

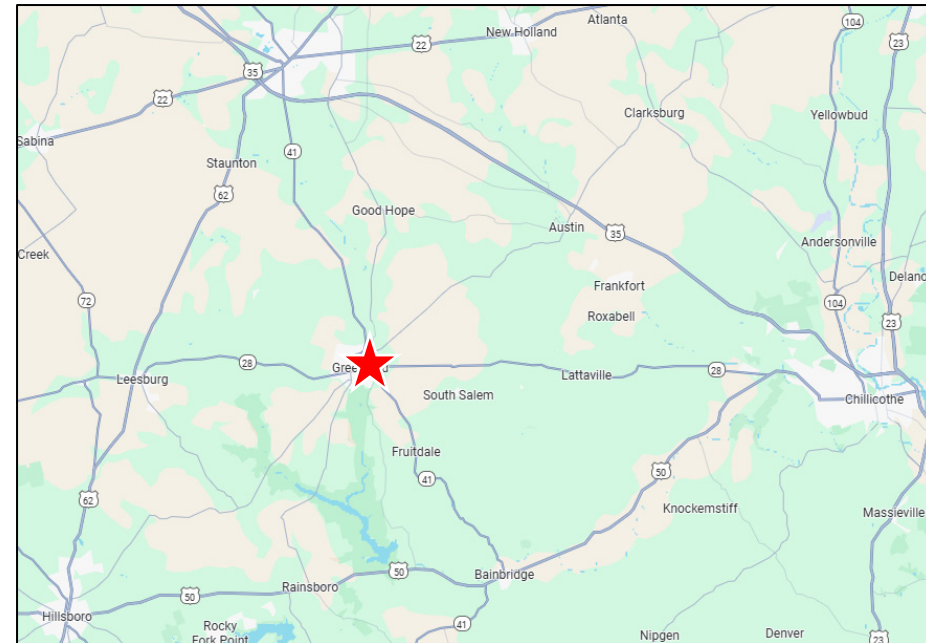


Highlights:

- 8,072 SF building constructed in 1993
- Situated on a 0.59 AC parcel
- 121 ft of frontage on Jefferson St and 122 ft of frontage on N McArthur St
- 26 parking spaces with 4 handicap spaces
- Former Rite Aid
- Diverse employment base with manufacturing, retail and educational sectors
- \$5.37M awarded by the state for Greenfield Felson Park Improvements – enhancing travel destination appeal

Location:

- Prime location on Jefferson St with great visibility
- Full access to both Jefferson St and N McArthur Way
- Zoned CN: Village Commercial
- Adjacent to the Historic Smith Tannery House
- Over 8,000 VPD Jefferson St
- Located 32 minutes west of Chillicothe
- Area retailers include Save-A-Lot, Dollar General, Family Dollar, Burger King, and McDonald's

