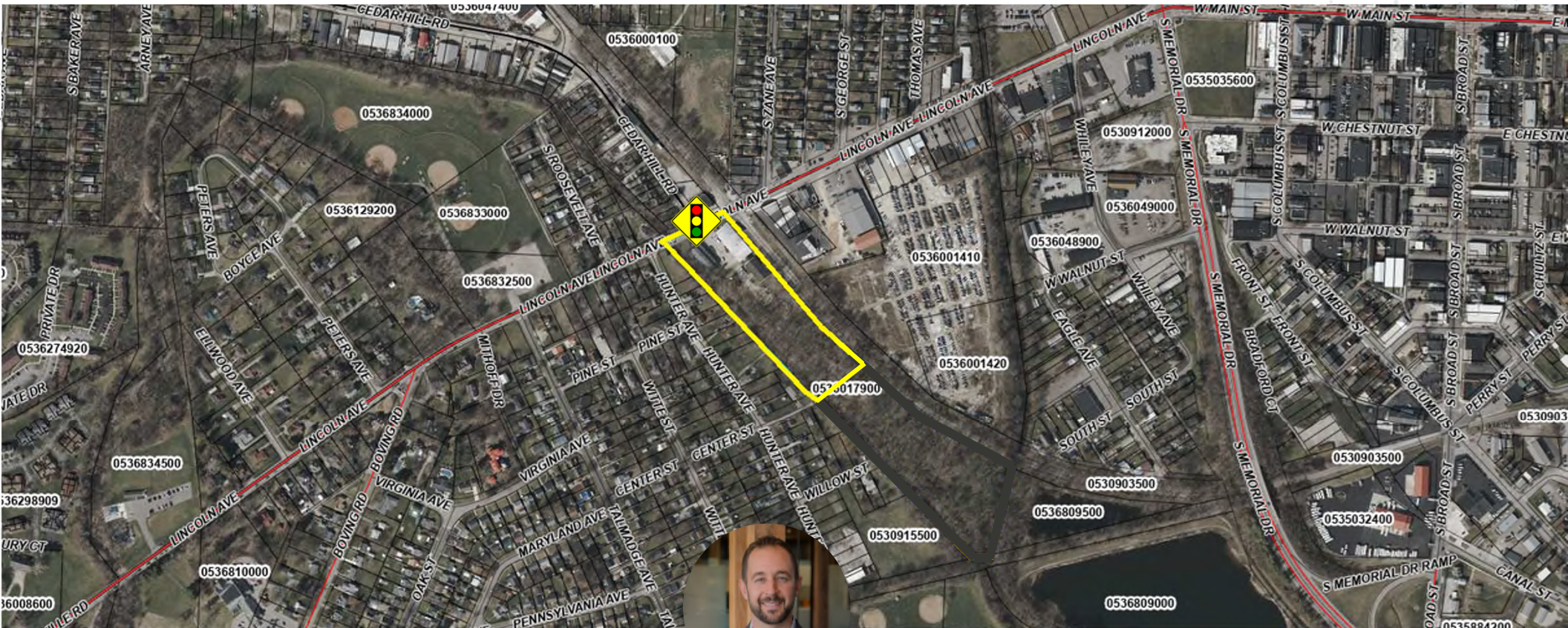


# +/- 4.918 ACRES

## GROUND LEASE / BUILD TO SUIT

606-614 LINCOLN AVENUE, LANCASTER, OHIO 43130



MATT COOPER SENIOR VICE PRESIDENT

MOBILE 614.403.4732 | DIRECT 614.334.7831  
MCOOPER@EQUITY.NET



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 The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

