



**FOUR SEASONS  
LAND COMPANY**

LAND DEVELOPMENT &  
REAL ESTATE BROKERAGE SERVICES

## PRIME RETAIL / RESTAURANT COMMERCIAL SITES MEMORIAL DRIVE LANCASTER OHIO



**Memorial Drive, Lancaster Ohio 43130**

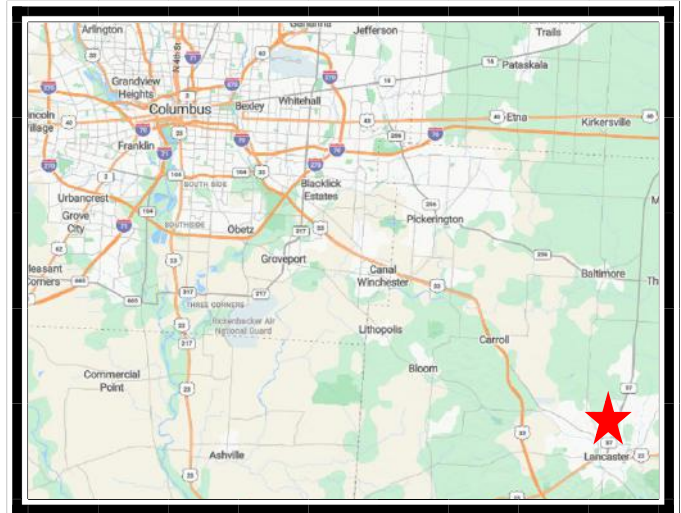
- Fairfield County- City of Lancaster
- Zoned CG Commercial General
- Full Access From Memorial Drive
- 2 Miles West of I-71/SR 665 I-Change

**1.25/1.27 Net Acres**

**\$550,000/\$1,100,000**

**Ron Beitzel (614) 746-3533**

**ron@fourseasonslandco.com**



**FOUR SEASONS  
LAND COMPANY**

(614) 898-LAND(5263)

FOURSEASONSLANDCO.COM



## **PRIME RETAIL / RESTAURANT COMMERCIAL SITES**

**2300 Memorial Drive, Lancaster, Ohio 43130**

- 1. Site Information**
- 2. Vicinity Map**
- 3. Site Plan**
- 4. Topographic Map**
- 5. Aerials**
- 6. Traffic Counts**
- 7. Demographics**
- 8. Salvation Army Facility Improvements Conceptual Plan**

**Marketed by Ron Beitzel, Broker  
(614) 746-3533 \* [ron@fourseasonslandco.com](mailto:ron@fourseasonslandco.com)**

Information contained herein has been obtained from source that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Prospective buyer(s) should verify the information to satisfy themselves and not rely exclusively upon the information contained herein.







## SITE INFORMATION

**Price:** Outlot 1- SOLD  
 Outlot 2- 3.264 Acres (1.3 Acres Net) - **\$1,100,000**  
 (Includes Credit for 1" Water Tap)  
 Outlot 3- 3.172 Acres (1.5 Ac. Net)- **\$550,000**

**Address:** 2300 Memorial Drive  
 Lancaster, Ohio 43130

City: Lancaster County: Fairfield

**Demographics:**

POPULATION -1 MILE RADIUS SUBJECT		INCOME -1 MILE RADIUS SUBJECT	
2024 Total Population	7,142	2024 Average Household Income	\$85,014
2029 Estimate	7,744	2029 Est. Median Household Income	\$98,992
POPULATION -3 MILE RADIUS SUBJECT		INCOME -3 MILE RADIUS SUBJECT	
2024 Total Population	35,669	2024 Average Household Income	\$77,555
2029 Estimate	36,561	2029 Est. Median Household Income	\$91,219
POPULATION -5 MILE RADIUS SUBJECT		INCOME -5 MILE RADIUS SUBJECT	
2024 Total Population	51,956	2024 Average Household Income	\$85,144
2029 Estimate	53,441	2029 Est. Median Household Income	\$99,508

**Subject**

**Property Zoning:**

- City of Lancaster Zoning
- C2- Commercial General

City of Lancaster Zoning Department  
 (740) 687-6649 or [building@ci.lancaster.oh.us](mailto:building@ci.lancaster.oh.us)

**Taxes:**

City of Lancaster, Lancaster Schools  
 PID 053-22394-00, 053-22749-00  
 The 2023 tax rate for the City of Lancaster, Lancaster School District (053) for commercial property is \$50.95456 per \$1,000 of assessed value of the property.

