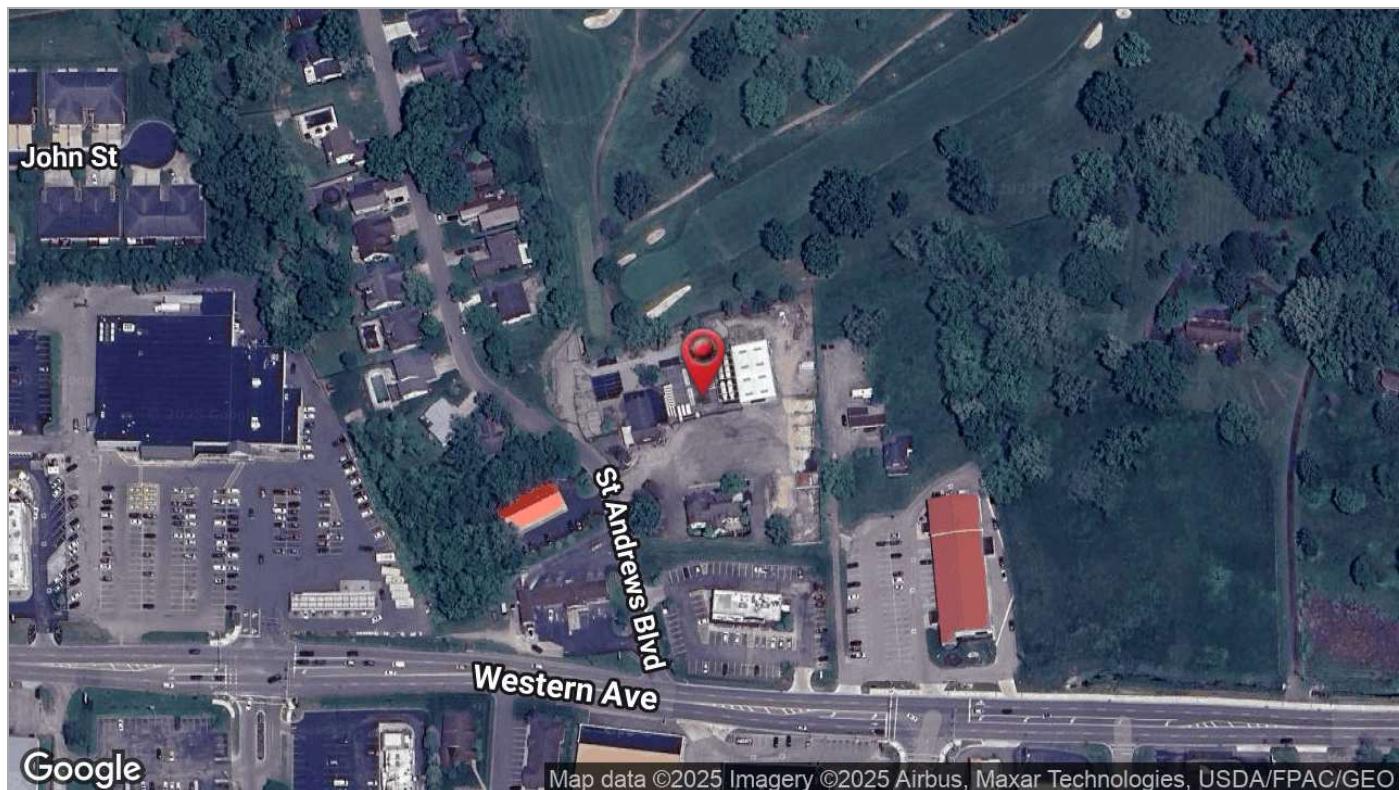


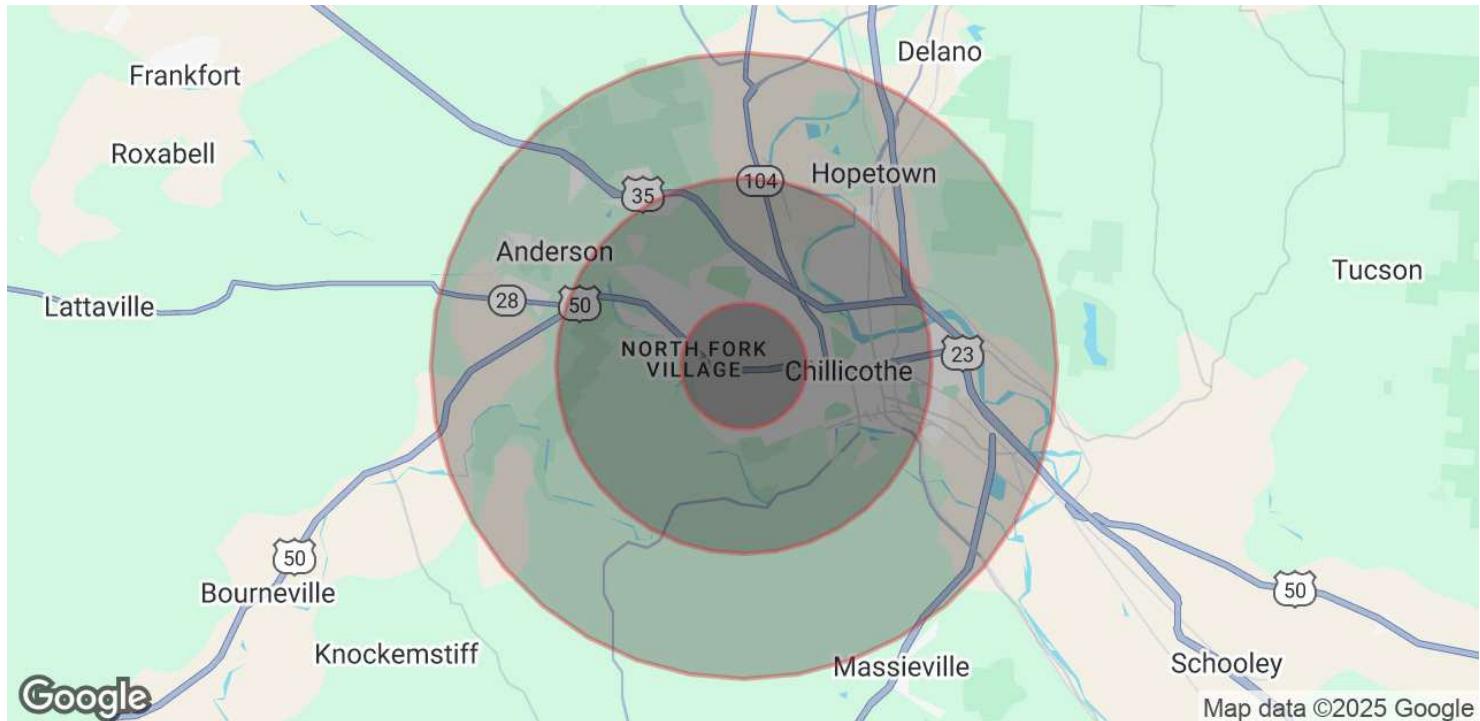






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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,909	28,311	38,231
Average Age	44	42	42
Average Age (Male)	42	41	40
Average Age (Female)	46	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,154	11,177	14,730
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$92,562	\$79,575	\$78,074
Average House Value	\$261,442	\$214,271	\$203,464

Demographics data derived from AlphaMap