

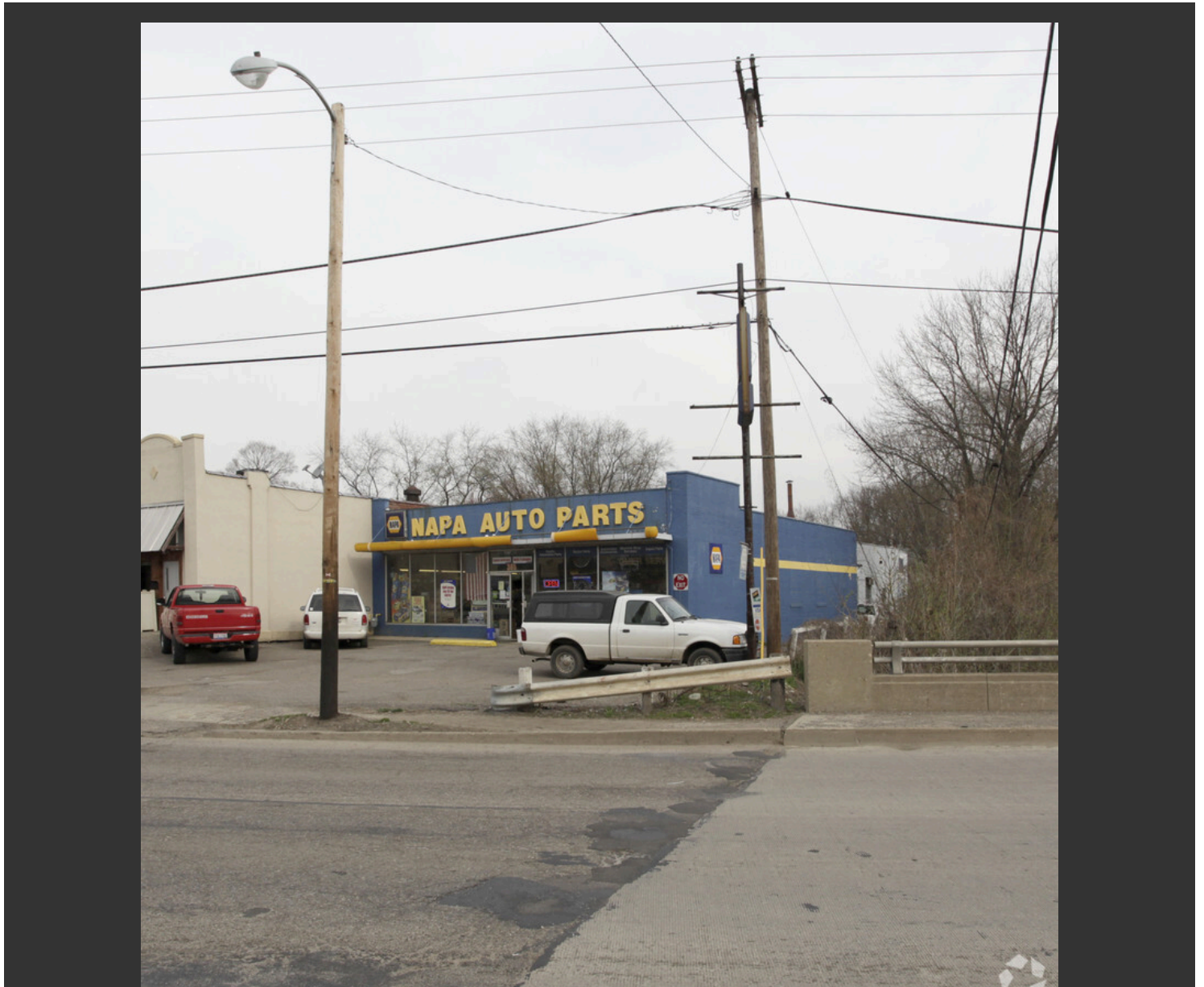


Josh Ruben
6142382006



385 Lincoln Ave

5,117 SF of Retail Space Available in Lancaster, OH 43130



SPACE AVAILABILITY (1)

1st Floor

Size	5,117 SF
Term	Negotiable
Rental Rate	\$14.00 USD/SF/YR
Rent Type	Triple Net (NNN)
Space Use	Retail
Availability	Now

-
- Lease rate does not include utilities, property expenses or building services

