

COMMERCIAL

GREAT LOCATION
306 EAST MAIN STREET
POMEROY, OH
MEIGS COUNTY



Pomeroy, OH 45769

Price: \$690,000

MATT GAISER
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Property Summary

Rite Aid | 306 East Main Street | Pomeroy, OH 45769



Property Summary

Price:	\$690,000
Building SF:	7,250
Price / SF:	95
Lease Rate:	\$14.00
Lease Term:	Negotiable
Rentable SF:	7,250
Available SF:	7,250
Occupancy:	Vacant
Lot Size:	.7 ac
Frontage:	350
Signage:	Excellent
Parking:	45
Year Built:	1988
Renovated:	2012
Zoning:	Business

Property Overview

Great location on main road through town. Former large chain pharmacy. Great for any business; restaurant; office or medical use.

Location Overview

Local and State Govt. incentives available.

Possible Govt. incentives include:

- Research and Development Investment Loans, which are fixed rate loans at or below market rates for projects focusing on research and development.

- Low interest loans from the 166 Direct Loan Program which provides funding for land and building acquisition, construction, expansion or renovation, and equipment purchases.

- Long term, fixed-rate loans from the Ohio Enterprise Bond Fund for capital assets including real estate.

- Innovation Ohio Loan Fund financing of up to 75 percent of the cost of technology, facilities, and equipment purchases for companies working to develop next generation products and services in key industry sectors.