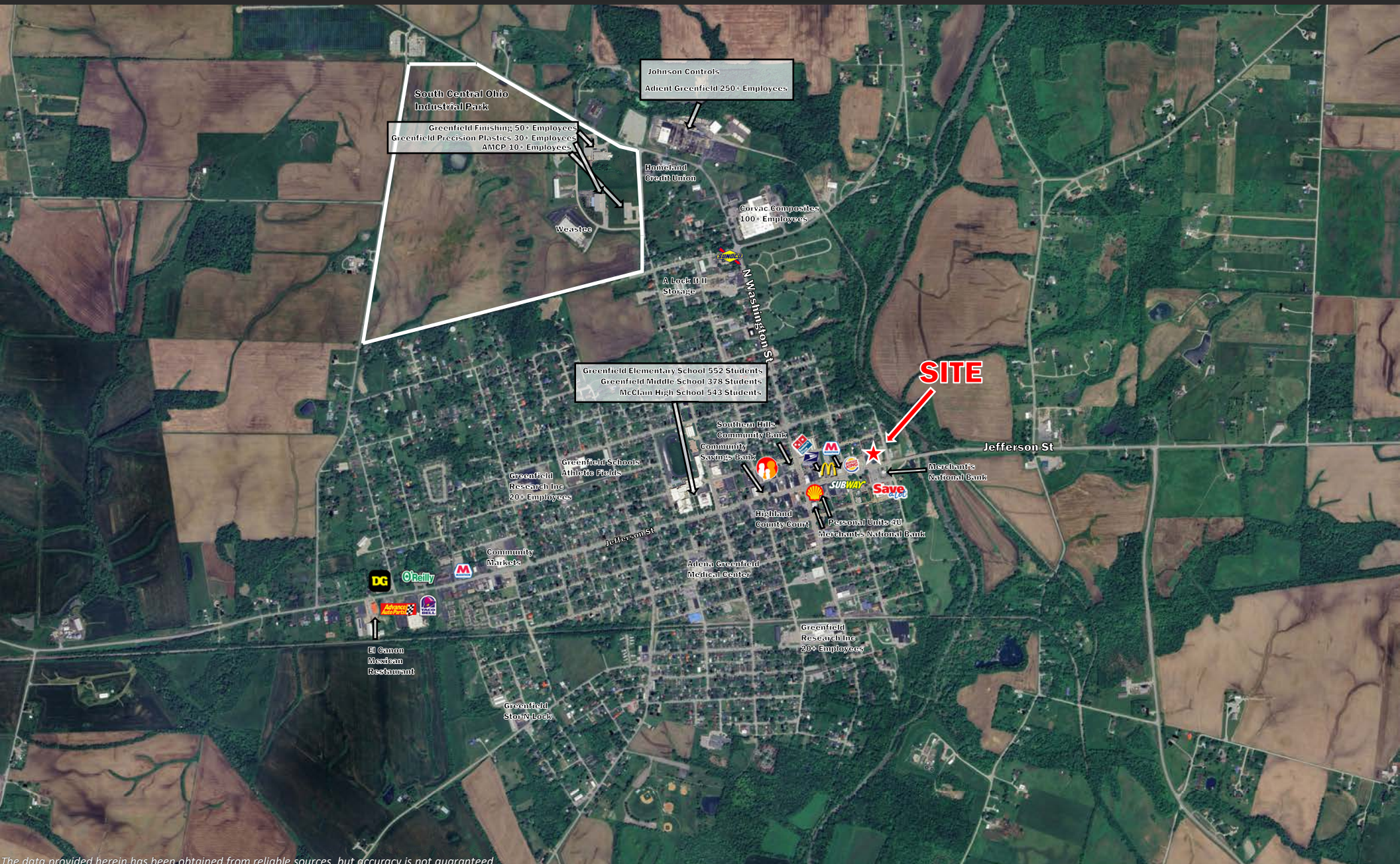


The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Greenfield, Ohio
109 Jefferson Street