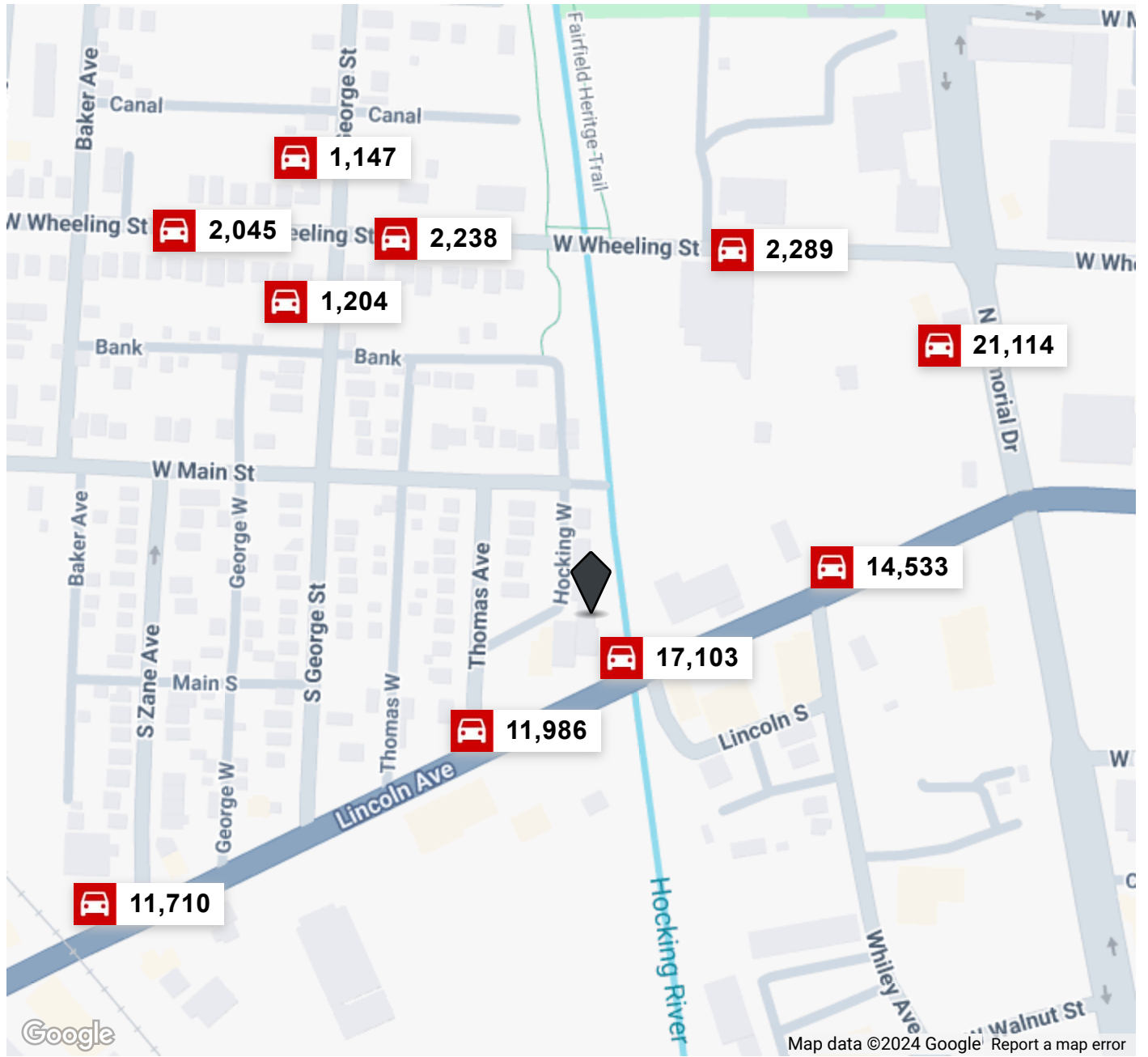
PROPERTY FACTS FOR 385 LINCOLN AVE , LANCASTER, OH 43130

Property Type	Retail	Year Built	1953
Property Subtype	Storefront	Parking Ratio	0.98/1,000 SF
Gross Leasable Area	5,117 SF		

