

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

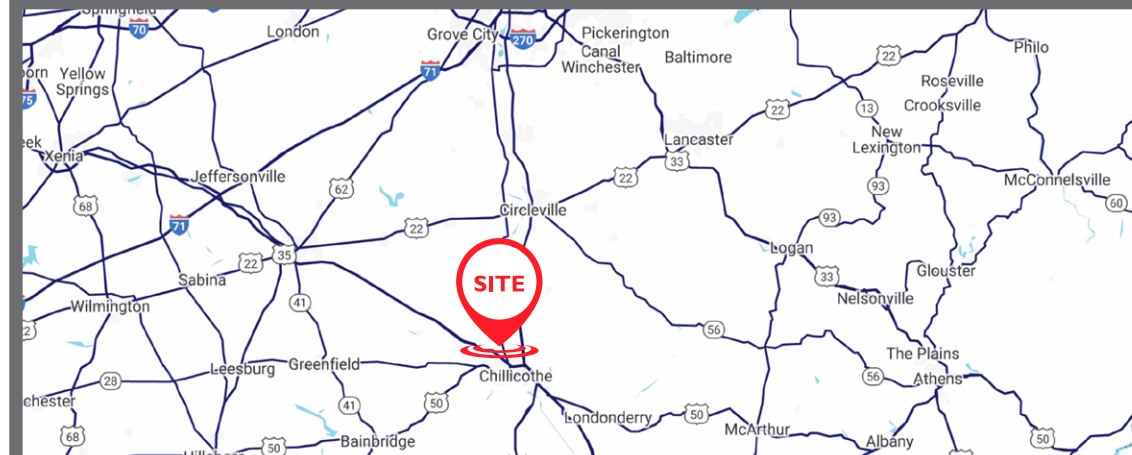
- **0.61 AC outparcel available for lease**
- 105,000 SF retail power center
- Excellent visibility and access
- Tenants include Dick's Sporting Goods, Ulta, Petco, Cato, Five Below, Panera Bread, Pearle Vision, Verizon, Five Guys, Sports Clips, Sally Beauty, Nothing Bundt Cakes, and Rally House
- With convenient access from US 35 in Chillicothe, it is the most desirable regional shopping destination in a 20 mile trade area
- More than 124,000 residents within the trade area
- Nearby retailers along North Bridge Street include TJ Maxx, Kroger, Kohl's, Walmart, Sam's Club, Lowe's, Menards, JCP and more.

TRAFFIC COUNTS

- 29,270 (24) VPD: N Bridge St
- 25,483 (24) VPD: US - 35

2025 EST. DEMOGRAPHICS

	5 MILE	10 MILES	20 MILES
POPULATION	37,386	57,388	124,840
HOUSEHOLDS	14,619	22,308	49,213
AVG HH INCOME	\$80,257	\$84,849	\$87,093
EMPLOYEES	21,421	23,262	38,870



CONTACT

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Guernsey Crossing

NORTH BRIDGE ST (SR 159) AT SENEY RD | CHILLICOTHE, OH 45601

Anchor
ASSOCIATES

SITE PLAN



Pylon Signage
Overall Height
30 Feet

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

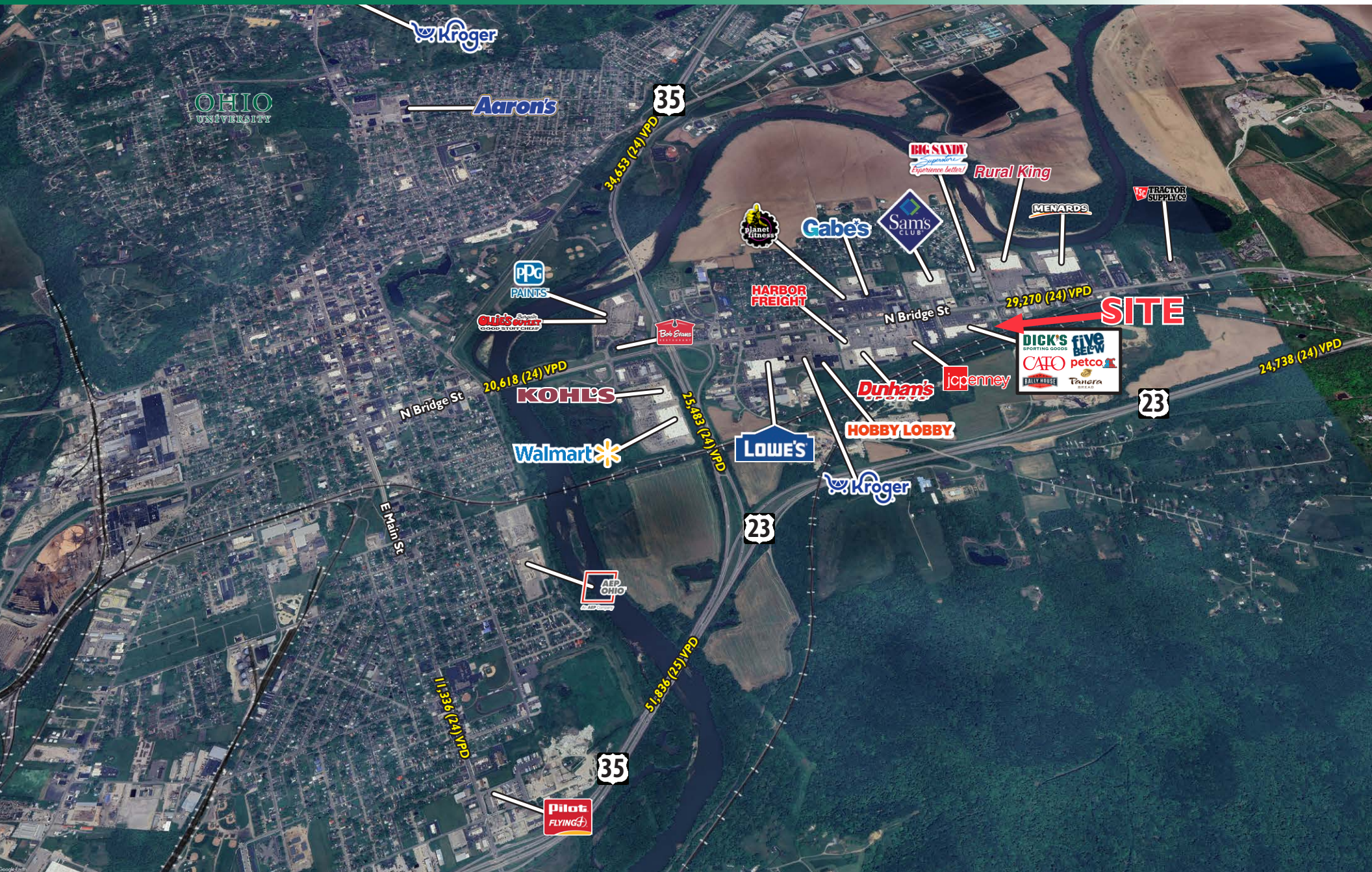
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