

# NEW BANK-ANCHORED

## RETAIL FOR LEASE

1212 HOSPITAL ROAD, CHILLICOTHE, OHIO 45601



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**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

- New multi-tenant 8,400 SF retail building anchored by Buckeye State Bank and Arthrex Medical Supply
- One +/- 2,622 SF endcap space available with dedicated drive-thru lane
- 64 parking spaces (7.61 per 1,000 SF)
- 19,831 vehicles per day on U.S. 23
- 2,251 vehicles per day on Delano Road
- Pylon signage available
- Operating expenses: \$4.36 psf (\$2.27 RE taxes, \$1.07 CAM, \$1.02 insurance)
- Lease rate: \$25.00 per SF NNN

NEW BANK - ANCHORED

RETAIL FOR LEASE

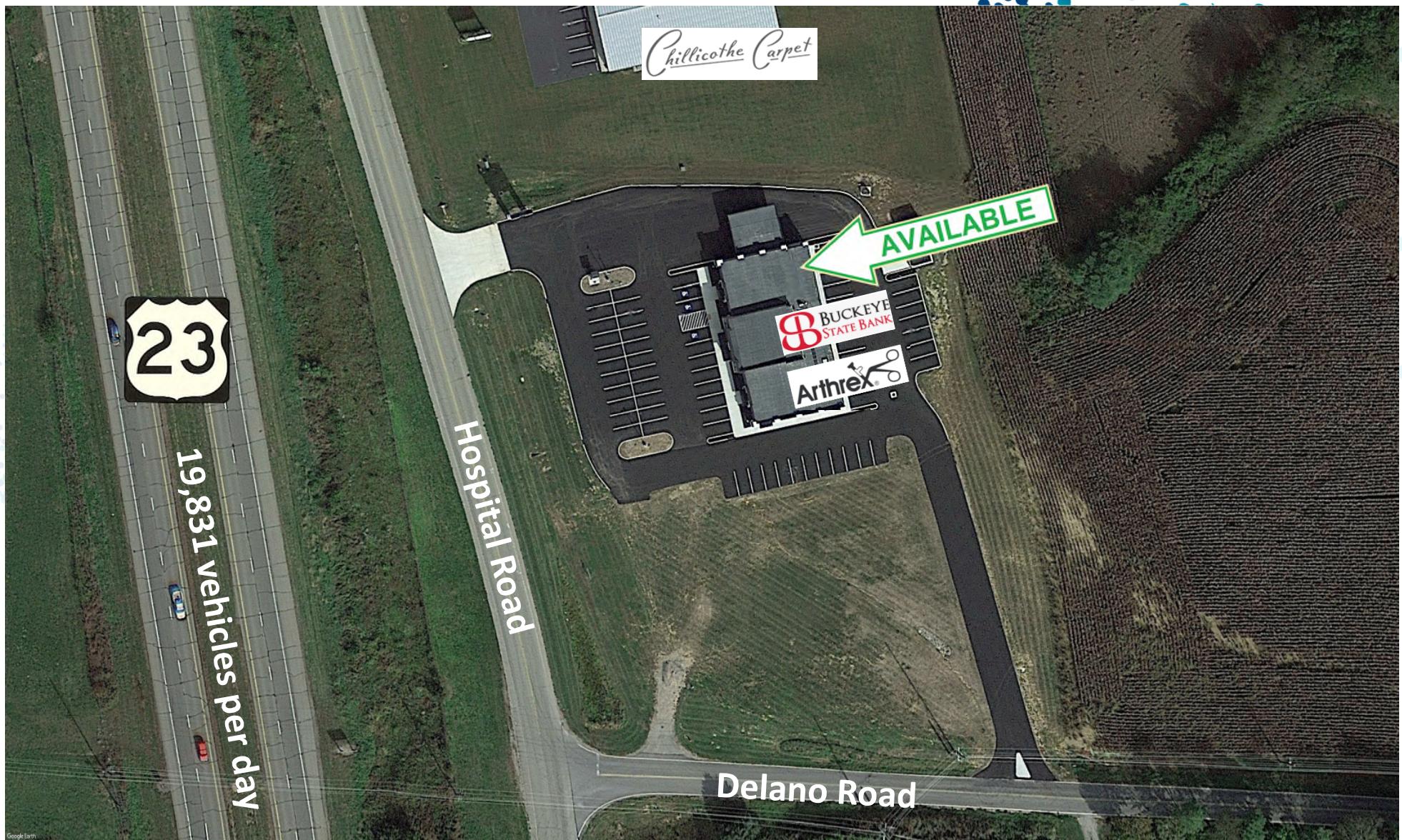
1212 HOSPITAL ROAD, CHILlicothe, OHIO 45601



