



For Sale

3,417 SF Medical Office Building
206 W Main St, New London, OH

 **JLL** SEE A BRIGHTER WAY

3,417 SF Medical Office Building

Asking Price

\$320,000



Property overview

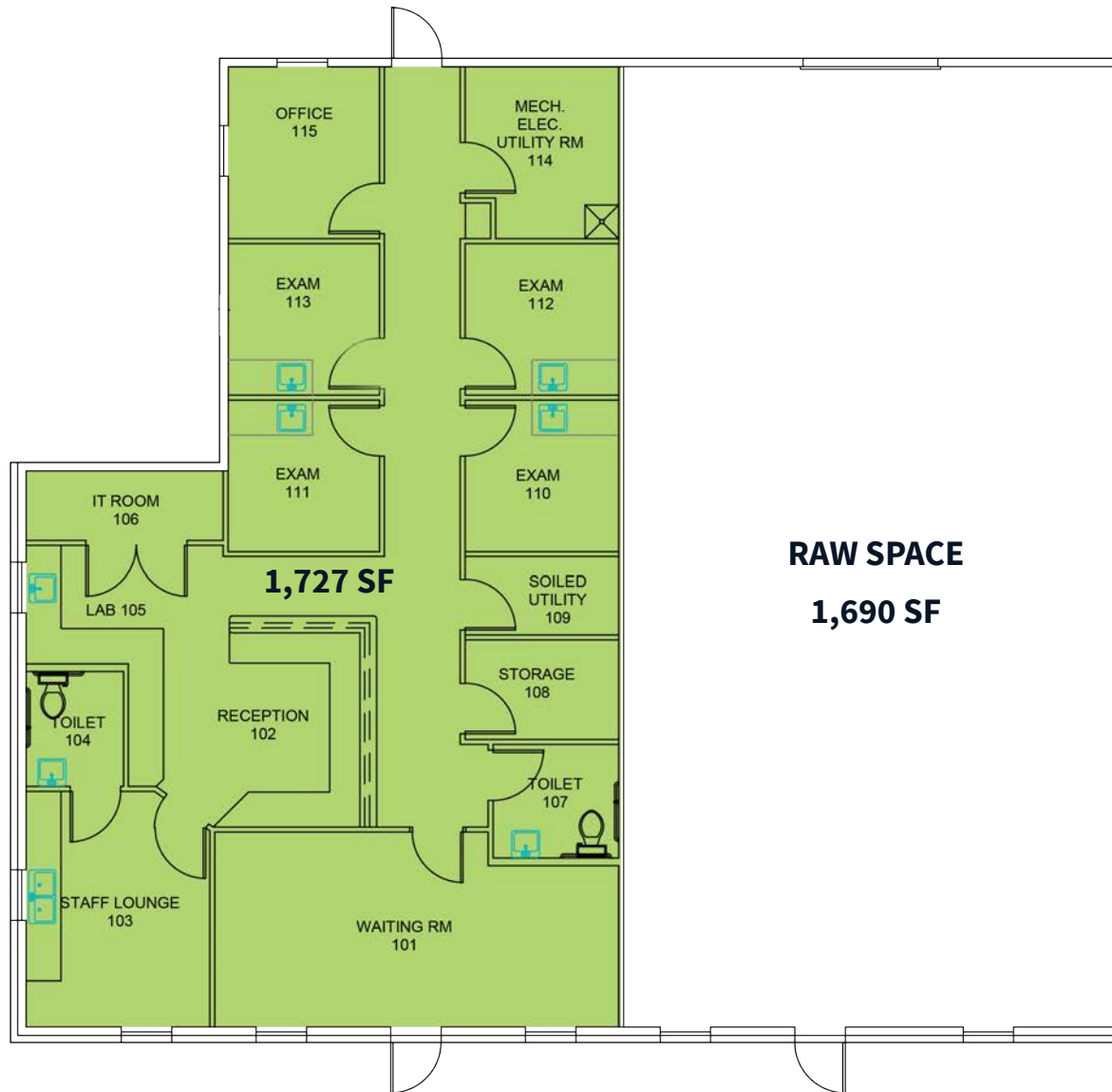
- 3,417 SF Medical office building
 - 1,727 SF – former urgent care, fully built out for medical use
 - 1,690 SF – shell condition, ready for build out
- 1.703 acres
- Parcel number: 26021C020010100
- Built in 2018
- Zoned M-2 (Heavy Industrial)
- Monument signage available
- 19 surface spaces for clients/ patients in the front of the building and an additional 8 spaces behind the building for employees.
- Located in the heart of New London on W Main Street (SR 162).
- Close proximity to Fireland’s Electric Cooperative, Miller’s SuperValu, Subway, New London Wildcat Stadium and more.