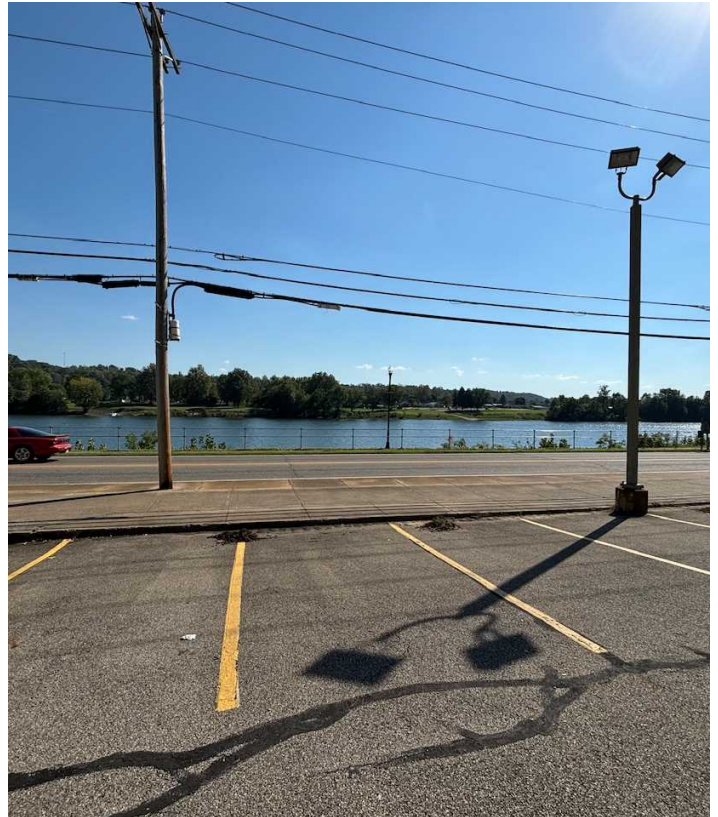
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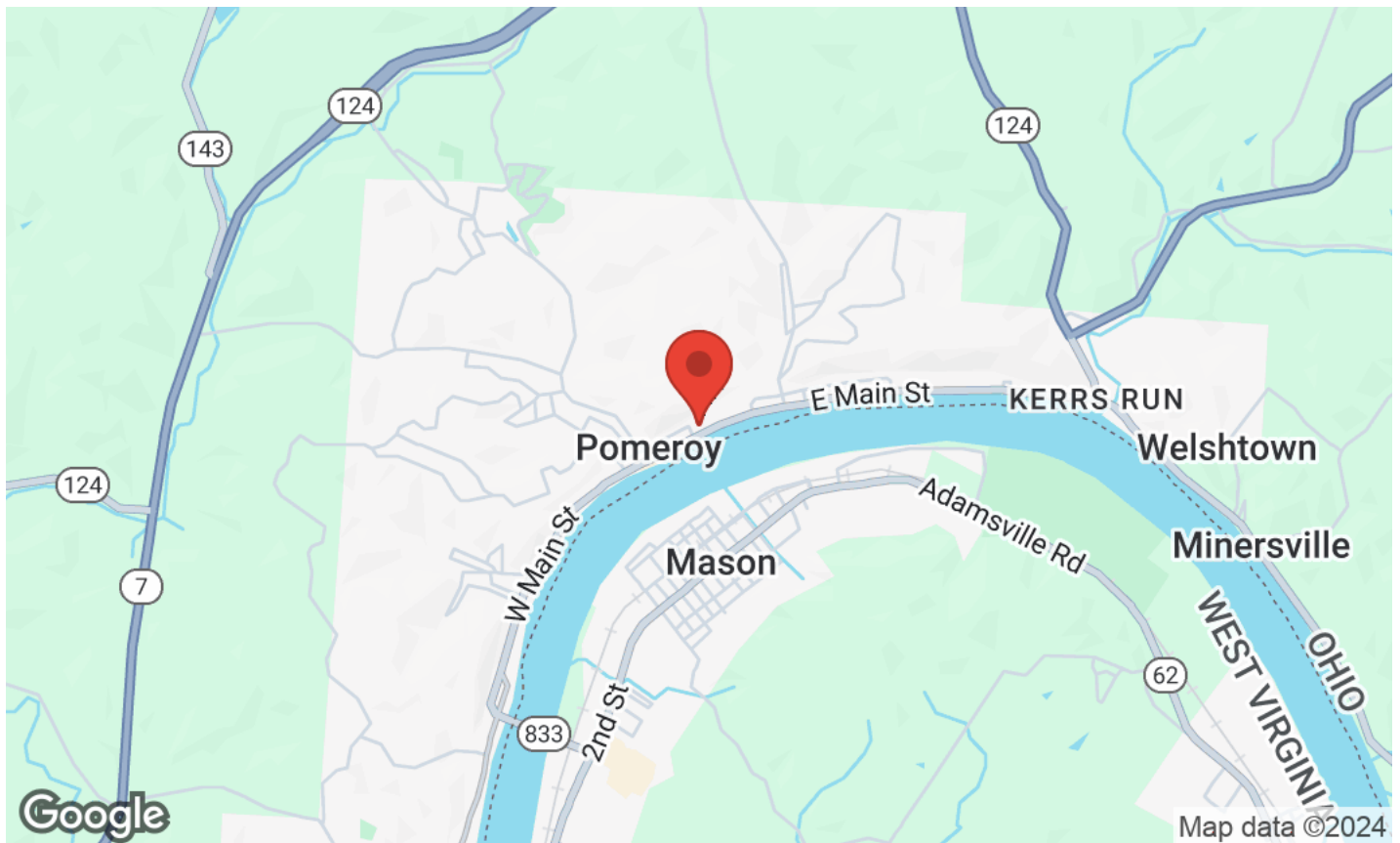
Property Photos

