

# NEW BANK-ANCHORED

## RETAIL FOR LEASE

1212 HOSPITAL ROAD, CHILLICOTHE, OHIO 45601



**+/- 2,622 SF**  
First-generation space

Dedicated drive-thru lane

**BUCKEYE  
STATE BANK**  
Banking Lanes

**BUCKEYE  
STATE BANK**

**Arthrex**



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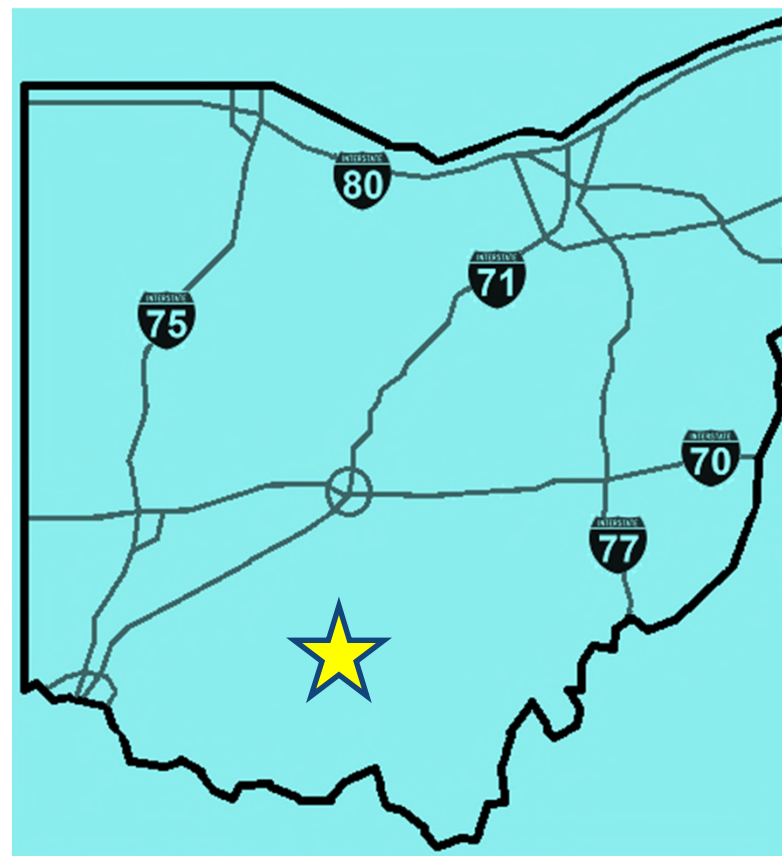
# PROPERTY HIGHLIGHTS