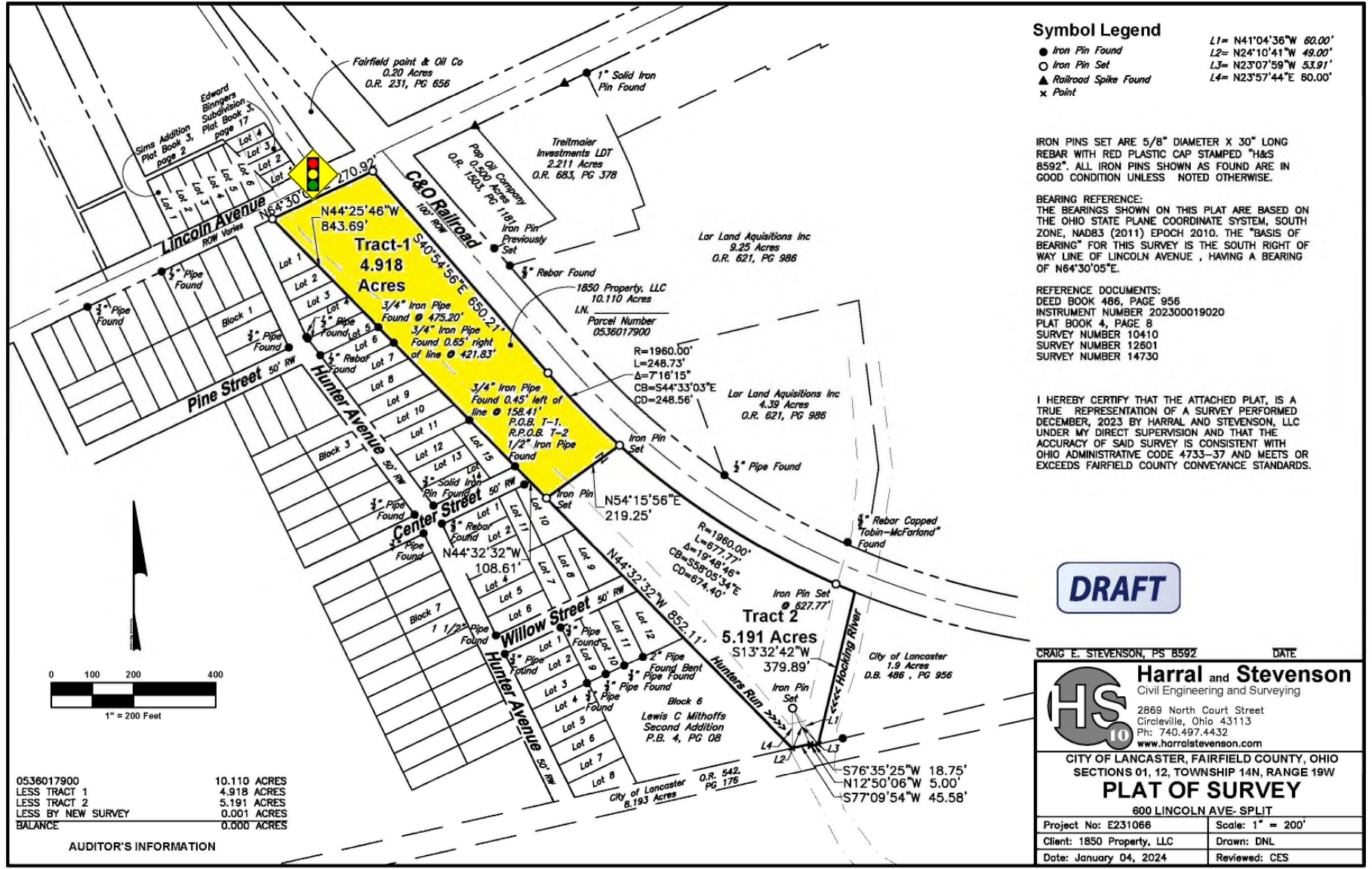
+ / - 4.918 ACRES

GROUND LEASE / BUILD TO SUIT  
606-614 LINCOLN AVENUE, LANCASTER, OH 43130

- +/- 4.918 acres
- Fairfield County parcel # 0536017900
- Service Industrial zoning
- High visibility location on Lincoln Avenue
- Nearly 20,000 vehicles per day on Lincoln Avenue
- Signalized intersection
- Ideal user would demolish existing structures and redevelop parcel



# SITE PLAN



**DRAFT**

CRAIG E. STEVENSON, PS 8592 DATE

**Harral and Stevenson**  
Civil Engineering and Surveying  
2869 North Court Street  
Circleville, Ohio 43113  
Ph: 740.497.4432  
www.harralstevenson.com

CITY OF LANCASTER, FAIRFIELD COUNTY, OHIO  
SECTIONS 01, 12, TOWNSHIP 14N, RANGE 19W

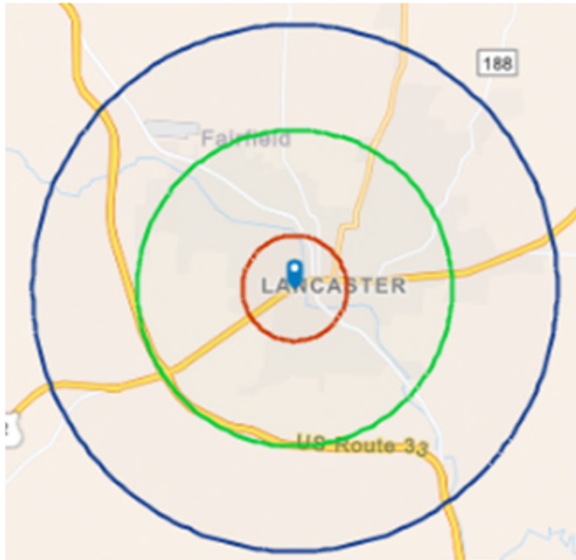
**PLAT OF SURVEY**  
600 LINCOLN AVE. SPLIT