Rite Aid | 306 East Main Street | Pomeroy, OH 45769



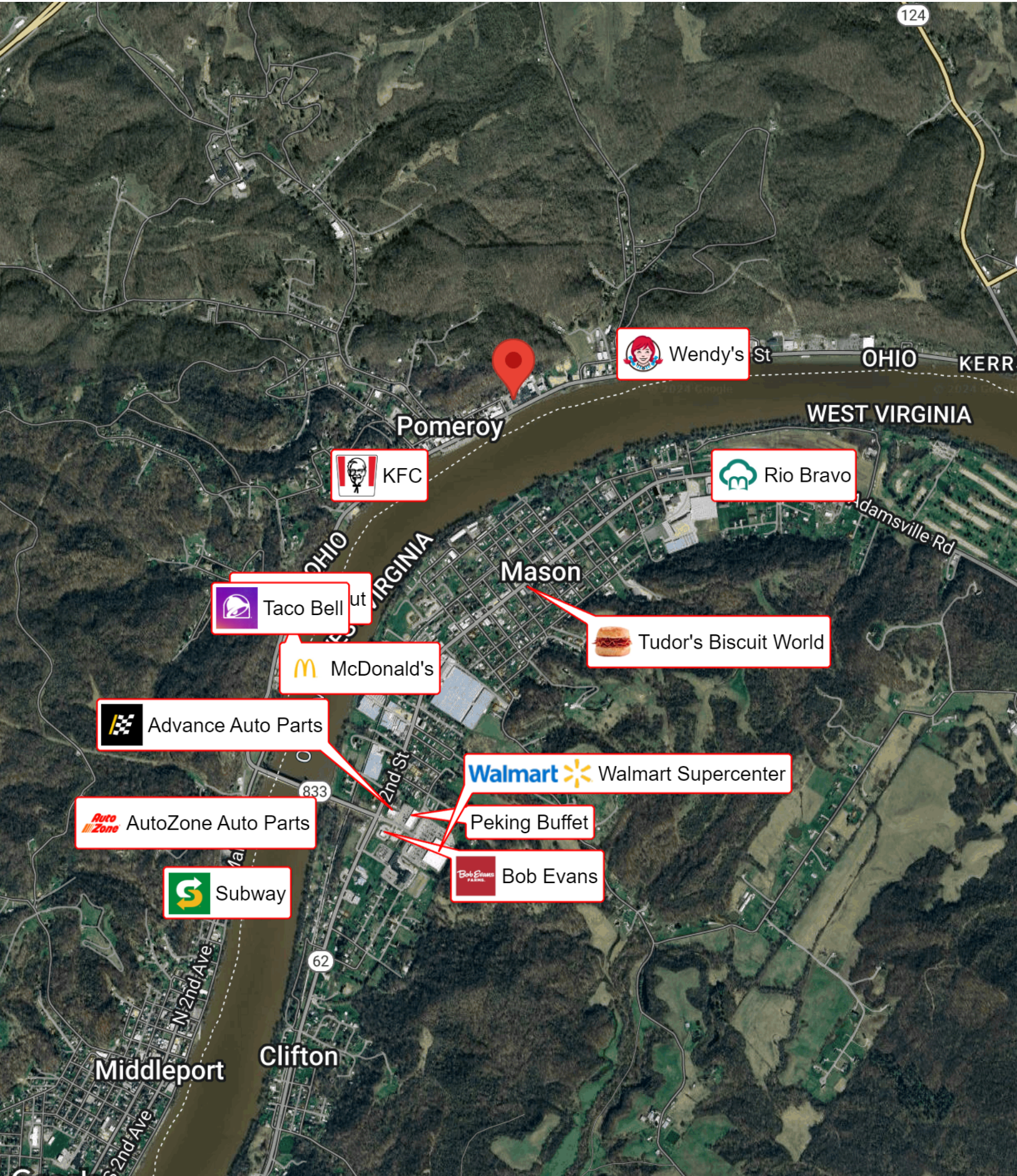
Location Maps

Rite Aid | 306 East Main Street | Pomeroy, OH 45769



Business Map

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Wendy's

KFC

Rio Bravo

Taco Bell

Tudor's Biscuit World

McDonald's

Advance Auto Parts

Walmart Walmart Supercenter

AutoZone Auto Parts

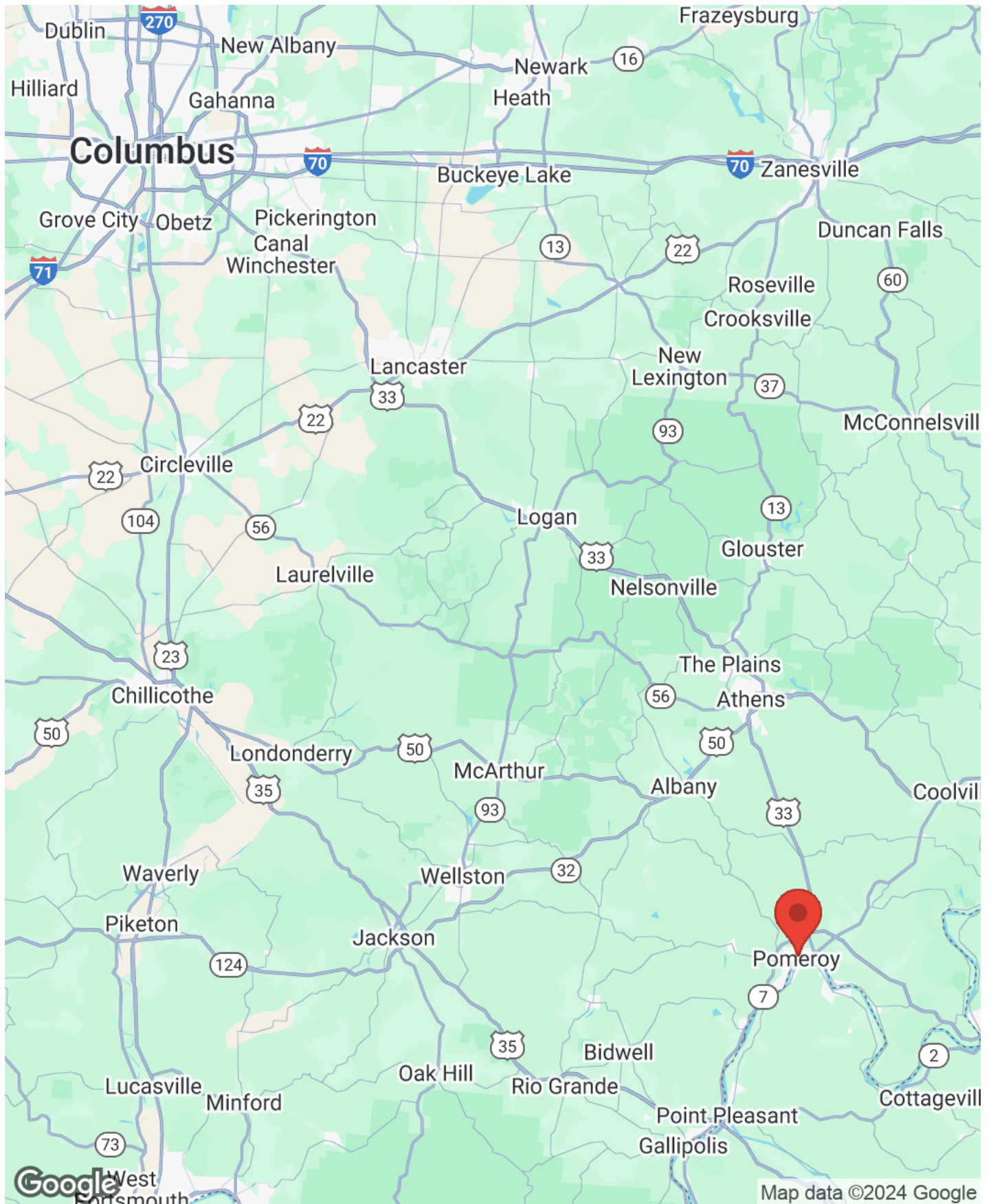
Peking Buffet

Subway

Bob Evans

Regional Map

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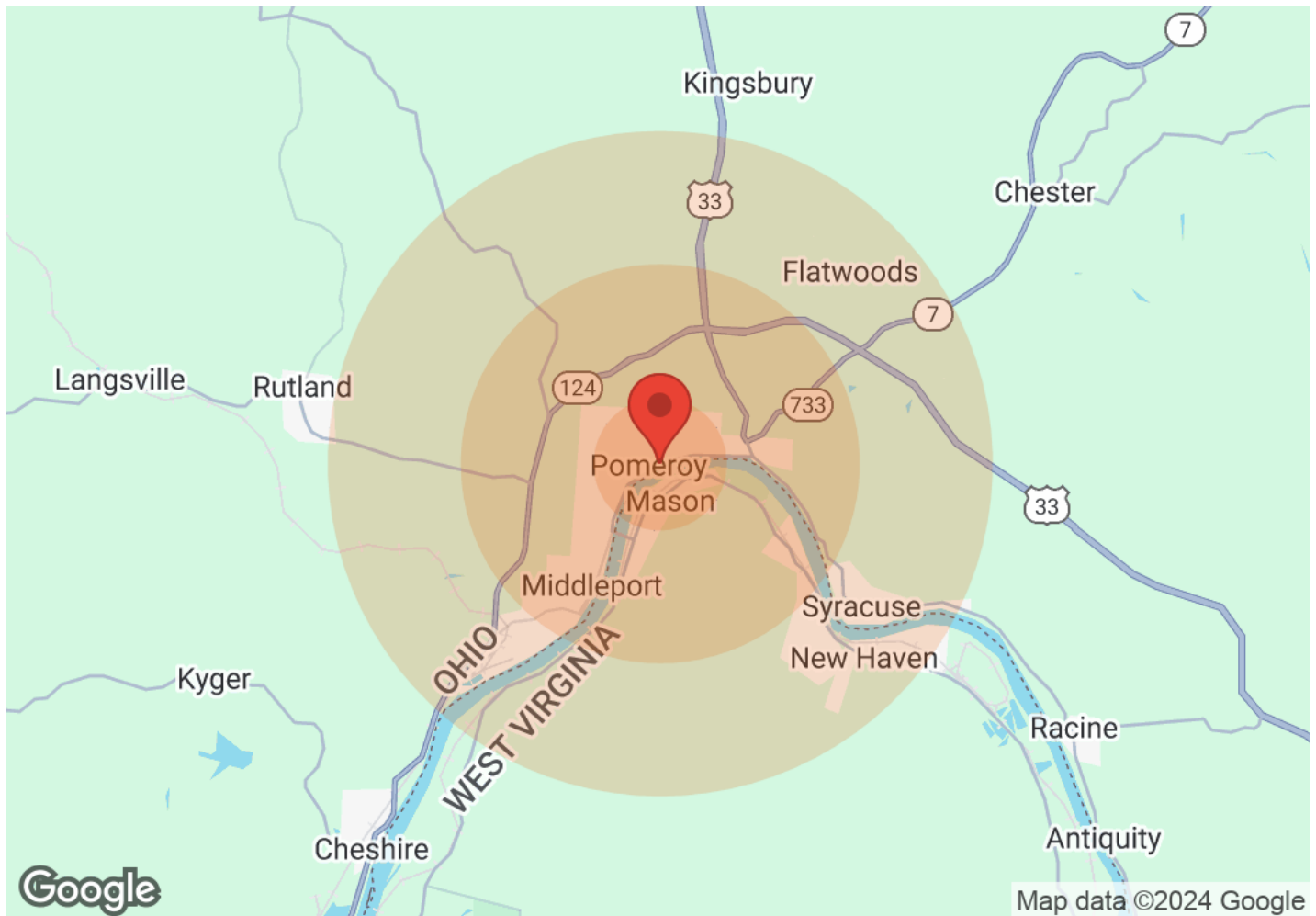
Aerial Map

Rite Aid | 306 East Main Street | Pomeroy, OH 45769



Demographics

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Population	1 Mile	3 Miles	5 Miles
Male	700	2,266	5,677
Female	803	2,597	5,951
Total Population	1,503	4,863	11,628

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	283	887	1,928
Ages 15-24	211	671	1,457
Ages 25-54	579	1,849	4,309
Ages 55-64	180	605	1,588
Ages 65+	250	851	2,346

Income	1 Mile	3 Miles	5 Miles
Median	\$20,770	\$29,323	\$33,728
< \$15,000	285	654	1,138
\$15,000-\$24,999	92	368	822
\$25,000-\$34,999	60	210	485
\$35,000-\$49,999	71	317	750
\$50,000-\$74,999	57	274	830
\$75,000-\$99,999	30	143	285
\$100,000-\$149,999	18	69	271
\$150,000-\$199,999	N/A	7	23
> \$200,000	7	32	33

Housing	1 Mile	3 Miles	5 Miles
Total Units	947	2,782	5,952
Occupied	781	2,298	4,880
Owner Occupied	445	1,400	3,397
Renter Occupied	336	898	1,483
Vacant	166	484	1,072

Donna Summers Realty

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Disclaimer

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