

VALLEY VIEW FARM TOWN CENTER

MIXED-USE WITH RETAIL

STATE ROUTE 97 WEST, BELLVILLE, OHIO 44813



Conceptual renderings



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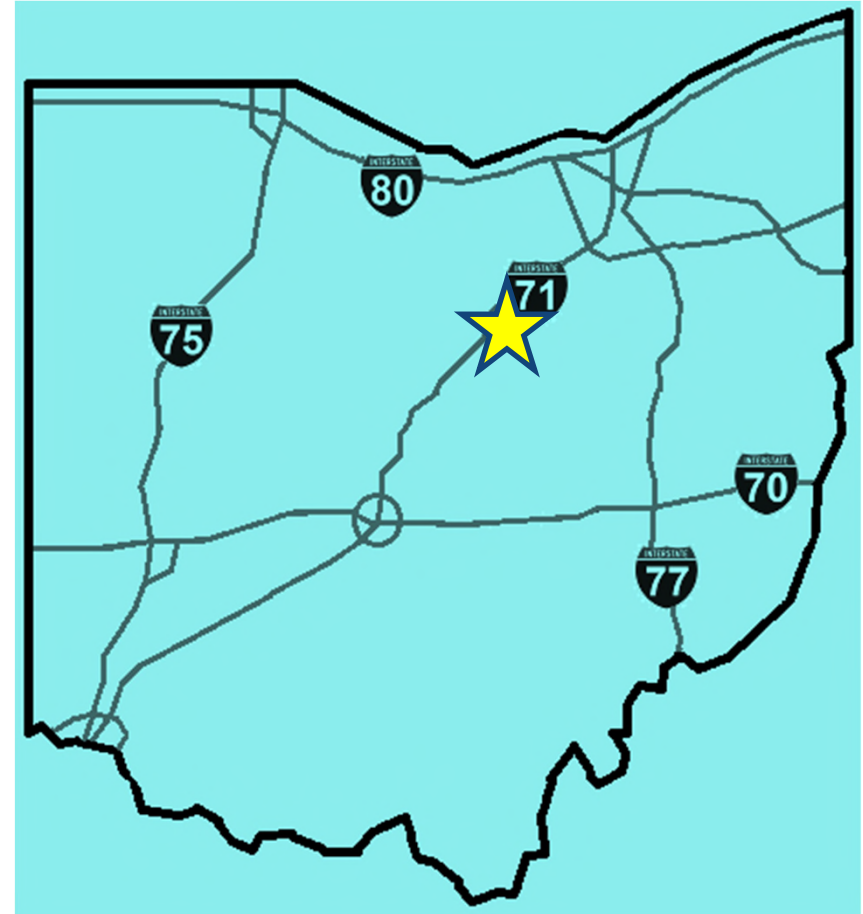


PROPERTY HIGHLIGHTS

VALLEY VIEW FARM TOWN CENTER

MIXED-USE WITH RETAIL
STATE ROUTE 97 WEST, BELLVILLE, OHIO 44813

- Pad sites available: +/- .65 acres to +/- 15.41 acres
- Small shop retail available: 1,600 SF to 10,000 SF
- Master-planned mixed-use town center with retail
- Frontage in I-71 at Bellville / Lexington exit
- 54,651 vehicles per day on I-71 (source: ODOT)
- 1-mile average household income: \$106,931
- Area attractions include Mohican State Park, Malabar Farm State Park, Snow Trails Ski Area, Mid-Ohio Sports Car Race Course, and Deer Ridge Golf Club
- \$400,000 per acre



MASTER PLAN



Announced Sept. 2022:
new \$12-15 million indoor sports facility



CONCEPTUAL MASTER PLAN
February 11, 2022

HARING PROPERTY - BELLVILLE, OHIO



SITE PLAN


NOTES:

1. THIS EXHIBIT IS BASED OFF CURRENT GIS INFORMATION. ALL LAYOUT AND DIMENSIONAL INFORMATION IS APPROXIMATE.
2. THIS SITE IS CURRENTLY IN A REZONING PROCESS WITH THE VILLAGE OF BELLEVILLE TO BE REZONED FROM S-3 TO PC. ALL SETBACKS SHOWN REFLECT THE CURRENT B-3 CODE REQUIREMENTS. PROPOSED SETBACKS FROM THE REZONING ARE AS FOLLOWS:
 STATE ROUTE 97: 30' STRUCTURE SETBACK
 COMFORT PLAZA DRIVE: 30' STRUCTURE SETBACK
 REAR YARD: 20' STRUCTURE SETBACK
 SIDE YARD: 8' STRUCTURE SETBACK



