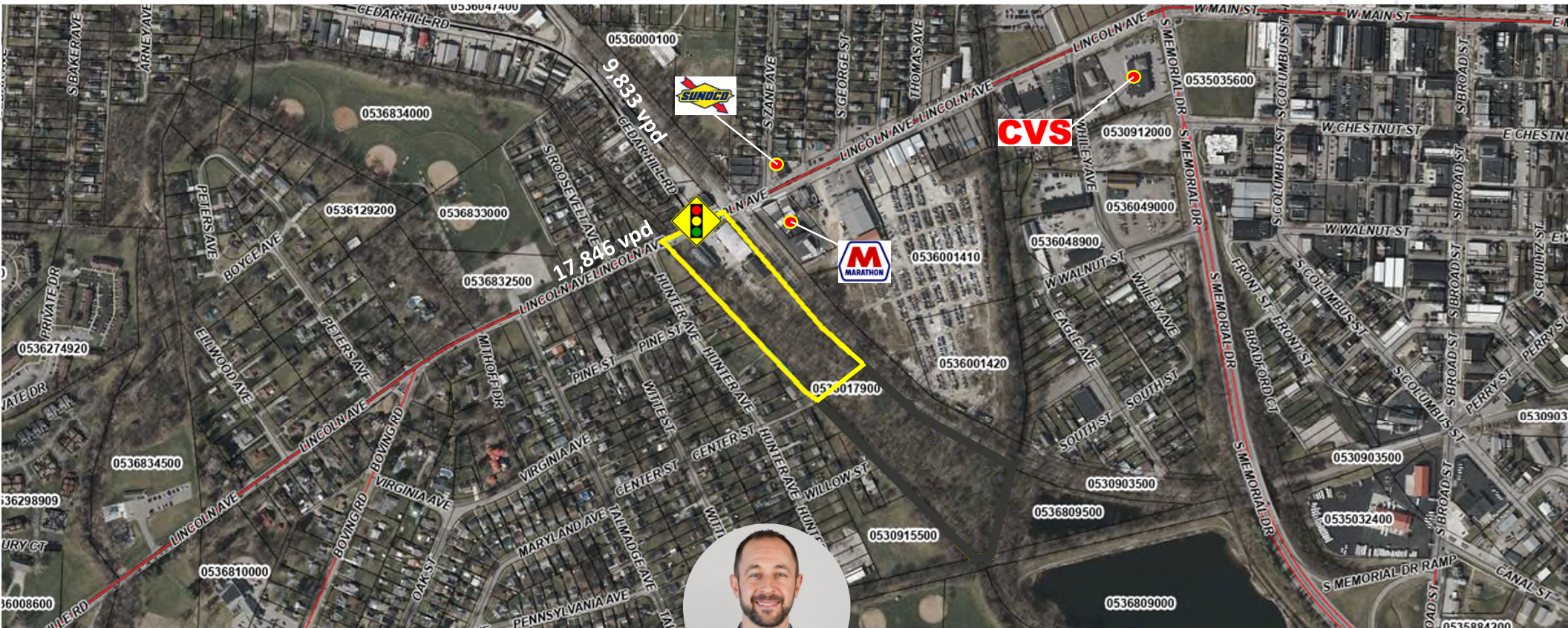


+/- 4.918 ACRES

GROUND LEASE / BUILD TO SUIT

606-614 LINCOLN AVENUE, LANCASTER, OHIO 43130



MATT COOPER SENIOR VICE PRESIDENT

MOBILE 614.403.4732 | DIRECT 614.334.7831

MCOOPER@EQUITY.NET



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 The submission may be modified or withdrawn at any time by the property owner.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