Project No: E231066	Scale: 1" = 200'
Client: 1850 Property, LLC	Drawn: DNL
Date: January 04, 2024	Reviewed: CES

# AERIAL



# 1-MILE RADIUS DEMOS



## KEY FACTS

**12,379**  
Population

**2.3**  
Average  
Household Size

**37.7**  
Median Age

**\$82,990**  
Median Household Income

## BUSINESS

**663**

Total Businesses

**7,670**

Total Employees

## EDUCATION

**12%**

No High School  
Diploma

**47%**

High School  
Graduate

**28%**

Some  
College

**13%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$24,465**

Per Capita  
Income



**\$82,990**

Median  
Household  
Income



**\$59,780**

Average  
Household  
Income

## EMPLOYMENT



**46.5**  
White  
Collar %



**36.0**  
Blue  
Collar %

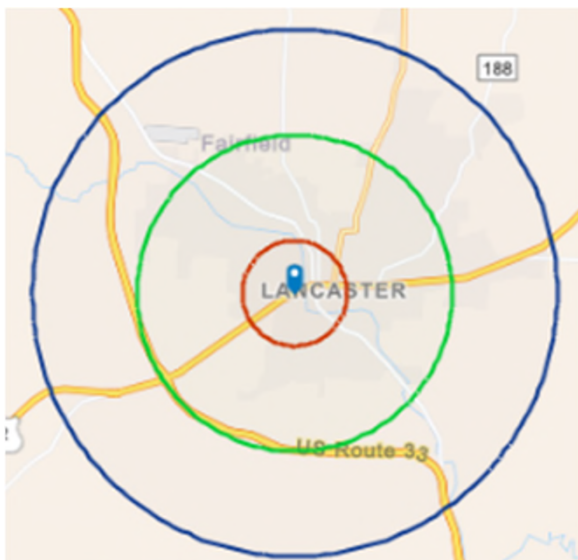


**17.5**  
Services  
%

**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

**39,859**

Population



Average  
Household Size



Median Age

**\$57,734**

Median Household Income

## BUSINESS



**1,514**

Total Businesses



**18,937**

Total Employees

## EDUCATION



**7%**

No High School  
Diploma



**43%**

High School  
Graduate



**27%**

Some  
College



**22%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$31,497**

Per Capita  
Income



**\$57,734**

Median  
Household  
Income



**\$75,540**

Average  
Household  
Income

## EMPLOYMENT



**55.8**

White  
Collar %



**28.2**

Blue  
Collar %



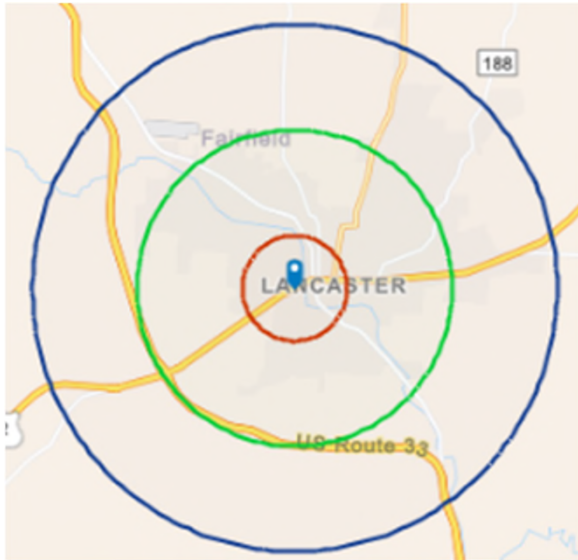
**16.0**

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.

# 5-MILE RADIUS DEMOS



## KEY FACTS

**53,668**  
Population

**2.4**  
Average  
Household Size

**41.0**  
Median Age

**\$62,475**  
Median Household Income

## BUSINESS

**1,921**

Total Businesses

**25,314**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**42%**

High School  
Graduate

**27%**

Some  
College

**24%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$33,842**

Per Capita  
Income



**\$62,475**

Median  
Household  
Income



**\$83,973**

Average  
Household  
Income

## EMPLOYMENT



**56.5**  
White  
Collar %



**26.8**  
Blue  
Collar %



**16.7**  
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.