FEATURES AND AMENITIES

- Pylon Sign











TRAFFIC



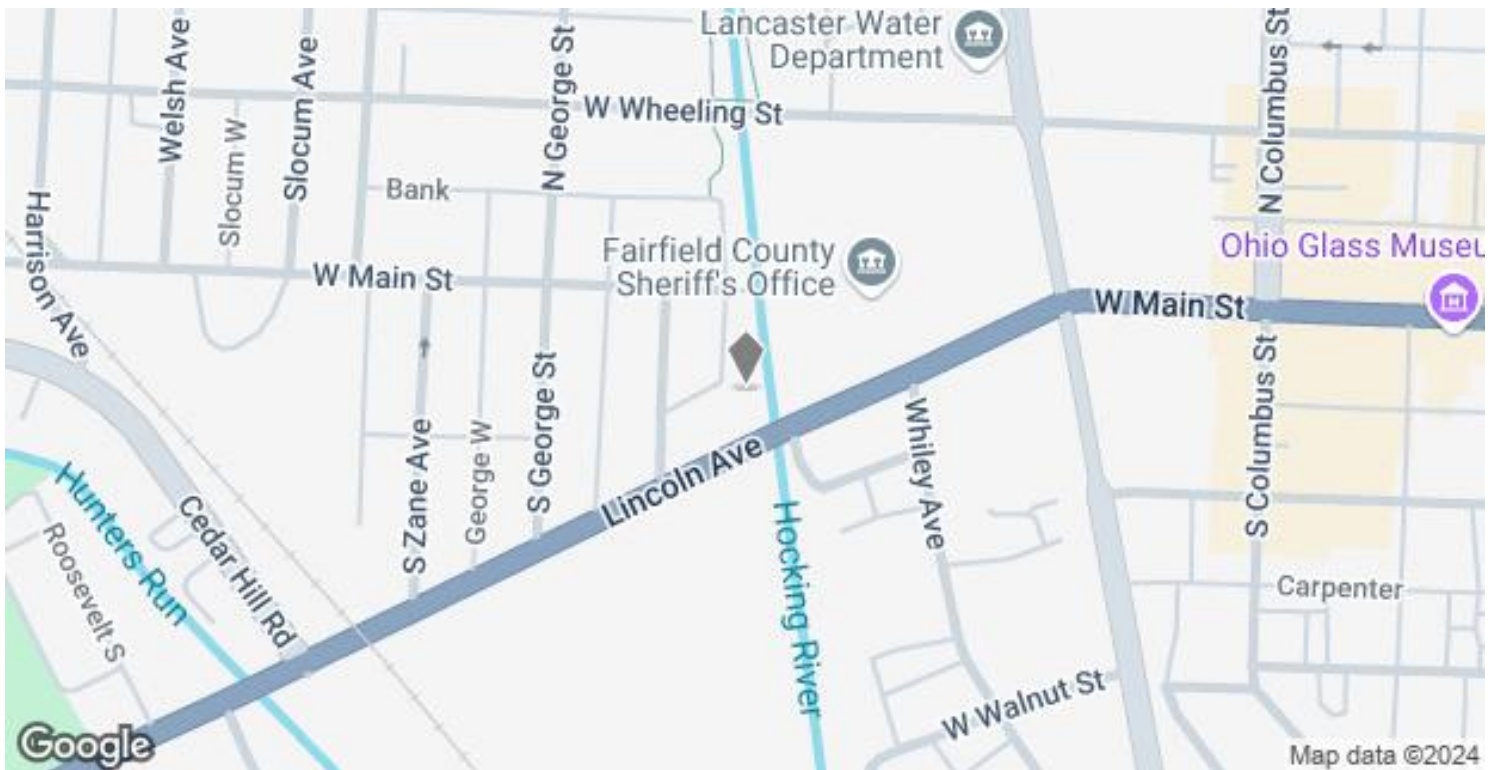
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Lincoln Avenue	Riverside Dr, SW	17,103	2022	0.03 mi
Lincoln Ave	Thomas Ave, SW	11,986	2022	0.05 mi
Lincoln Ave	Whiley Ave, SW	14,533	2022	0.11 mi
W Wheeling St	N George St, W	2,238	2022	0.14 mi
N George St	Bank, S	1,204	2022	0.14 mi
W Wheeling St	N Memorial Dr, E	2,289	2022	0.15 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Memorial Dr	W Wheeling St, N	21,114	2018	0.17 mi
N George St	Canal, N	1,147	2022	0.18 mi
S Zane Ave	Lincoln Ave, S	11,710	2022	0.19 mi
W Wheeling St	N George St, E	2,045	2022	0.19 mi