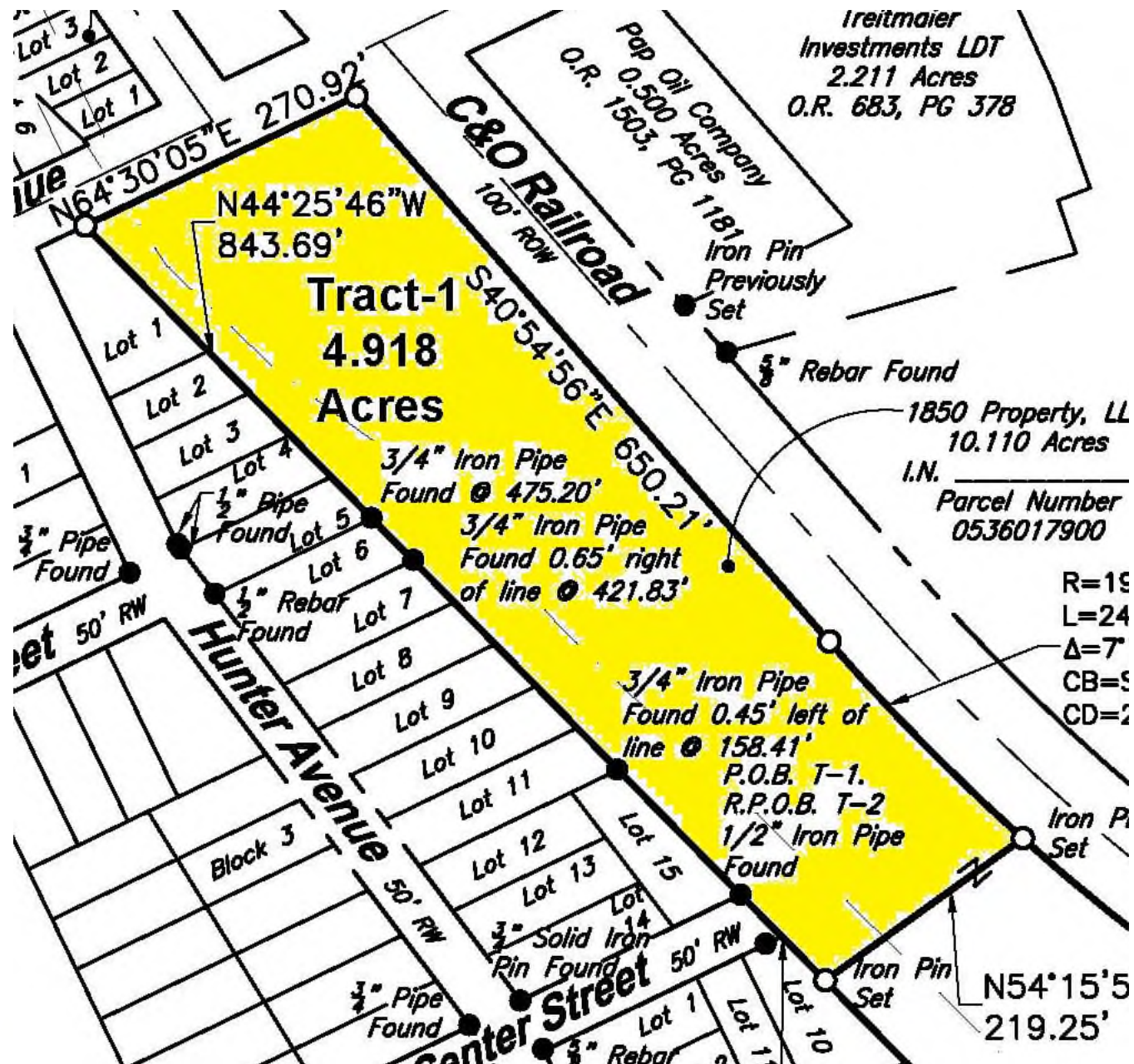
+ / - 4.918 ACRES

GROUND LEASE / BUILD TO SUIT
606-614 LINCOLN AVENUE, LANCASTER, OH 43130

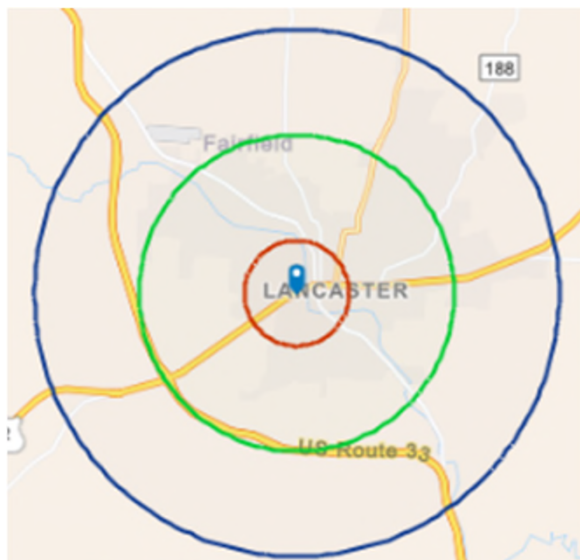
- +/- 4.918 acres
- Fairfield County parcel # 0536017900
- Service Industrial zoning
- High visibility location on Lincoln Avenue
- Nearly 18,000 vehicles per day on Lincoln Avenue; nearly 10,000 vehicles per day on Cedar Hill Road
- Signalized intersection
- Ideal user would demolish existing structures and redevelop parcel