AVAILABLE



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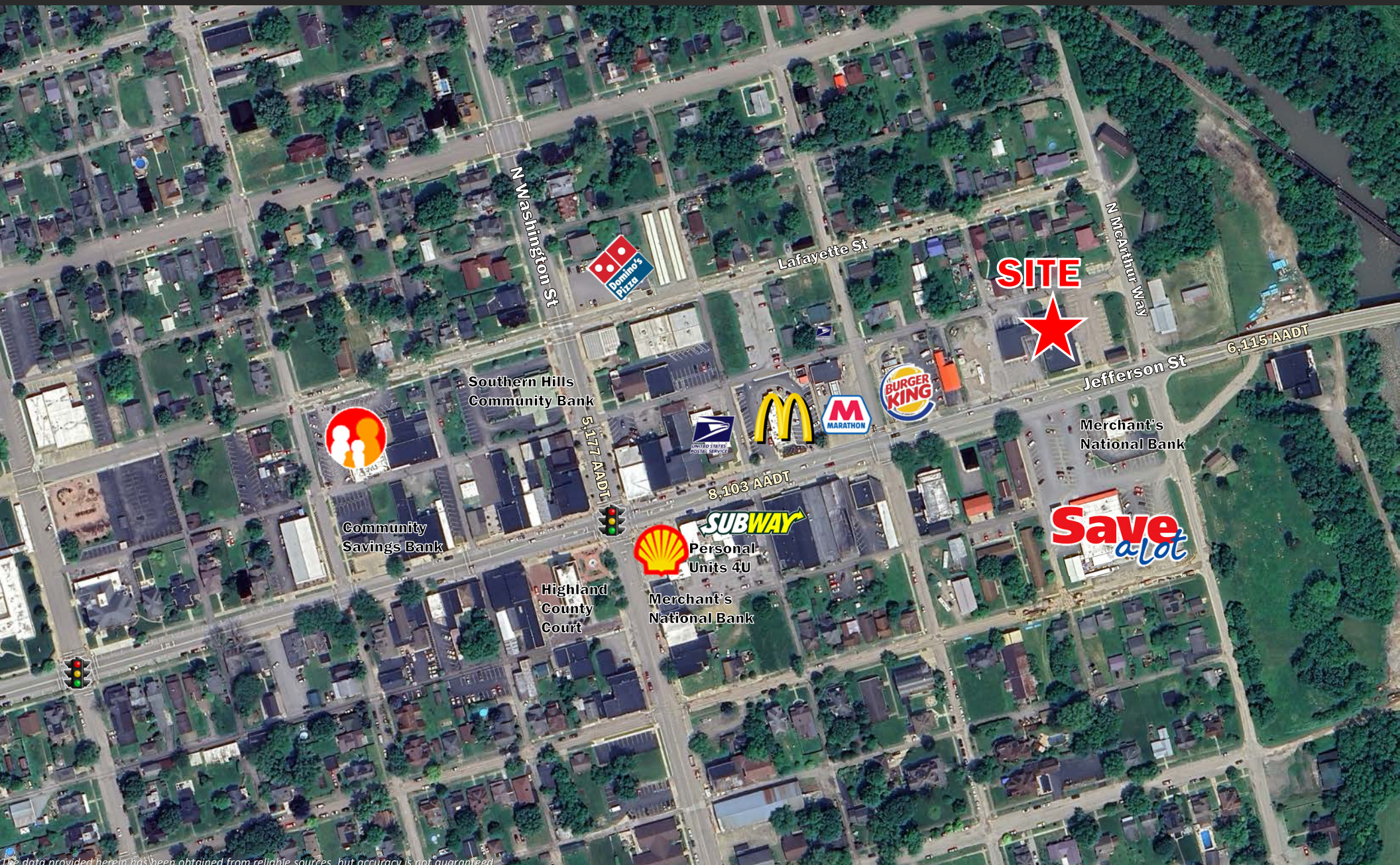
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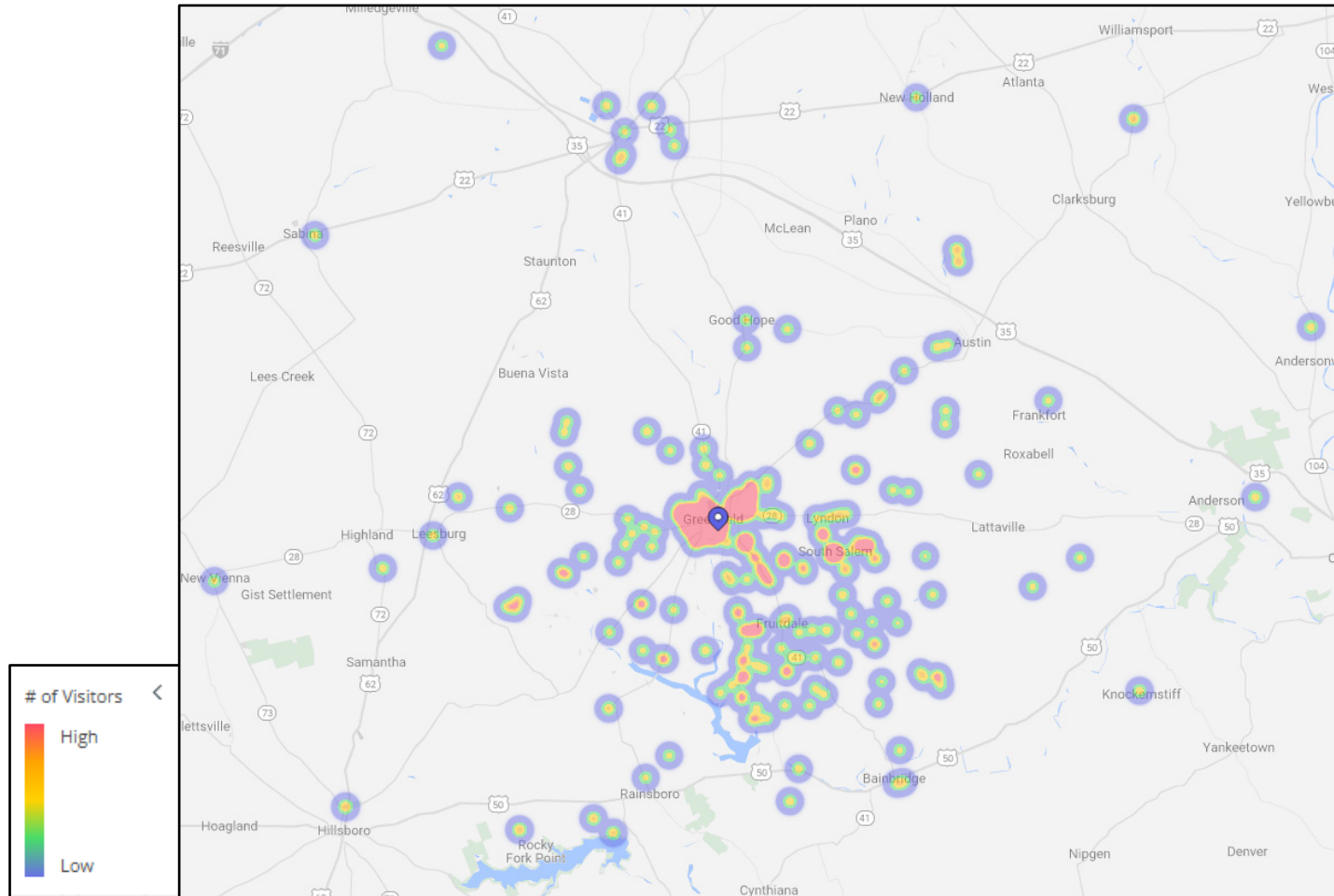
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Trade area map of the Save-A-Lot:

This data represents the approximate home location and density of customers who visited Save-A-Lot at least 12 times within the past year. This provides a reasonably accurate assessment of where customers who will be drawn to the site's location reside.



Save-A-Lot / 110 Jefferson St, Greenfield, OH 45133 | Based on Home Location, by Visitors | Min. Visits: 12 | Aug 1st 2024 to Jul 31st 2025 |

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Data provided by Placer Labs Inc. (www.placer.ai)

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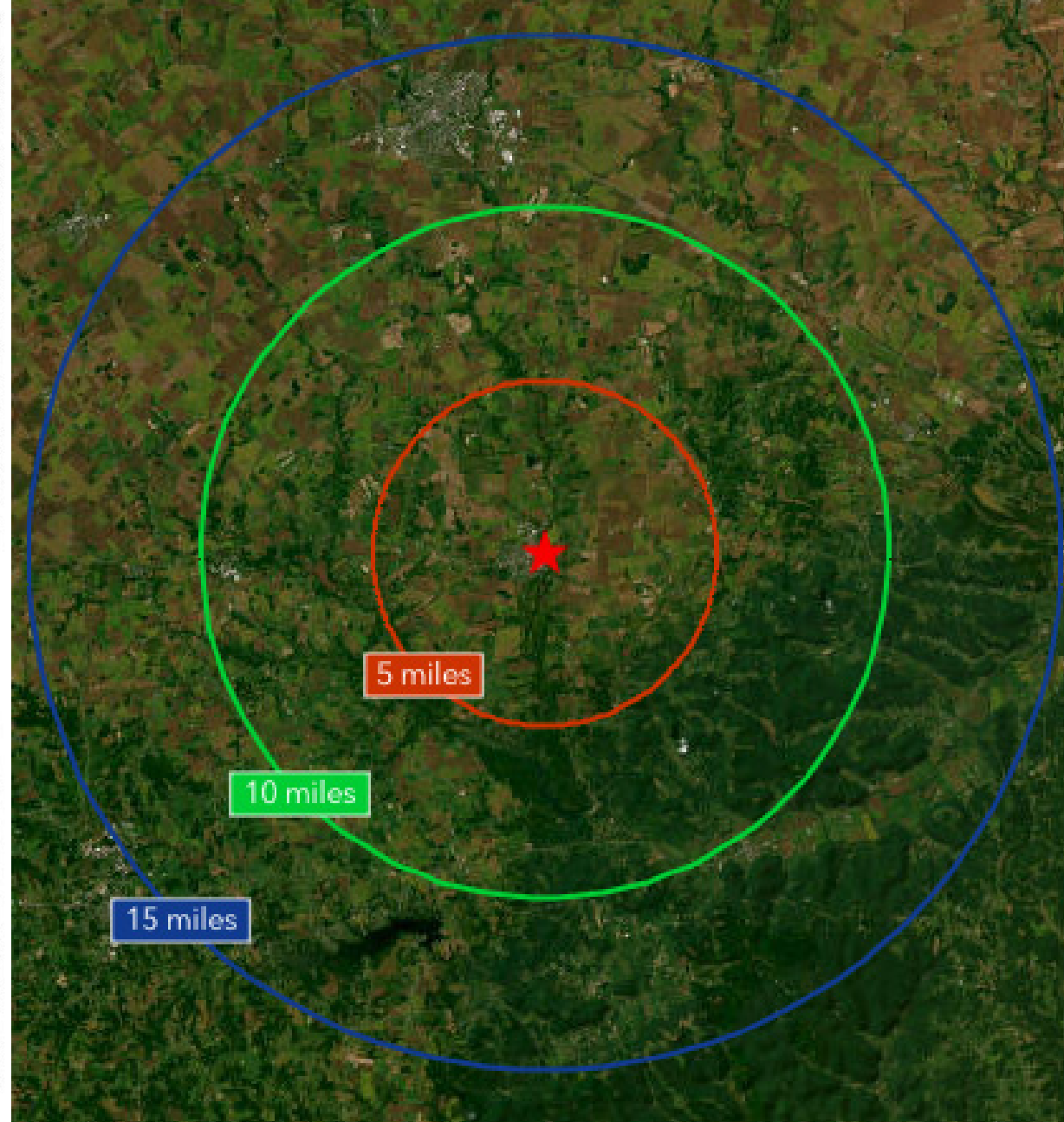