NEARBY MAJOR RETAILERS

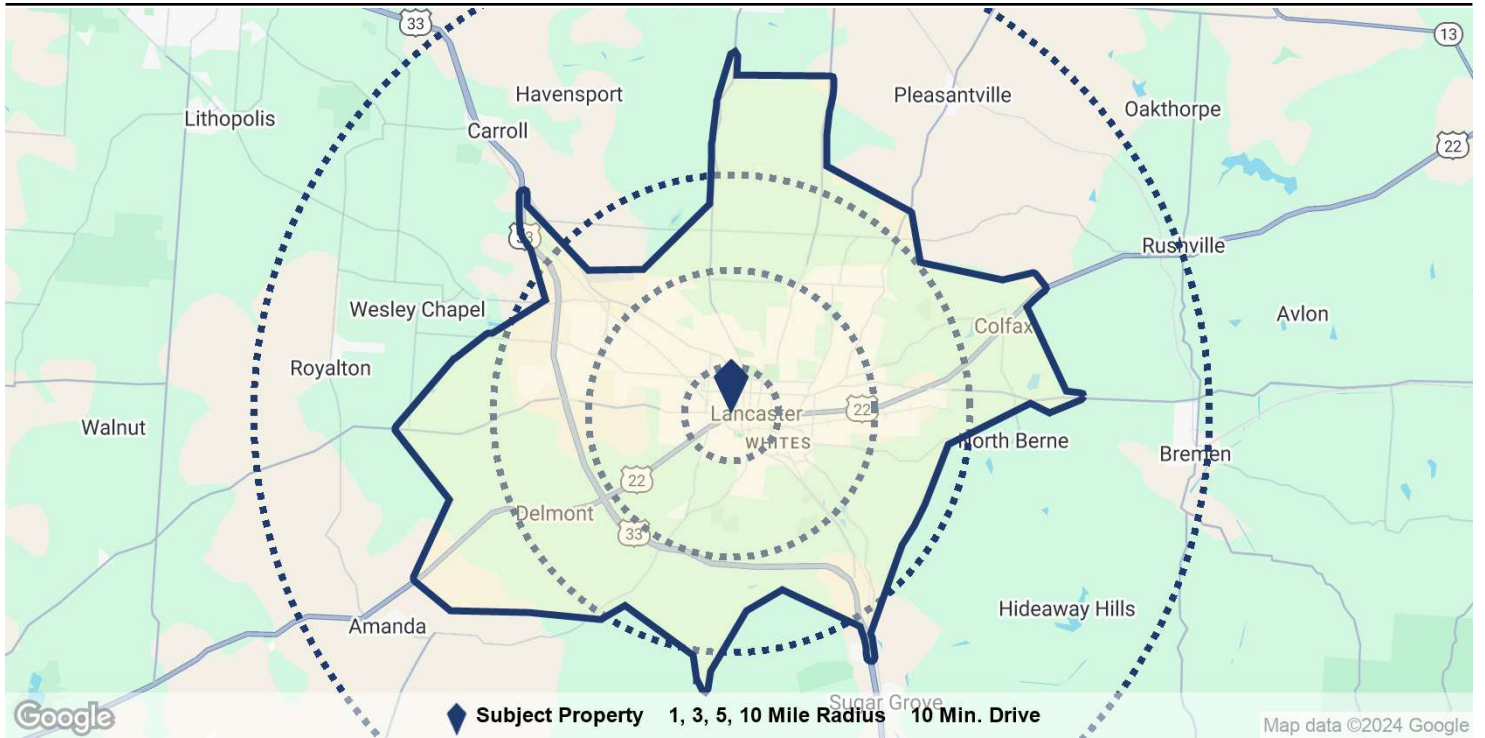
MAP OF 385 LINCOLN AVE LANCASTER, OH 43130