# SPACE PLAN



# SITE AERIAL



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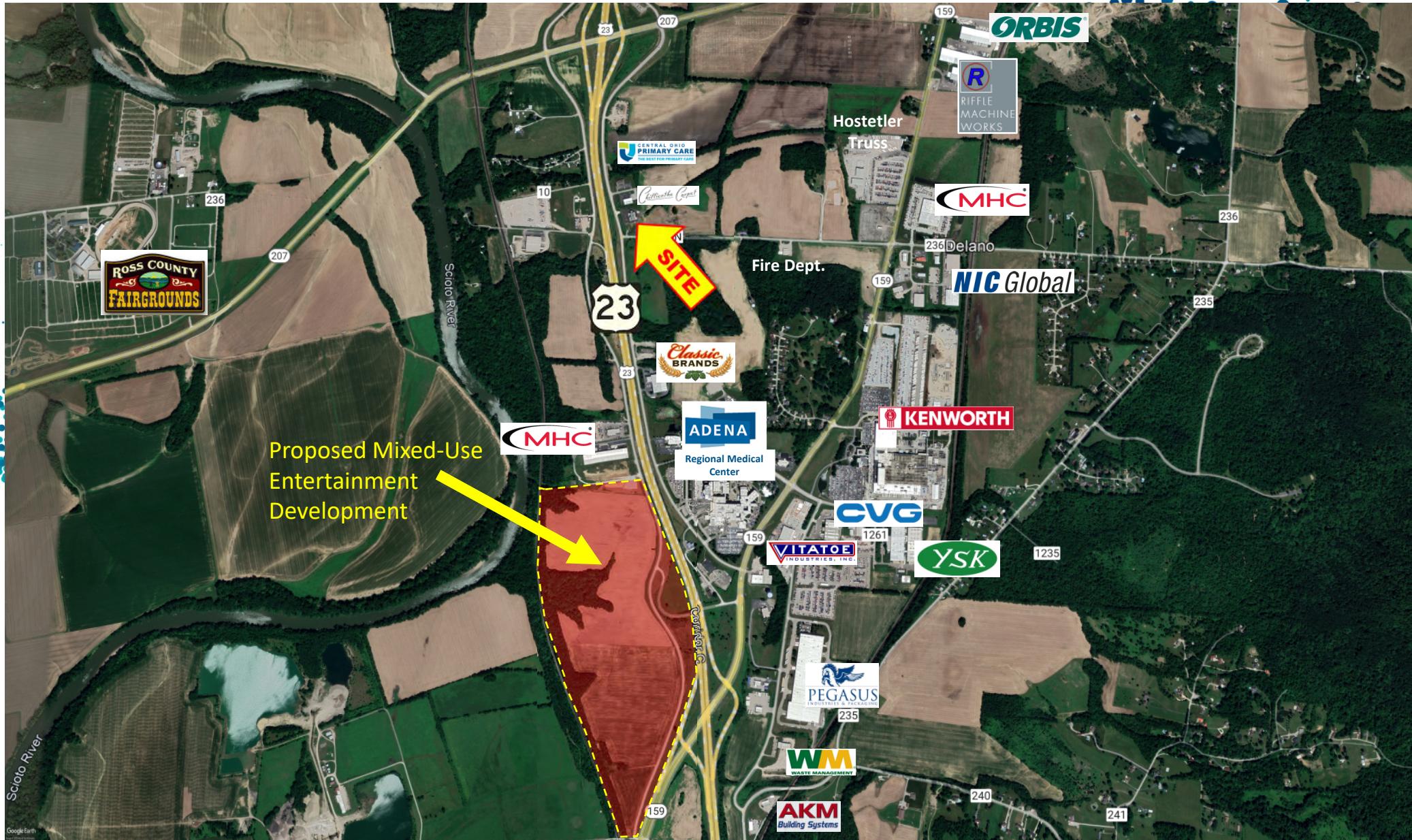
# PYLON SIGN