Fairfield County Auditor  
 (740) 652-7032





**Sewer:** Sewer service is stubbed into the property.  
City of Lancaster  
Division of Water Pollution Control  
(740) 687-6664 or [wpcd@ci.lancaster.oh.us](mailto:wpcd@ci.lancaster.oh.us)

**Water:** Water service is stubbed into the property.  
City of Lancaster  
Division of Water  
(740) 687-6630 or [water@ci.lancaster.oh.us](mailto:water@ci.lancaster.oh.us)

**Gas:** [Lancaster City Gas](#)  
(740) 687-6670 Main Number  
[lancastermunicipalgas@ci.lancaster.oh.us](mailto:lancastermunicipalgas@ci.lancaster.oh.us)

**Electricity:** The service provider for this site is American Electric Power Company.  
  
Customer Solutions Department  
(614) 836-2570 or (800) 277-2177

**Telephone:** Telephone service is available through AT&T  
(800) 660-7067

**Environmental:** Phase I Environmental Site Assessment performed April 21, 1994 and a follow-up investigation performed March 11, 1996 is available upon request.

**Related Internet Sites:**

[Fairfield County Web Site](#)

[City of Lancaster](#)

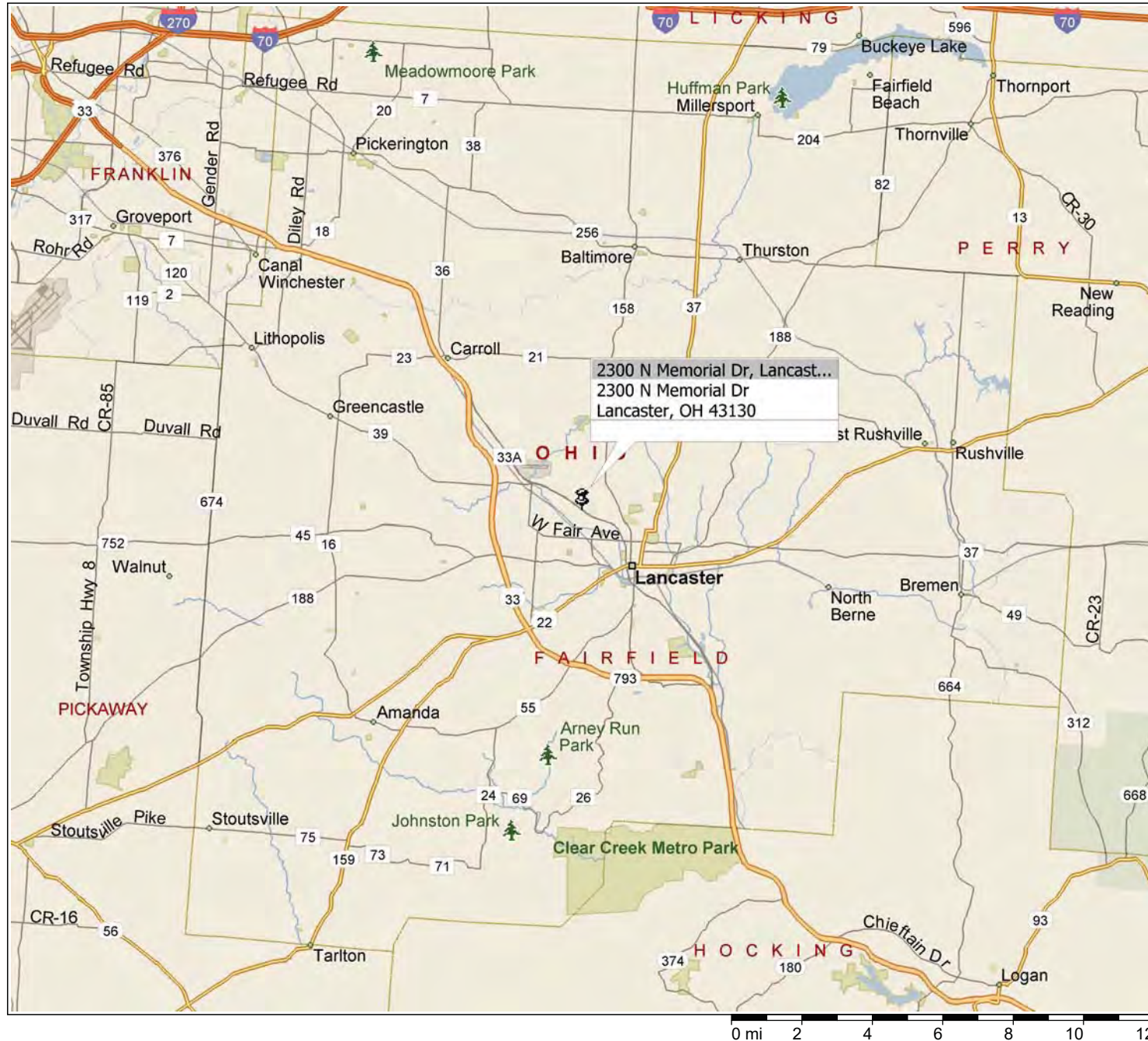
[City of Lancaster Chamber of Commerce](#)