Subject Property

385 Lincoln Ave

DEMOGRAPHICS



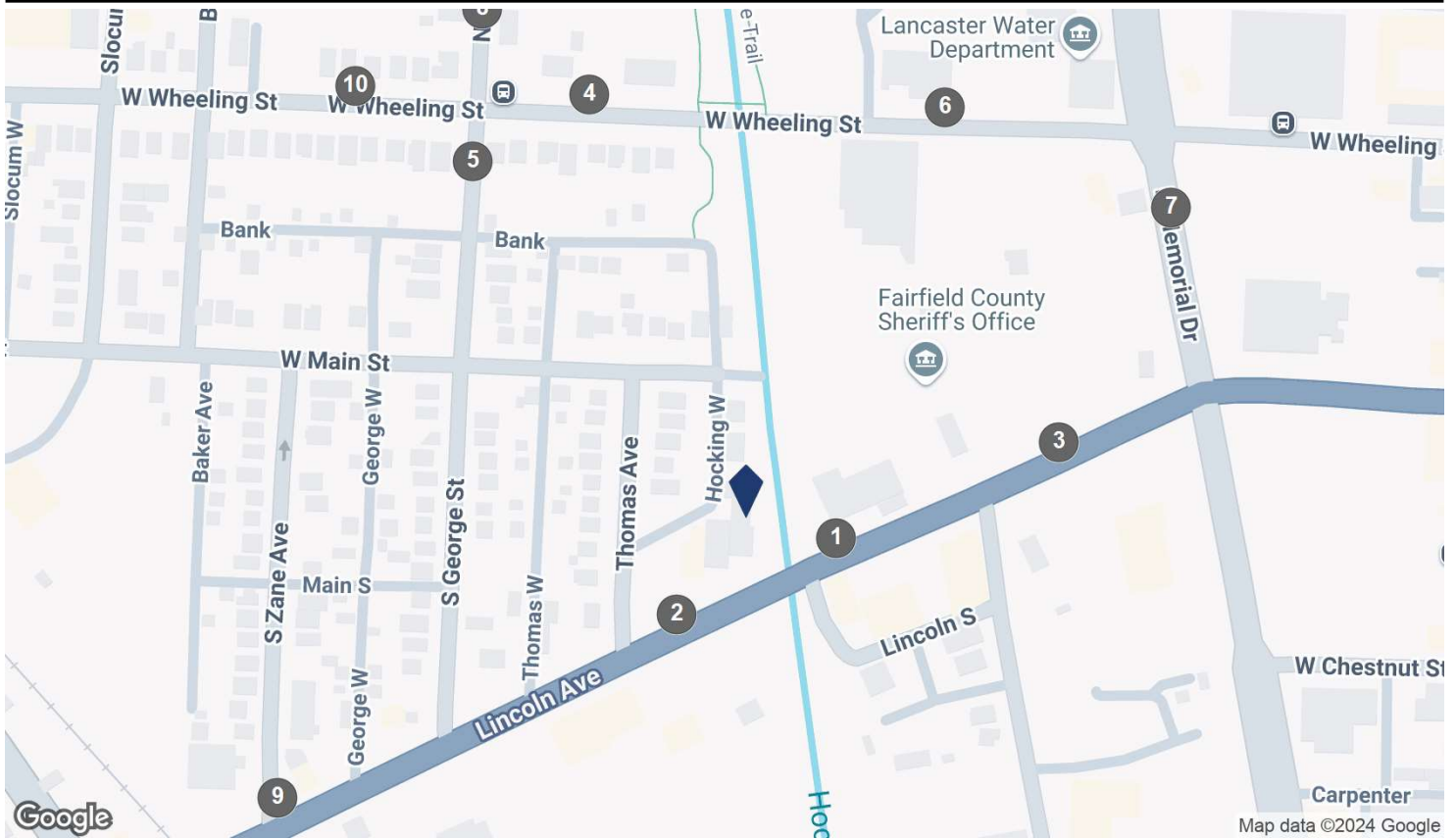
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,312	44,972	56,929	83,548	58,397
5 Yr Growth	7.7%	7.9%	7.6%	6.9%	6.9%
Median Age	38	40	41	41	41
5 Yr Forecast	39	41	42	42	42
White / Black / Hispanic	90% / 3% / 2%	91% / 3% / 2%	91% / 3% / 2%	92% / 2% / 2%	91% / 3% / 2%
5 Yr Forecast	90% / 3% / 2%	91% / 3% / 2%	91% / 3% / 2%	92% / 2% / 2%	91% / 3% / 2%
Employment	9,520	20,436	25,974	32,768	27,009
Buying Power	\$273.4M	\$1B	\$1.4B	\$2.1B	\$1.4B
5 Yr Growth	8.1%	9.6%	9.8%	8.7%	8.5%
College Graduates	13.4%	18.4%	19.6%	20.1%	25.0%
Household					
Households	6,169	18,580	22,901	32,555	23,471
5 Yr Growth	7.8%	8.2%	7.8%	7.2%	7.2%
Median Household Income	\$44,320	\$55,761	\$60,661	\$65,826	\$61,311
5 Yr Forecast	\$44,454	\$56,504	\$61,760	\$66,798	\$62,030
Average Household Income	\$56,830	\$68,678	\$75,473	\$81,376	\$76,275
5 Yr Forecast	\$57,738	\$69,875	\$76,712	\$82,326	\$77,071
% High Income (>\$75K)	26%	36%	40%	44%	41%
Housing					
Median Home Value	\$131,105	\$164,959	\$184,063	\$214,287	\$186,546
Median Year Built	1949	1963	1968	1971	1968
Owner / Renter Occupied	50% / 50%	57% / 43%	61% / 39%	67% / 33%	62% / 38%



