

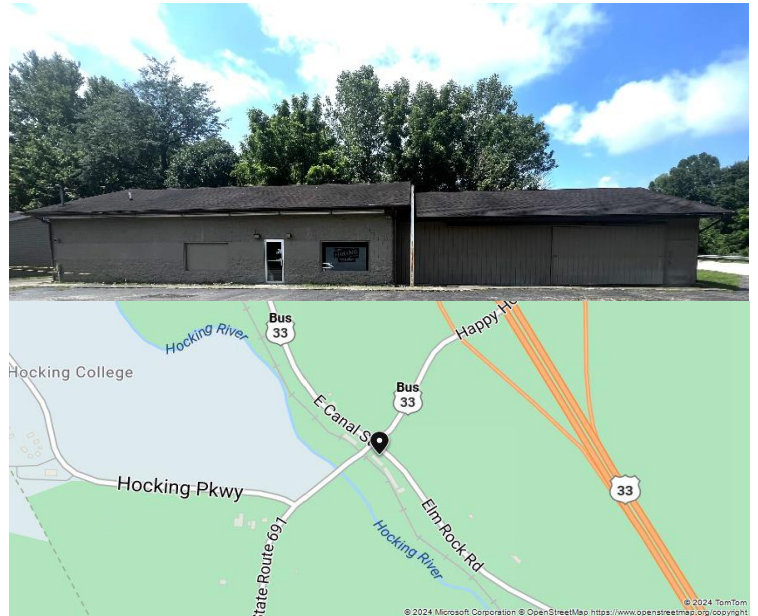
PROKOS MANagements, LLC.

NELSONVILLE COMMERCIAL PROPERTIES



- Total of 9,600 square feet available; divided into 2 spaces
- Butler built building
- Great opportunity for retail/convenience store location
- 1.6 miles to Hocking College campus
- Across the street from Summit and Sycamore Residence Halls for Hocking College
- Parking for 60+ vehicles
- Close proximity to anchor retailers, such as, Advanced Auto, Dollar General, Domino's Pizza and Sonic Drive In
- Existing state approved restrooms
- Building is all electric
- Existing canopies
- 1 mile from US Route 33 averaging over 18,000 cars per

- Total of 3516 sq. ft. available
- Conveniently located on the corner of Elm Rock Rd. and St. Rt. 691 at a 4-way intersection
- ODOT traffic count-over 6,800 cars per day
- Within walking distance to Hocking College and residence halls
- Less than .5 miles to US Route 33 averaging over 18,000 cars per day
- Ample parking
- Utilities are Water, Electric and Gas



Area Demographics:

- Nelsonville, Ohio is home to Hocking College, Rocky Boots and Nelsonville Music Festival.
- Population 4,484; Population in 13-mile radius 31,346
- Median household income is \$47,787
- Over 2,300 students enrolled at Hocking College
- Over 22,600 students enrolled at Ohio University
- Short drive to Athens/Ohio University and Logan-Hocking Hills Community
- 22 miles of the Hockhocking Adena Bikeway

Leasing Information:

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