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# AERIAL

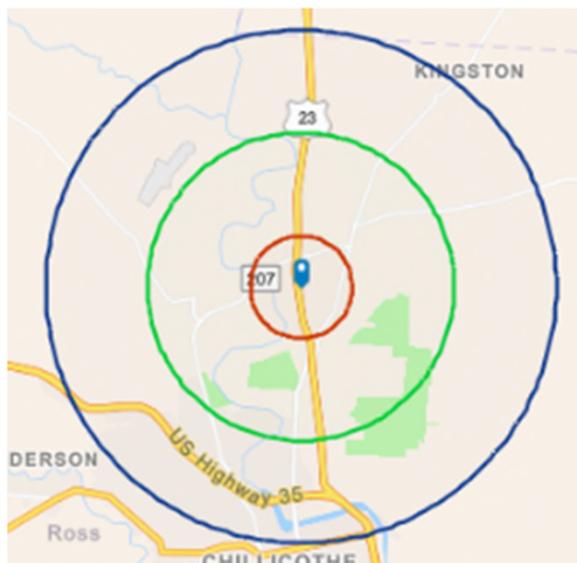


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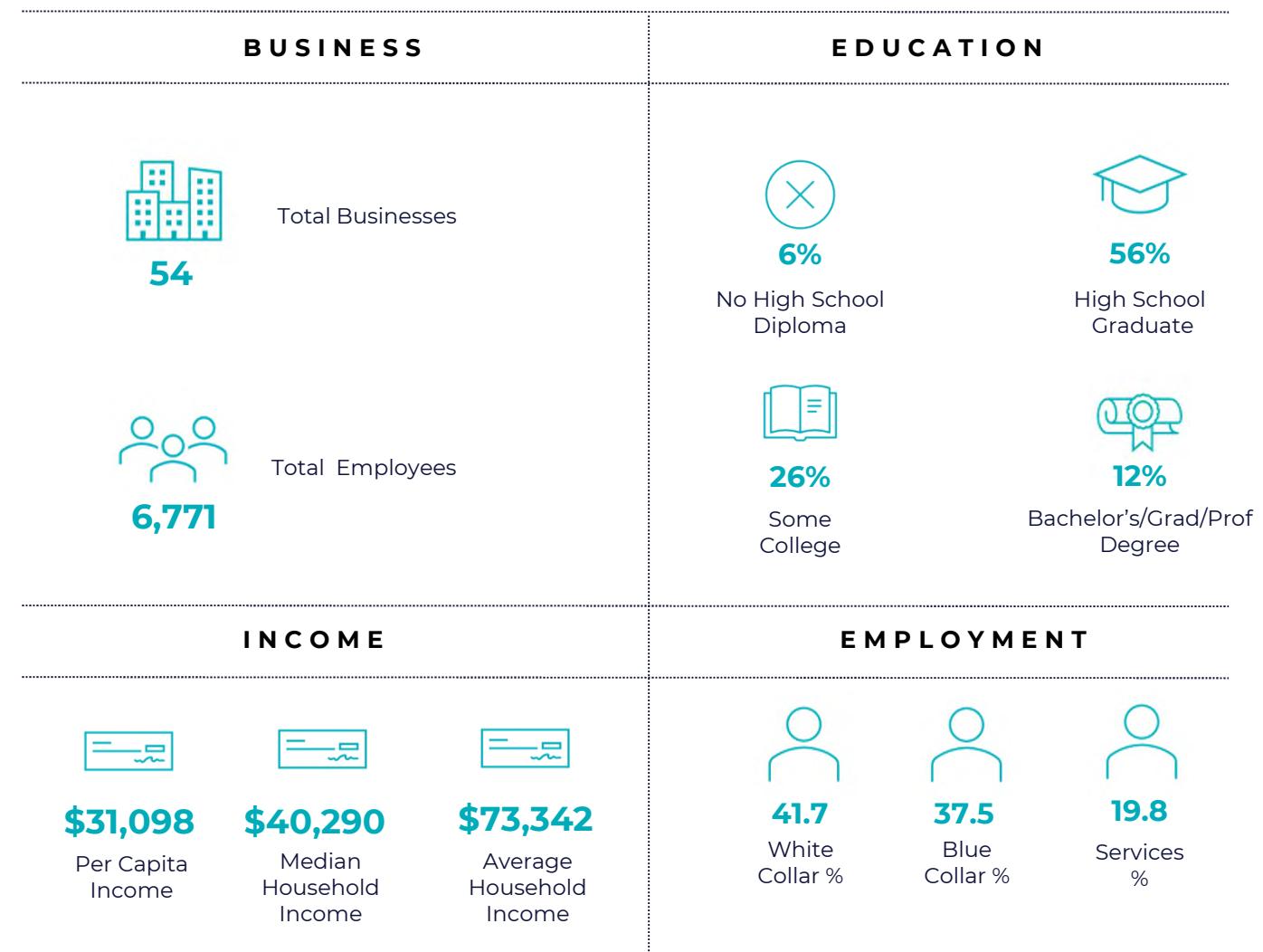
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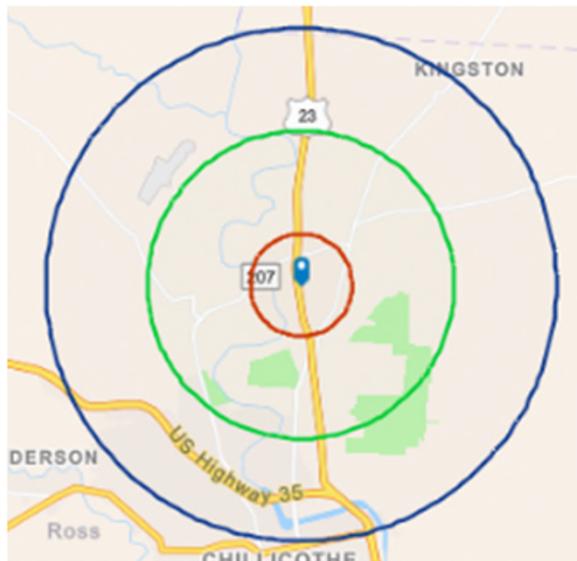
# 1-MILE RADIUS DEMOS