Subject Property

385 Lincoln Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Lincoln Avenue	Riverside Dr - SW	17,103	2022	0.03 mi
2 Lincoln Ave	Thomas Ave - SW	11,986	2022	0.05 mi
3 Lincoln Ave	Whiley Ave - SW	14,533	2022	0.11 mi
4 W Wheeling St	N George St - W	2,238	2022	0.14 mi
5 N George St	Bank - S	1,204	2022	0.14 mi
6 W Wheeling St	N Memorial Dr - E	2,289	2022	0.15 mi
7 N Memorial Dr	W Wheeling St - N	21,114	2018	0.17 mi
8 N George St	Canal - N	1,147	2022	0.18 mi
9 S Zane Ave	Lincoln Ave - S	11,710	2022	0.19 mi
10 W Wheeling St	N George St - E	2,045	2022	0.19 mi



Income & Spending Demographics

385 Lincoln Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	6,168		18,580		22,901		23,471	
<\$25,000	1,611	26.12%	3,843	20.68%	4,341	18.96%	4,438	18.91%
\$25,000 - \$50,000	1,723	27.93%	4,509	24.27%	5,181	22.62%	5,256	22.39%
\$50,000 - \$75,000	1,211	19.63%	3,453	18.58%	4,130	18.03%	4,166	17.75%
\$75,000 - \$100,000	797	12.92%	2,701	14.54%	3,404	14.86%	3,512	14.96%
\$100,000 - \$125,000	435	7.05%	1,967	10.59%	2,491	10.88%	2,562	10.92%
\$125,000 - \$150,000	155	2.51%	912	4.91%	1,365	5.96%	1,470	6.26%
\$150,000 - \$200,000	191	3.10%	830	4.47%	1,214	5.30%	1,218	5.19%
\$200,000+	45	0.73%	365	1.96%	775	3.38%	849	3.62%
2024 Avg Household Income	\$56,830		\$68,678		\$75,473		\$76,275	
2024 Med Household Income	\$44,320		\$55,761		\$60,661		\$61,311	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$153.1M		\$505M		\$660.3M		\$681.7M	
Total Apparel	\$8.3M	5.40%	\$26.2M	5.20%	\$33.9M	5.13%	\$34.9M	5.11%
Women's Apparel	\$3M	1.97%	\$10M	1.98%	\$12.9M	1.96%	\$13.3M	1.95%
Men's Apparel	\$1.6M	1.06%	\$5.3M	1.05%	\$6.9M	1.05%	\$7.2M	1.05%
Girl's Apparel	\$618.7K	0.40%	\$1.9M	0.37%	\$2.4M	0.36%	\$2.5M	0.36%
Boy's Apparel	\$504.6K	0.33%	\$1.5M	0.29%	\$1.9M	0.28%	\$1.9M	0.28%
Infant Apparel	\$465.6K	0.30%	\$1.4M	0.27%	\$1.7M	0.26%	\$1.7M	0.25%
Footwear	\$2M	1.33%	\$6.3M	1.25%	\$8.1M	1.22%	\$8.3M	1.22%

Total Entertainment & Hobbies	\$24.7M	16.11%	\$80.7M	15.98%	\$104.5M	15.83%	\$107.3M	15.74%
Entertainment	\$3M	1.93%	\$9.3M	1.85%	\$12.2M	1.85%	\$12.6M	1.85%
Audio & Visual Equipment/Service	\$5.5M	3.57%	\$17.7M	3.50%	\$22.5M	3.41%	\$23.1M	3.39%
Reading Materials	\$368.1K	0.24%	\$1.3M	0.25%	\$1.7M	0.25%	\$1.7M	0.25%
Pets, Toys, & Hobbies	\$4.5M	2.93%	\$14.7M	2.91%	\$19M	2.87%	\$19.5M	2.86%
Personal Items	\$11.4M	7.45%	\$37.7M	7.47%	\$49.2M	7.45%	\$50.3M	7.38%