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# Vicinity Map 2300 Memorial Drive Lancaster Ohio





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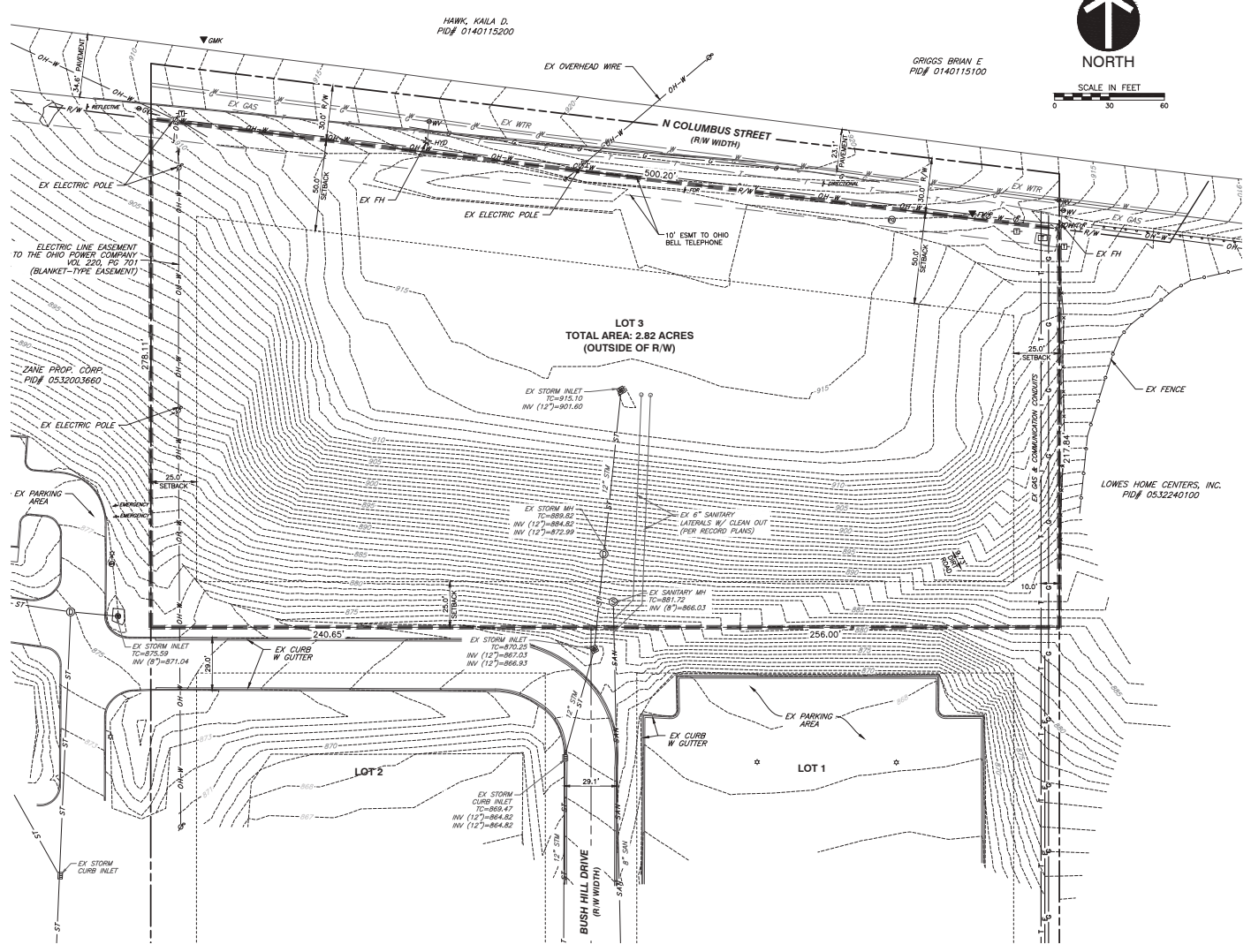