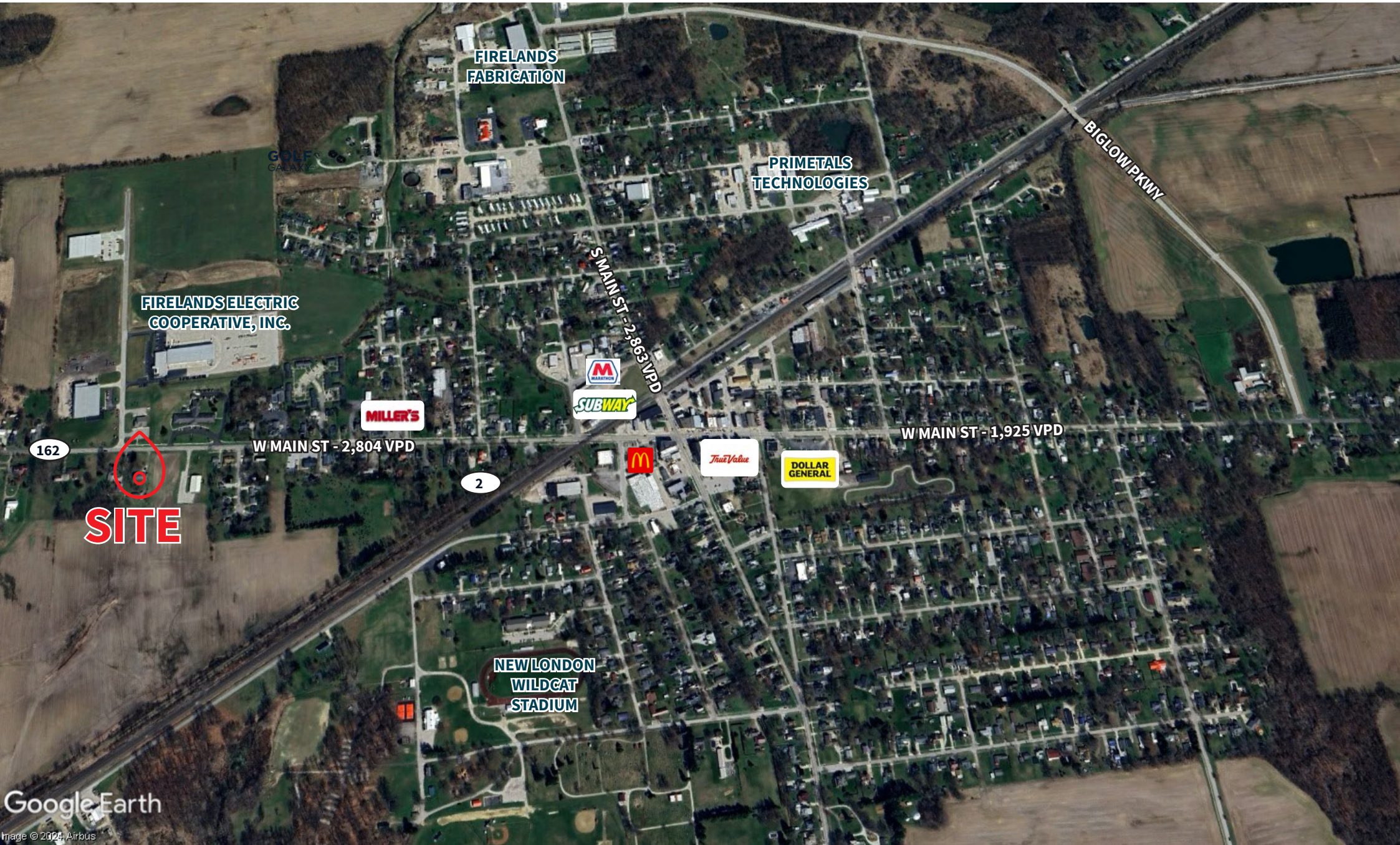


Property photos



Floor plan





SITE

FIRELANDS
FABRICATION

PRIMETALS
TECHNOLOGIES

FIRELANDS ELECTRIC
COOPERATIVE, INC.

MILLER'S

SUBWAY

McDonald's

True Value

DOLLAR
GENERAL

NEW LONDON
WILDCAT
STADIUM

W MAIN ST - 2,804 VPD

W MAIN ST - 1,925 VPD

S MAIN ST - 2,863 VPD

BIGLOW PKWY

162

2

Demographics



Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2,064	5,366	18,014



Daytime Population

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
1,815	4,077	12,302



Daytime Workers

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
670	1,270	2,875



Number of Households

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
822	2,113	6,935



Average Household Income

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
\$67,334	\$75,915	\$85,648



Median Household Age

<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
42.3	42.4	42.8

JLL

Kristy Hull, SIOR

Senior Vice President

+1 (216) 937 4375

kristy.hull@jll.com

Heather Gilleland

Senior Associate

+1 (216) 937 4379

heather.gilleland@jll.com