Total Food and Alcohol	\$43.7M	28.56%	\$141.1M	27.95%	\$181.3M	27.45%	\$186.9M	27.41%
Food At Home	\$24.8M	16.20%	\$77.5M	15.34%	\$98.6M	14.93%	\$101.4M	14.88%
Food Away From Home	\$16.1M	10.49%	\$54M	10.70%	\$70.1M	10.62%	\$72.5M	10.63%
Alcoholic Beverages	\$2.9M	1.88%	\$9.7M	1.91%	\$12.6M	1.90%	\$13M	1.91%

Total Household	\$21.8M	14.22%	\$77M	15.24%	\$102.9M	15.59%	\$106.5M	15.63%
House Maintenance & Repair	\$5.3M	3.49%	\$18.7M	3.70%	\$24.9M	3.77%	\$25.8M	3.79%
Household Equip & Furnishings	\$8.6M	5.58%	\$30M	5.94%	\$39.8M	6.02%	\$41.1M	6.02%
Household Operations	\$6.1M	3.99%	\$21.3M	4.22%	\$28.4M	4.31%	\$29.4M	4.32%
Housing Costs	\$1.8M	1.16%	\$7M	1.38%	\$9.8M	1.48%	\$10.2M	1.50%



Income & Spending Demographics

385 Lincoln Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$40M	26.16%	\$128.1M	25.37%	\$168.2M	25.47%	\$173.9M	25.51%
Vehicle Purchases	\$21.4M	14.01%	\$67.1M	13.30%	\$88.7M	13.43%	\$91.9M	13.47%
Gasoline	\$11M	7.21%	\$34.5M	6.83%	\$44.1M	6.68%	\$45.3M	6.64%
Vehicle Expenses	\$549.1K	0.36%	\$2.3M	0.45%	\$3.2M	0.48%	\$3.4M	0.49%
Transportation	\$2.1M	1.39%	\$8.5M	1.69%	\$11.9M	1.80%	\$12.5M	1.83%
Automotive Repair & Maintenance	\$4.9M	3.19%	\$15.7M	3.11%	\$20.3M	3.07%	\$20.9M	3.07%
Total Health Care	\$8.6M	5.62%	\$28.4M	5.63%	\$36.8M	5.58%	\$38.2M	5.60%
Medical Services	\$4.8M	3.17%	\$16.2M	3.20%	\$21.1M	3.19%	\$21.9M	3.22%
Prescription Drugs	\$2.9M	1.90%	\$9.4M	1.86%	\$12M	1.82%	\$12.4M	1.81%
Medical Supplies	\$844.8K	0.55%	\$2.9M	0.57%	\$3.7M	0.57%	\$3.9M	0.57%
Total Education/Day Care	\$6M	3.93%	\$23.4M	4.63%	\$32.7M	4.95%	\$34M	4.99%
Education	\$3.6M	2.34%	\$14.2M	2.82%	\$20.1M	3.05%	\$20.9M	3.06%
Fees & Admissions	\$2.4M	1.58%	\$9.1M	1.81%	\$12.6M	1.91%	\$13.1M	1.93%



ADDITIONAL PHOTOS



Building Photo



Building Photo



Interior Photo



Interior Photo



Interior Photo



Building Photo

Listing ID: 33968115

Date on Market: 11/22/2024

Last Updated: 11/22/2024

Address: 385 Lincoln Ave, Lancaster, OH 43130

Subject Property

385 Lincoln Ave

385 Lincoln Ave ↻
Lancaster, OH 43130 - Fairfield County



OWNER

Purchased 2/15/2023

\$85,000 (-/Unit)

TRAFFIC COUNTS

Lincoln Avenue/Riverside Dr **17.1K**

Lincoln Ave/Thomas Ave **12K**

Lincoln Ave/Whiley Ave **14.5K**

W Wheeling St/N George St **2.2K**

LOCATION

Location Score: **Below National Avg (39)**

Walk Score®: **Somewhat Walkable (61)**

Transit Score®: **Minimal Transit (0)**

PROPERTY

Type:	Storefront	Tenancy:	0 Tenants
Center:	-	Construction:	Masonry
GLA:	5,117 SF	Land SF:	5,118 SF
Year Built/Renov	1953	Building FAR:	1.00
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	5 Surface Spaces are available; Ratio of 0.98/1000 SF		
Features:	Pylon Sign		
Frontage:	50' on Lincoln Ave (with 1 curb cut)		

VACANCY

Current:	100%
Last Quarter:	100%
Year Ago:	0%
Peers:	0%
Submarket:	3.9%

NNN ASKING RENTS PER SF

Current:	\$1.17
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$1.36
Submarket (Market Rent):	\$1.50

