

MENARDS

Tuscarawas River

BIG LOTS!

planet fitness

Walmart

Hampton Inn & Suites

TEXAS ROADHOUSE

LONG JOHN SILVER'S

Maple Ave NW

Arbys

SHEETZ

BURGER KING

ALDI

O'Reilly

State Route 39 NW

W High Ave

W High Ave

Speedway

Denny's

STARBUCKS COFFEE

SCHOENBRUNN INN & CONFERENCE CENTER

BUFFALO WILD WINGS

Travelodge BY WYNDHAM

Holiday Inn Express & Suites

Days Inn BY WYNDHAM

Rural King America's Farm and Home Store

HARBOR FREIGHT

# 1.96 AC SHOVEL READY DEVELOPMENT OPPORTUNITY

SW MARKETPLACE COMMONS  
NEW PHILADELPHIA, OH 44663

# OVERVIEW

- 1.96 acres for sale
- Last remaining lot available
- Shovel ready and set for development
- Ideally situated adjacent to Buffalo Wild Wings, Goo Goo Car Wash and newly constructed medical
- 16,295 VPD on W High Avenue
- Zoned for commercial use

# DEMOGRAPHICS

**37,587**

Population  
(2024 | 5 Mile)

**41.2**

Median Age  
(2024 | 5 Mile)

**\$90,262**

Avg. HH Income  
(2024 | 5 Mile)

**15,948**

Households  
(2024 | 5 Mile)

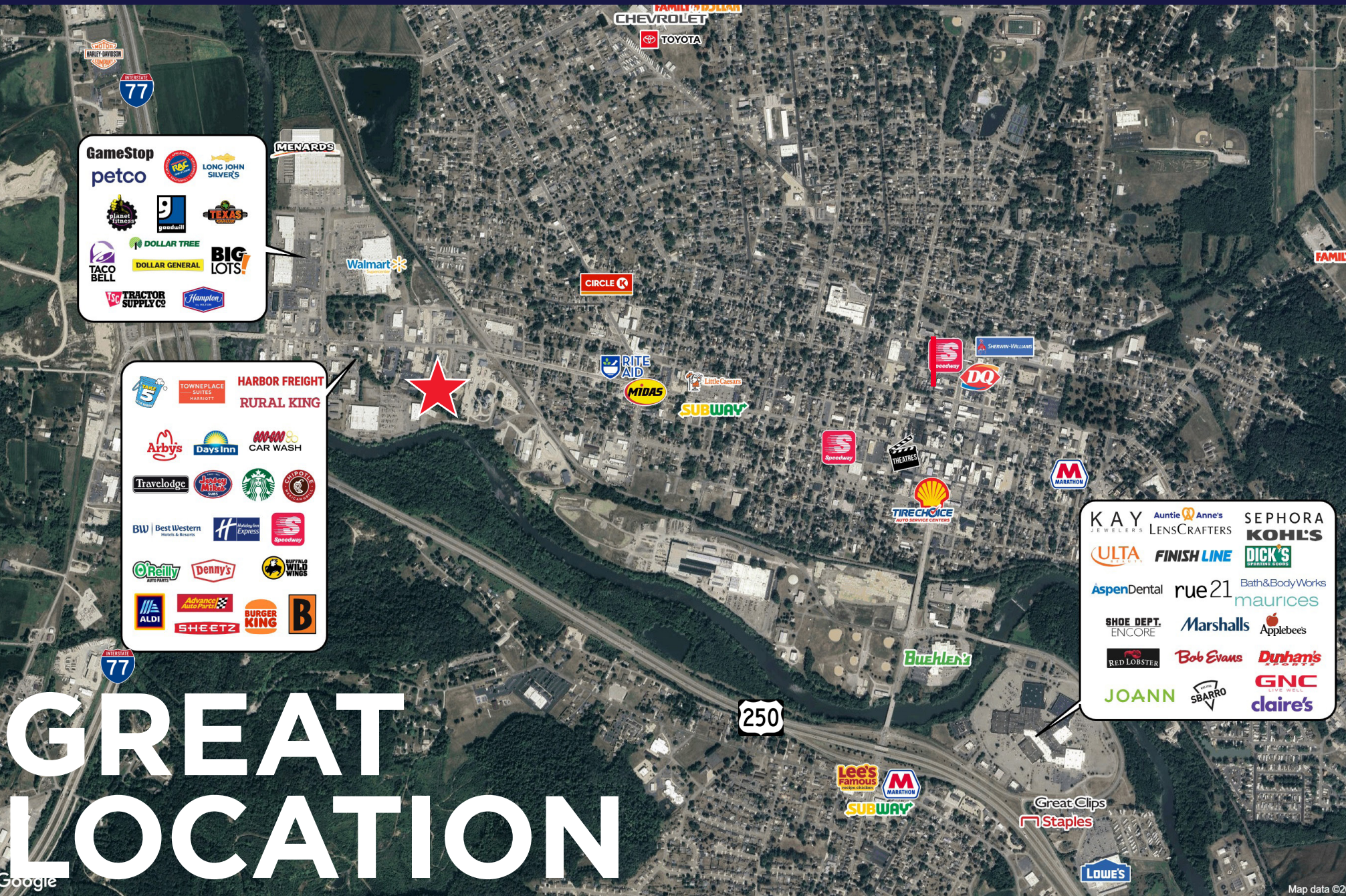
**1,556**

Total Businesses  
(2024 | 5 Mile)

**20,129**

Total Employees  
(2024 | 5 Mile)





GameStop  
petco

LONG JOHN SILVER'S

garden of eatin'

DOLLAR TREE  
DOLLAR GENERAL

TACO BELL

TRACTOR SUPPLY CO

Hampton

BIG LOTS!