SITE PLAN



1-MILE RADIUS DEMOS



KEY FACTS

12,379

Population



Average
Household Size



Median Age

\$82,990

Median Household Income

BUSINESS



663

Total Businesses



7,670

Total Employees

EDUCATION



12%

No High School
Diploma



47%

High School
Graduate



28%

Some
College



13%

Bachelor's/Grad/Prof
Degree

INCOME



\$24,465

Per Capita
Income



\$82,990

Median
Household
Income



\$59,780

Average
Household
Income

EMPLOYMENT



46.5

White
Collar %



36.0

Blue
Collar %



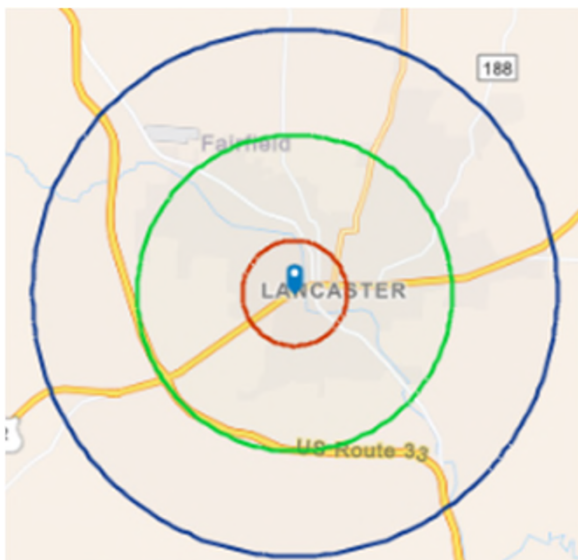
17.5

Services
%

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 The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



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.

KEY FACTS

39,859

Population



Average
Household Size



Median Age

\$57,734

Median Household Income

BUSINESS



1,514

Total Businesses



18,937

Total Employees

EDUCATION



7%

No High School
Diploma



43%

High School
Graduate



27%

Some
College



22%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,497

Per Capita
Income



\$57,734

Median
Household
Income



\$75,540

Average
Household
Income

EMPLOYMENT



55.8

White
Collar %



28.2

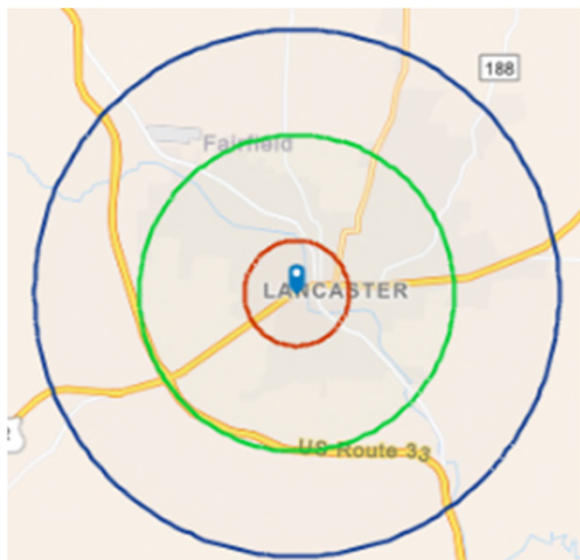
Blue
Collar %



16.0

Services
%

5-MILE RADIUS DEMOS



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.

KEY FACTS

53,668

Population



Average
Household Size



Median Age

\$62,475

Median Household Income

BUSINESS



1,921

Total Businesses



25,314

Total Employees

EDUCATION



7%

No High School
Diploma



42%

High School
Graduate



27%

Some
College



24%

Bachelor's/Grad/Prof
Degree

INCOME



\$33,842

Per Capita
Income



\$62,475

Median
Household
Income



\$83,973

Average
Household
Income

EMPLOYMENT



56.5

White
Collar %



26.8

Blue
Collar %



16.7

Services
%