NEW BANK - ANCHORED

RETAIL FOR LEASE

1212 HOSPITAL ROAD, CHILLICOTHE, OHIO 45601

- 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



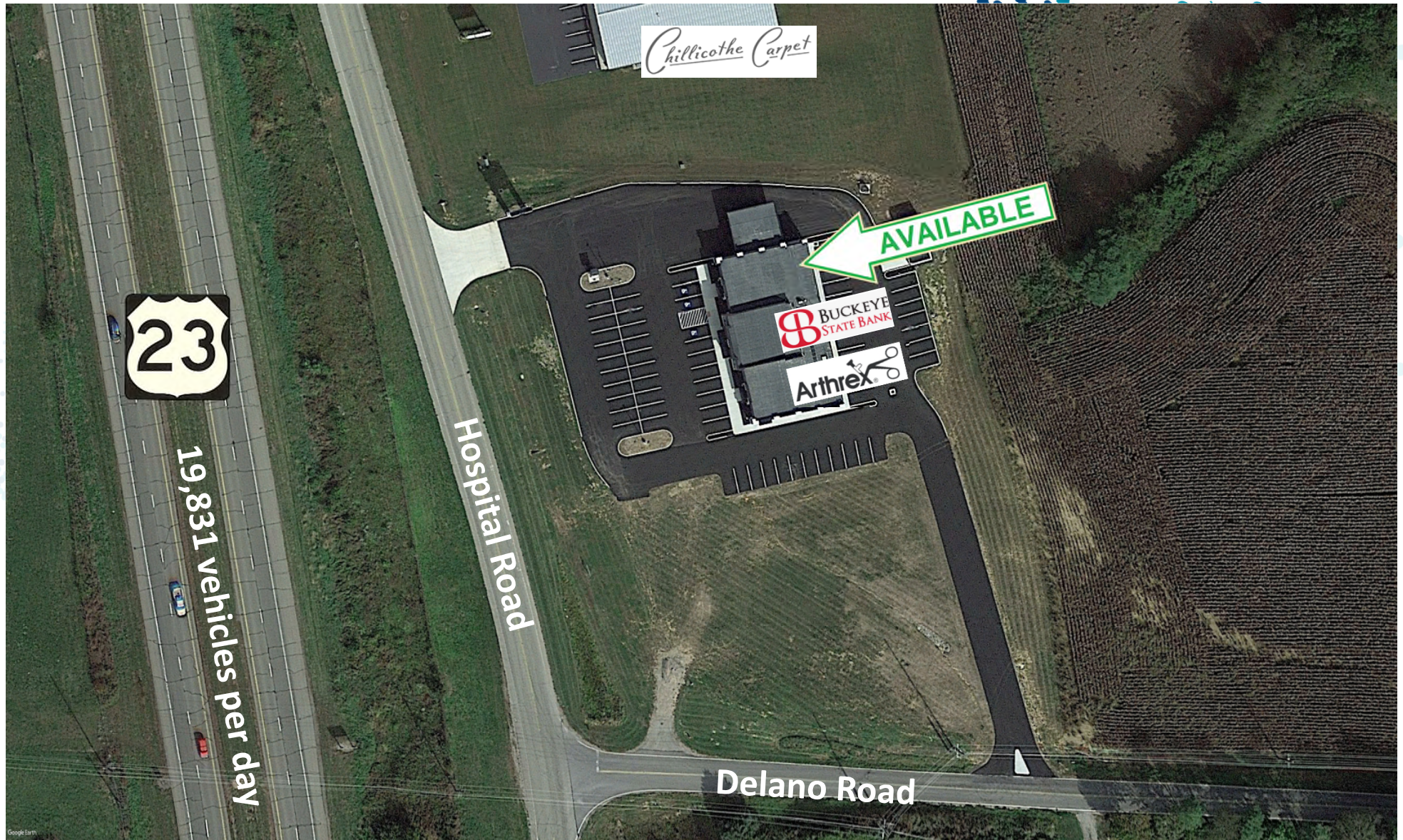


# SPACE PLAN





# SITE AERIAL



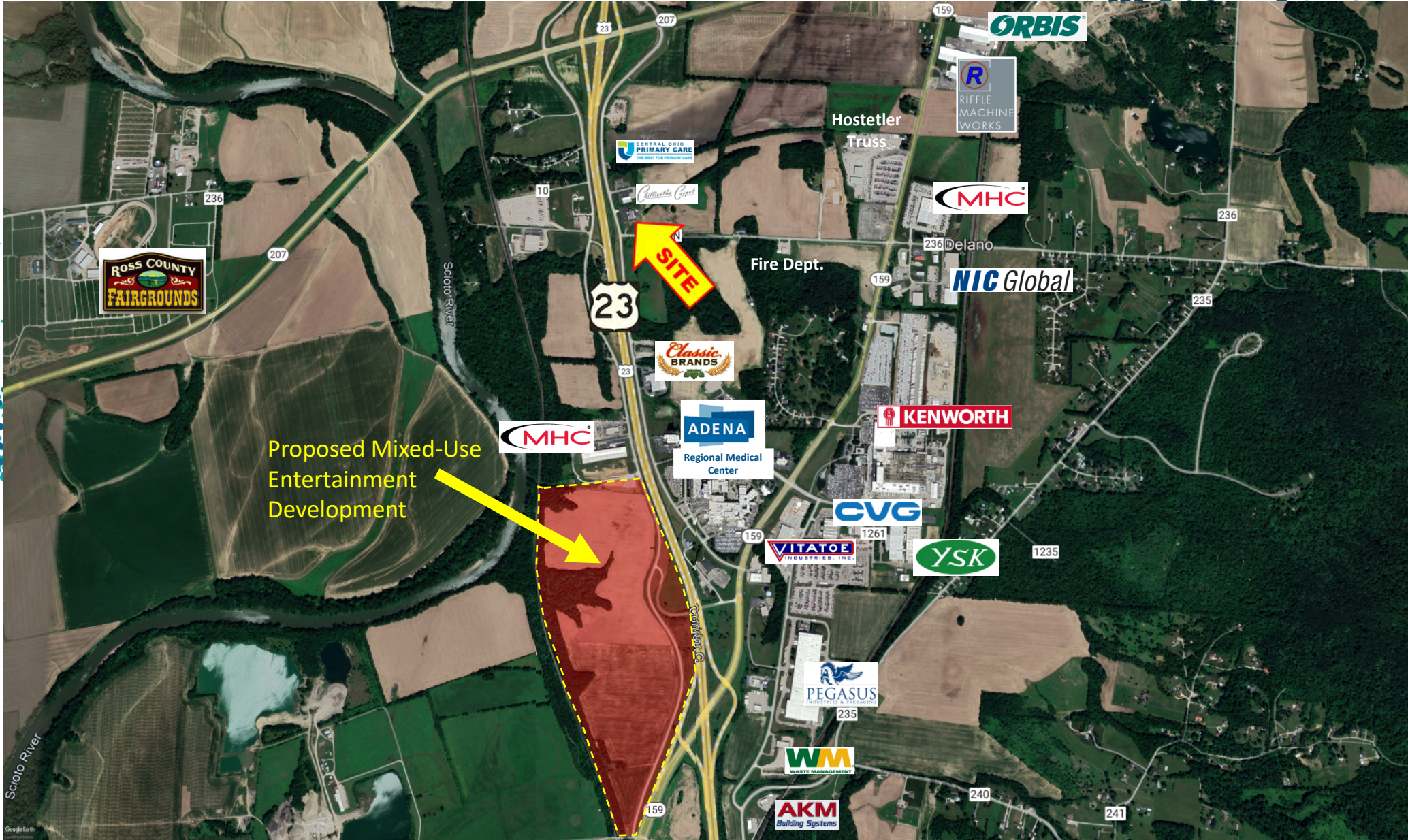


# PYLON SIGN



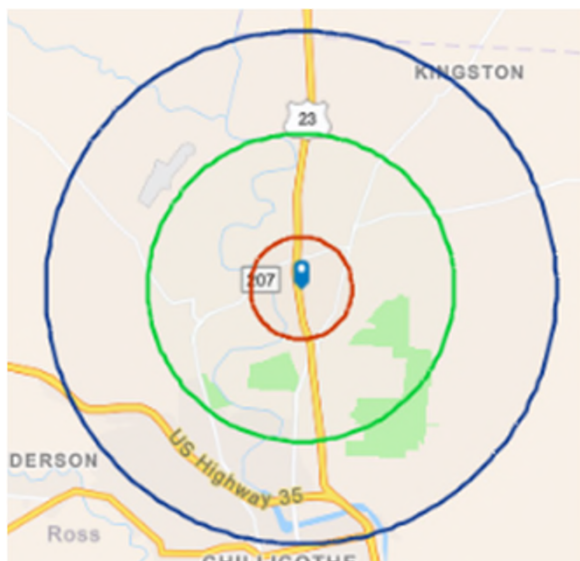


# AERIAL





# 1-MILE RADIUS DEMOS



## KEY FACTS

**247**  
Population

**2.4**  
Average  
Household Size

**42.5**  
Median Age

**\$40,290**  
Median Household Income

## BUSINESS



**54**

Total Businesses



**6,771**

Total Employees

## EDUCATION



**6%**

No High School  
Diploma



**56%**

High School  
Graduate



**26%**

Some  
College



**12%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$31,098**

Per Capita  
Income



**\$40,290**

Median  
Household  
Income