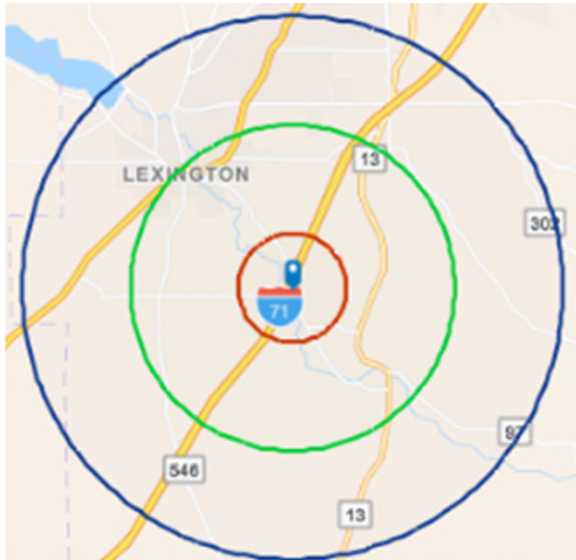
RETAIL

Coming Soon!
NEW Heavy Truck Dealership


Sept. 2022 Announcement:

 YMCA of North Central Ohio to build \$12-15 million indoor sports complex on 35 acres of land.
Featuring:
 125,000 SF main building
 Five outdoor soccer fields
 Walking trail
 Expected annual revenue of \$8.2 million



1-MILE RADIUS DEMOS



KEY FACTS

145
Population

2.6
Average
Household Size

52.0
Median Age

\$77,442
Median Household Income

BUSINESS

26

Total Businesses

620

Total Employees

EDUCATION

4%

No High School
Diploma

38%

High School
Graduate

33%

Some
College

25%

Bachelor's/Grad/Prof
Degree

INCOME



\$33,364

Per Capita
Income



\$77,442

Median
Household
Income



\$88,209

Average
Household
Income

EMPLOYMENT



61.5
White
Collar %



28.2
Blue
Collar %

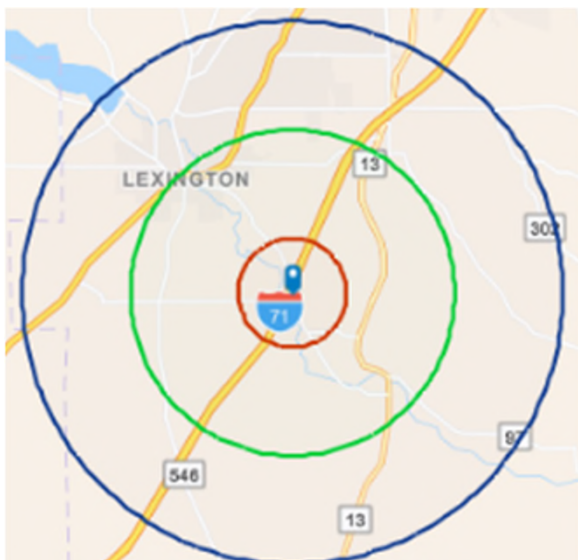


9.2
Services
%

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



KEY FACTS

5,760

Population



Average
Household Size



Median Age

\$69,043

Median Household Income

BUSINESS



268

Total Businesses



3,893

Total Employees

EDUCATION



6%

No High School
Diploma



39%

High School
Graduate



31%

Some
College



24%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,246

Per Capita
Income



\$69,043

Median
Household
Income



\$88,781

Average
Household
Income

EMPLOYMENT



56.5

White
Collar %



29.3

Blue
Collar %



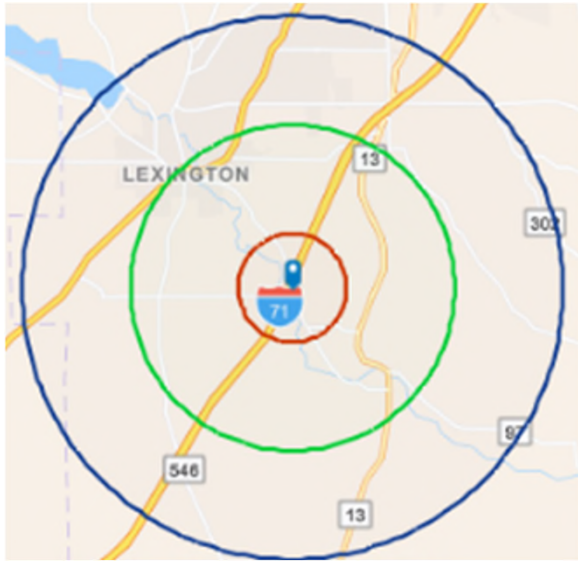
14.2

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

21,613
Population

2.4
Average
Household Size

47.2
Median Age

\$65,421
Median Household Income

BUSINESS

582

Total Businesses

7,821

Total Employees

EDUCATION

6%
No High School
Diploma

34%
High School
Graduate

31%
Some
College

30%
Bachelor's/Grad/Prof
Degree

INCOME

\$37,121
Per Capita
Income

\$65,421
Median
Household
Income

\$89,057
Average
Household
Income

EMPLOYMENT

59.5
White
Collar %

25.2
Blue
Collar %

15.3
Services
%

equity | brokerage

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