12 MO. LEASING SF ACTIVITY

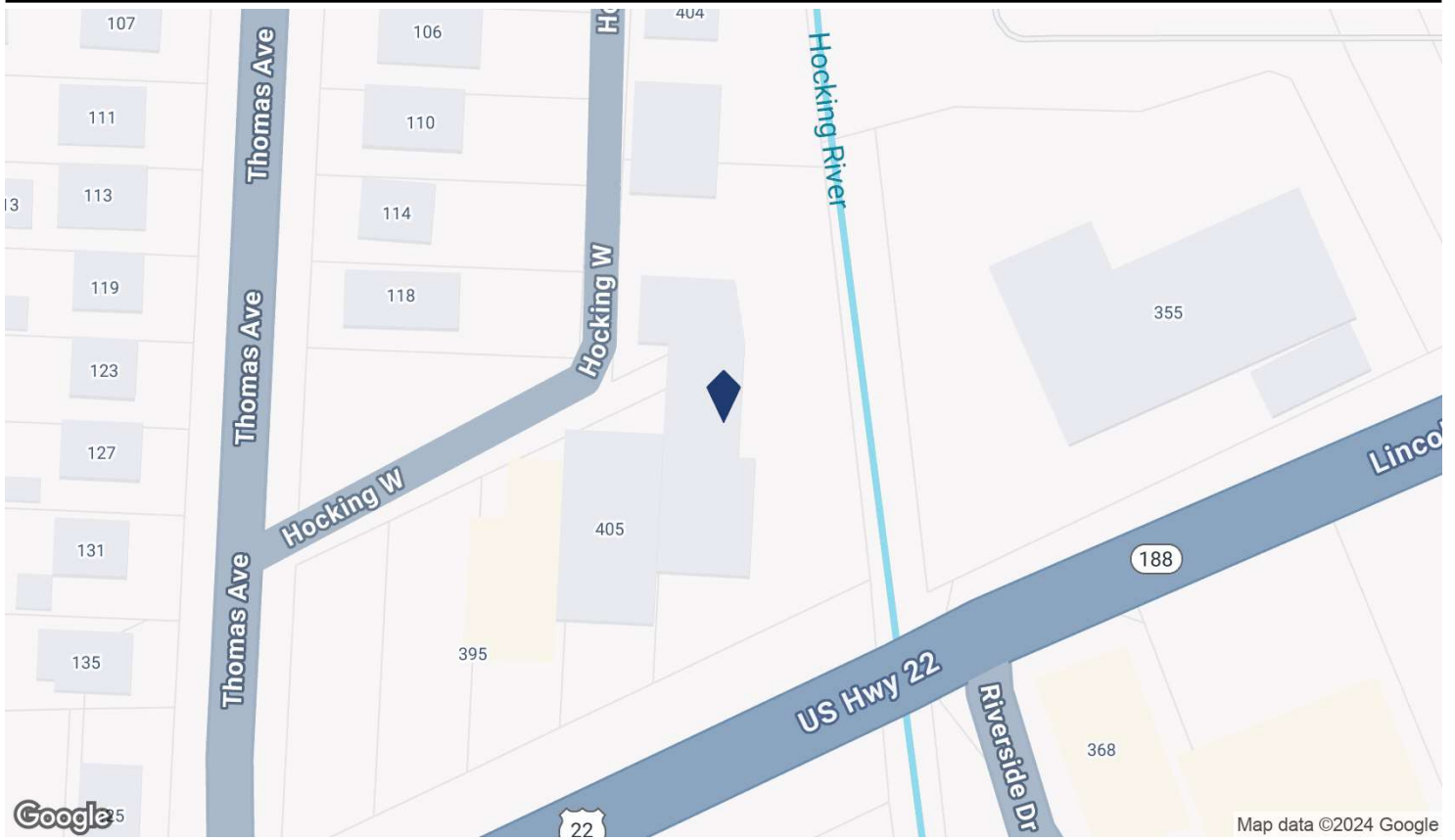
Property:	-
Peers Total:	-
Peers Count:	17
Peers Avg:	-
Submarket:	259,114

AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	-	Retail	Direct	Vacant	5,117	5,117	\$1.17/NNN	0 mo	0 mo
All Spaces					5,117	5,117	\$1.17/SF/MO		



SITE PLAN



Subject Property

385 Lincoln Ave

AERIAL VIEW