**\$73,342**

Average  
Household  
Income

## EMPLOYMENT



**41.7**

White  
Collar %



**37.5**

Blue  
Collar %



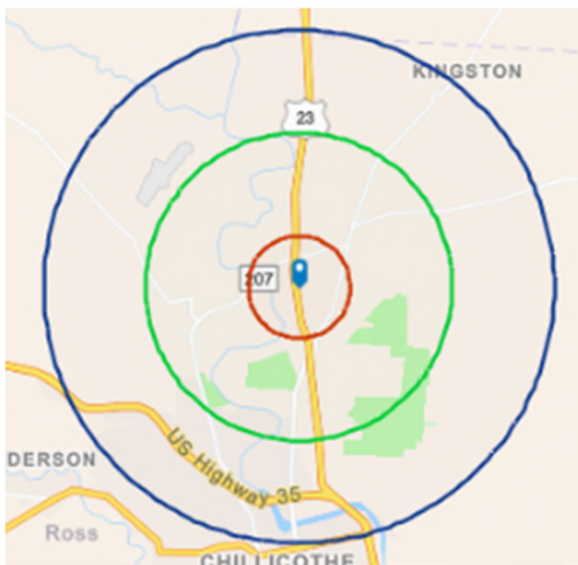
**19.8**

Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**5,729**

Population



**2.9**

Average  
Household Size



**38.3**

Median Age

**\$61,252**

Median Household Income

## BUSINESS



**191**

Total Businesses



**16,586**

Total Employees

## 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**

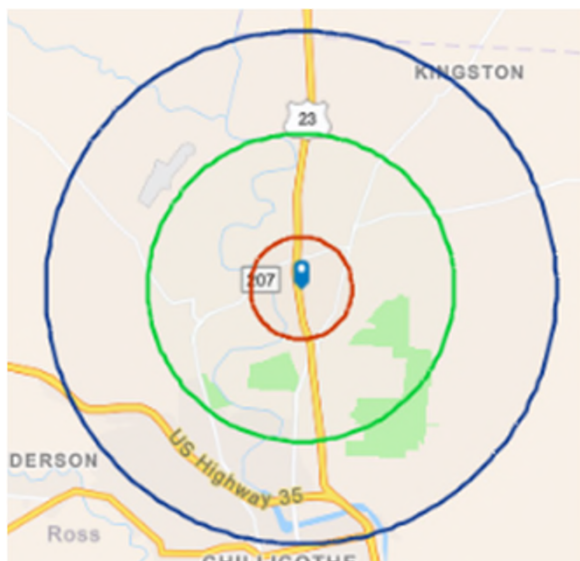
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**22,218**

Population



**2.4**

Average  
Household Size



**40.2**

Median Age

**\$58,049**

Median Household Income

## BUSINESS



**763**

Total Businesses



**49,510**

Total Employees

## 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  
%