Market Summary

5,10,15 Mile Radius

	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	7,879	16,749	50,724
2010 Total Population	8,457	18,918	54,463
2018 Total Population	8,244	18,911	54,808
2018 Group Quarters	104	127	634
2025 Total Population	8,198	18,857	54,725
2018-2023 Annual Rate	-0.11%	-0.06%	-0.03%
2018 Total Daytime Population	7,668	14,514	48,108
Workers	3,565	5,258	18,394
Residents	4,103	9,256	29,714
Household Summary			
2000 Households	3,046	6,247	19,473
2000 Average Household Size	2.54	2.65	2.56
2010 Households	3,222	7,038	20,962
2010 Average Household Size	2.59	2.66	2.55
2018 Households	3,207	7,122	21,545
2018 Average Household Size	2.54	2.64	2.51
2025 Households	3,198	7,125	21,545
2025 Average Household Size	2.53	2.63	2.51
2018-2023 Annual Rate	-0.06%	0.01%	0.00%
2010 Families	2,237	5,155	14,692
2010 Average Family Size	3.06	3.07	3.01
2018 Families	2,019	4,837	13,914
2018 Average Family Size	3.11	3.13	3.08
2025 Families	1,989	4,789	13,756
2025 Average Family Size	3.12	3.13	3.09
2018-2023 Annual Rate	-0.30%	-0.20%	-0.23%
Housing Unit Summary			
2000 Housing Units	3,265	6,768	21,770
Owner Occupied Housing Units	64.6%	69.5%	64.1%
Renter Occupied Housing Units	28.7%	22.8%	25.3%
Vacant Housing Units	6.7%	7.7%	10.6%
2010 Housing Units	3,694	8,003	24,101
Owner Occupied Housing Units	57.5%	64.2%	59.7%
Renter Occupied Housing Units	29.7%	23.8%	27.3%
Vacant Housing Units	12.8%	12.1%	13.0%
2018 Housing Units	3,618	7,910	23,870
Owner Occupied Housing Units	56.8%	65.6%	62.1%
Renter Occupied Housing Units	31.8%	24.5%	28.2%
Vacant Housing Units	11.4%	10.0%	9.7%
2025 Housing Units	3,623	7,924	23,835
Owner Occupied Housing Units	57.5%	66.1%	62.8%
Renter Occupied Housing Units	30.8%	23.8%	27.6%
Vacant Housing Units	11.7%	10.1%	9.6%
Median Household Income			
2018	\$65,938	\$69,190	\$63,557
2025	\$72,536	\$75,227	\$68,653
Median Home Value			
2018	\$157,697	\$191,567	\$183,830
2025	\$170,608	\$225,457	\$221,529
Per Capita Income			
2018	\$31,252	\$31,108	\$31,409
2025	\$33,752	\$33,866	\$34,415
Median Age			
2010	38.1	38.4	39.3
2018	41.0	40.7	41.4
2025	41.5	41.2	42.0

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