SCALE IN FEET  
0 30 60

**LEGEND**

---	EXISTING SUBJECT PARCEL BOUNDARY
---	EXISTING ADJACENT PROPERTY BOUNDARY
---	EXISTING PROPERTY RIGHT-OF-WAY
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING PAVEMENT MARKING
---	EXISTING FENCE
---	EXISTING STRUCTURAL WALL
---	EXISTING SANITARY PIPE
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING STORM PIPE
---	EXISTING CATCH BASIN
---	EXISTING OVERHEAD WIRE
---	EXISTING UTILITY POLE
---	EXISTING GAS CONDUIT/MAIN
---	EXISTING GAS LINE MARKER
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE (WV)
---	EXISTING HYDRANT
---	EXISTING TELECOMM MANHOLE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR

- REFERENCE**
1. TOPOGRAPHIC CONTOURS AND MISCELLANEOUS UTILITY ITEMS, PER SITE SURVEY BY CEC, COMPLETED APRIL 2024.
  2. LINE WORK SHOWN ON PLANS; PROPERTY BOUNDARY, SETBACKS, EASEMENTS AND UTILITIES PER 2009 CEC FILES.
  3. 2022-01 CURRENT ZONING, PARKING CODES PER LANCASTER CITY WEBSITE SOURCE: AMERICAN LEGAL PUBLISHING (SITE VISIT MAY, 2023).

# OUTLOT 3 EXISTING CONDITIONS MAY 2024

**SUBMITTAL RECORD**

NO.	DATE	DESCRIPTION
1	5/1/24	ISSUED FOR PERMIT

700 Cherrington Parkway  
Moon Township, PA 15108  
Ph: 412.429.2324 - 800.365.2324  
www.cecinc.com



**LOT 3**  
**MEMORIAL DR. COMMERCIAL DEV**  
**M & R INVESTMENTS**  
**CITY OF LANCASTER, OHIO**

**EXISTING SITE PLAN**

DATE:	MAY 2024	DRAWN BY:	AJT
DWG. SCALE:	1"=30'	CHECKED BY:	BAB
PLOT DATE:		DATE PLOTTED:	5/8/24

DRAWING NO.:  
**EX-SITE**  
SHEET 1 OF 1

I:\projects\2024\05\05-001\05-001.dwg - 05/01/2024 10:07:11 AM - 10/10/2024 10:07:11 AM - 10/10/2024 10:07:11 AM - 10/10/2024 10:07:11 AM