## KEY FACTS



# 3-MILE RADIUS DEMOS



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## KEY FACTS

**5,729**  
Population



Average  
Household Size

**38.3**

Median Age

**\$61,252**

Median Household Income

## BUSINESS



Total Businesses



Total Employees

**16,586**

## EDUCATION



**15%**  
No High School  
Diploma



**46%**  
High School  
Graduate



**27%**  
Some  
College



**11%**  
Bachelor's/Grad/Prof  
Degree

## INCOME



**\$22,098**  
Per Capita  
Income



**\$61,252**  
Median  
Household  
Income



**\$82,716**  
Average  
Household  
Income

## EMPLOYMENT



**53.3**  
White  
Collar %

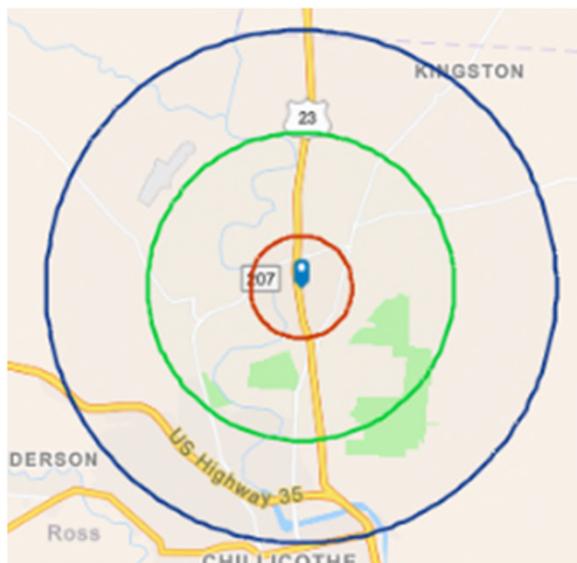


**29.2**  
Blue  
Collar %



**17.6**  
Services  
%

# 5-MILE RADIUS DEMOS



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## KEY FACTS

**22,218**  
Population



Average Household Size

**40.2**

Median Age

**\$58,049**

Median Household Income

## BUSINESS



Total Businesses



Total Employees

**763**

**49,510**

## EDUCATION



**11%**

No High School Diploma



**43%**

High School Graduate



**30%**

Some College



**16%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$29,076**  
Per Capita Income



**\$58,049**  
Median Household Income



**\$85,745**  
Average Household Income

## EMPLOYMENT



**55.1**

White Collar %



**28.0**

Blue Collar %



**17.0**

Services %