HARBOR FREIGHT  
RURAL KING

Arby's

Days Inn

MAN CAR WASH

Travelodge

Starbucks

Speedway

BW Best Western

Hampton Inn Express

O'Reilly

Denny's

WILD WINGS

ALDI

Advantage Auto Parts

SHEETZ

BURGER KING

KAY JEWELERS

Auntie Anne's

SEPHORA

LENSCRAFTERS

KOHL'S

ULTA

FINISH LINE

DICK'S SPORTING GOODS

AspenDental

rue21

Bath & Body Works

maurices

SHOE DEPT. ENCORE

Marshalls

Applebees

RED LOBSTER

Bob Evans

Dunham's

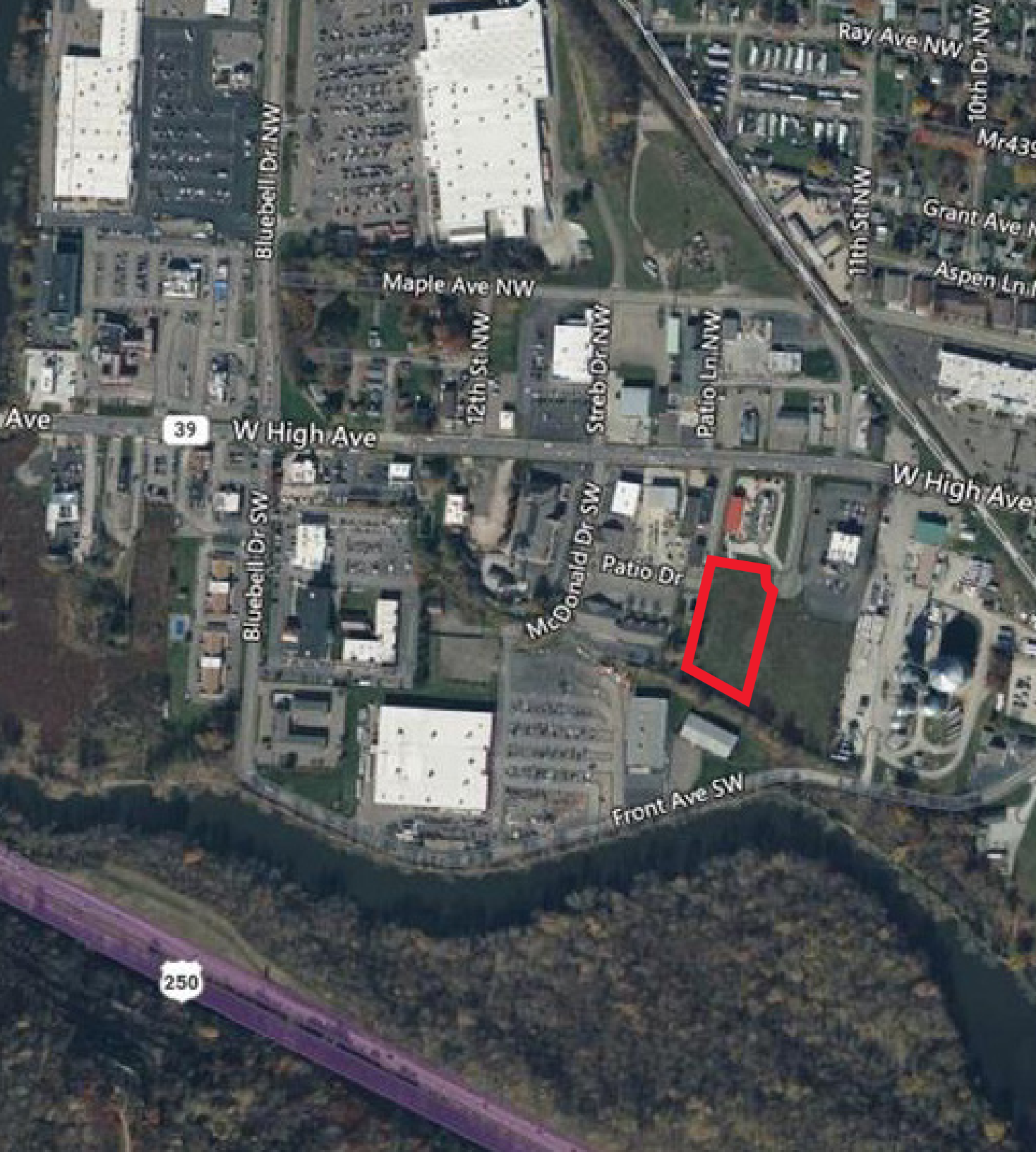
JOANN

SBARRO

GNC LIVE WELL

claire's

# GREAT LOCATION



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NEW PHILADELPHIA, OH**

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