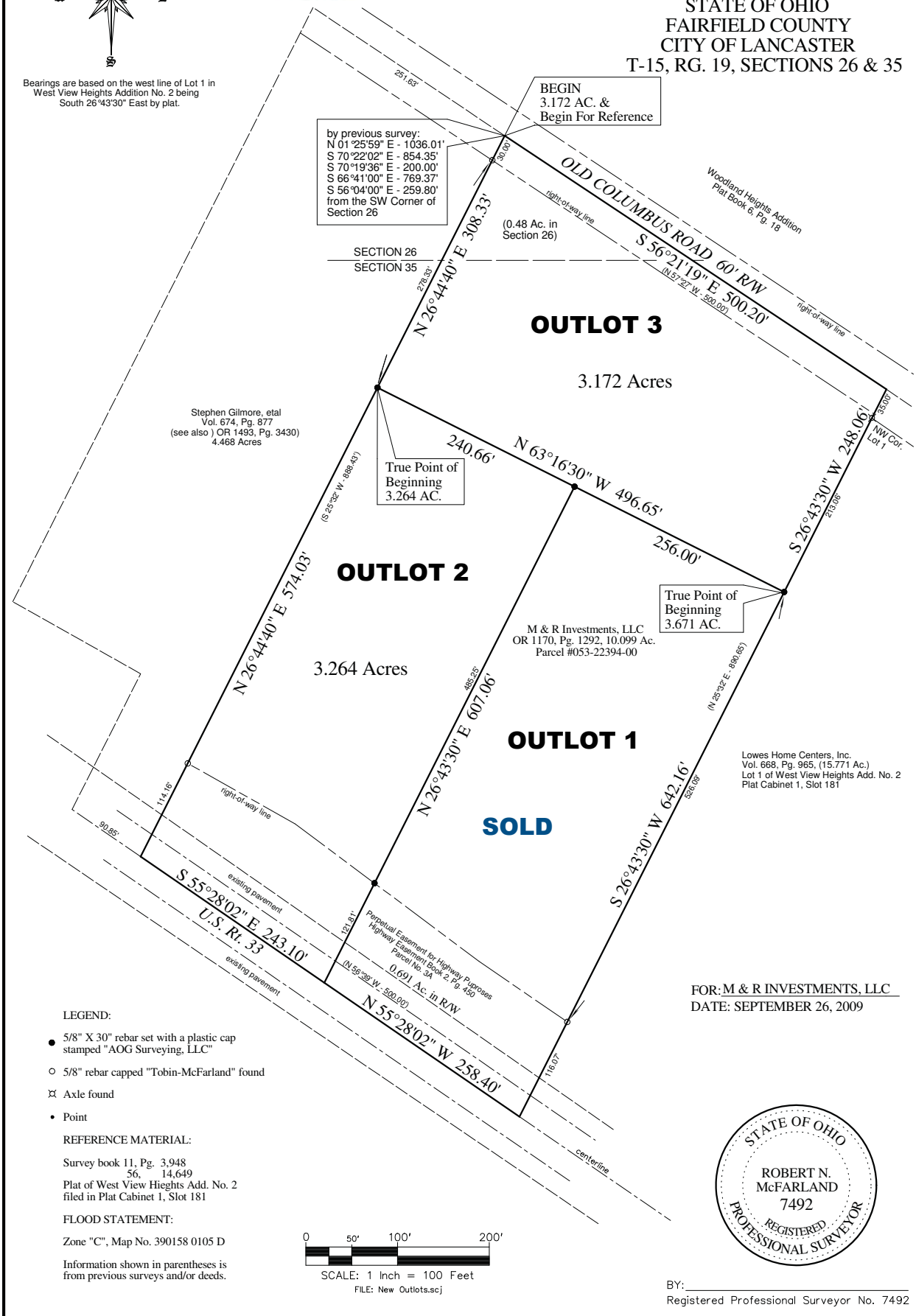
Bearings are based on the west line of Lot 1 in West View Heights Addition No. 2 being South 26°43'30" East by plat.



**A.O.G. SURVEYING, LLC**

1641 N. Memorial Drive #176  
Lancaster, OH 43130  
Ph. 740-652-9301 Fax 740-652-9303

STATE OF OHIO  
FAIRFIELD COUNTY  
CITY OF LANCASTER  
T-15, RG. 19, SECTIONS 26 & 35



**LEGEND:**

- 5/8" X 30" rebar set with a plastic cap stamped "AOG Surveying, LLC"
- 5/8" rebar capped "Tobin-McFarland" found
- ⊗ Axle found
- Point

**REFERENCE MATERIAL:**

Survey book 11, Pg. 3,948  
56, 14,649  
Plat of West View Heights Add. No. 2  
filed in Plat Cabinet 1, Slot 181

**FLOOD STATEMENT:**

Zone "C", Map No. 390158 0105 D

Information shown in parentheses is from previous surveys and/or deeds.



SCALE: 1 Inch = 100 Feet

FILE: New Outlots.scj

FOR: M & R INVESTMENTS, LLC  
DATE: SEPTEMBER 26, 2009



BY: \_\_\_\_\_  
Registered Professional Surveyor No. 7492





KOHL'S

MENARDS

WAL\*MART



GIANT EAGLE

U-HAUL



MEMORIAL DRIVE



OUTLOT 2



OUTLOT 3

COLUMBUS STREET

LOWE'S





COLUMBUS STREET

LOWE'S

THE SALVATION ARMY

Fairfield Medical Center

MEMORIAL DRIVE

Five Points

BEST BUY

BAYMONT INN & SUITES

Holiday Inn Express & Suites

TOYOTA





RIVER VALLEY MALL  
A part of your life.

BAYMONT  
INN & SUITES

Holiday Inn  
Express  
& Suites

LOWE'S

THE SALVATION ARMY

TOYOTA

U-HAUL

OUTLOT 3

OUTLOT 2

Fairfield  
Medical Center

COLUMBUS STREET

MEMORIAL DRIVE



COLUMBUS STREET  
OUTLOT 3



OUTLOT 2



MEMORIAL DRIVE







**RIVER VALLEY MALL**  
*A part of your life.*

**BAYMONT**  
INN & SUITES

**H** Holiday Inn  
Express  
& Suites

**TOYOTA**

**U-HAUL**

**MEMORIAL DRIVE**

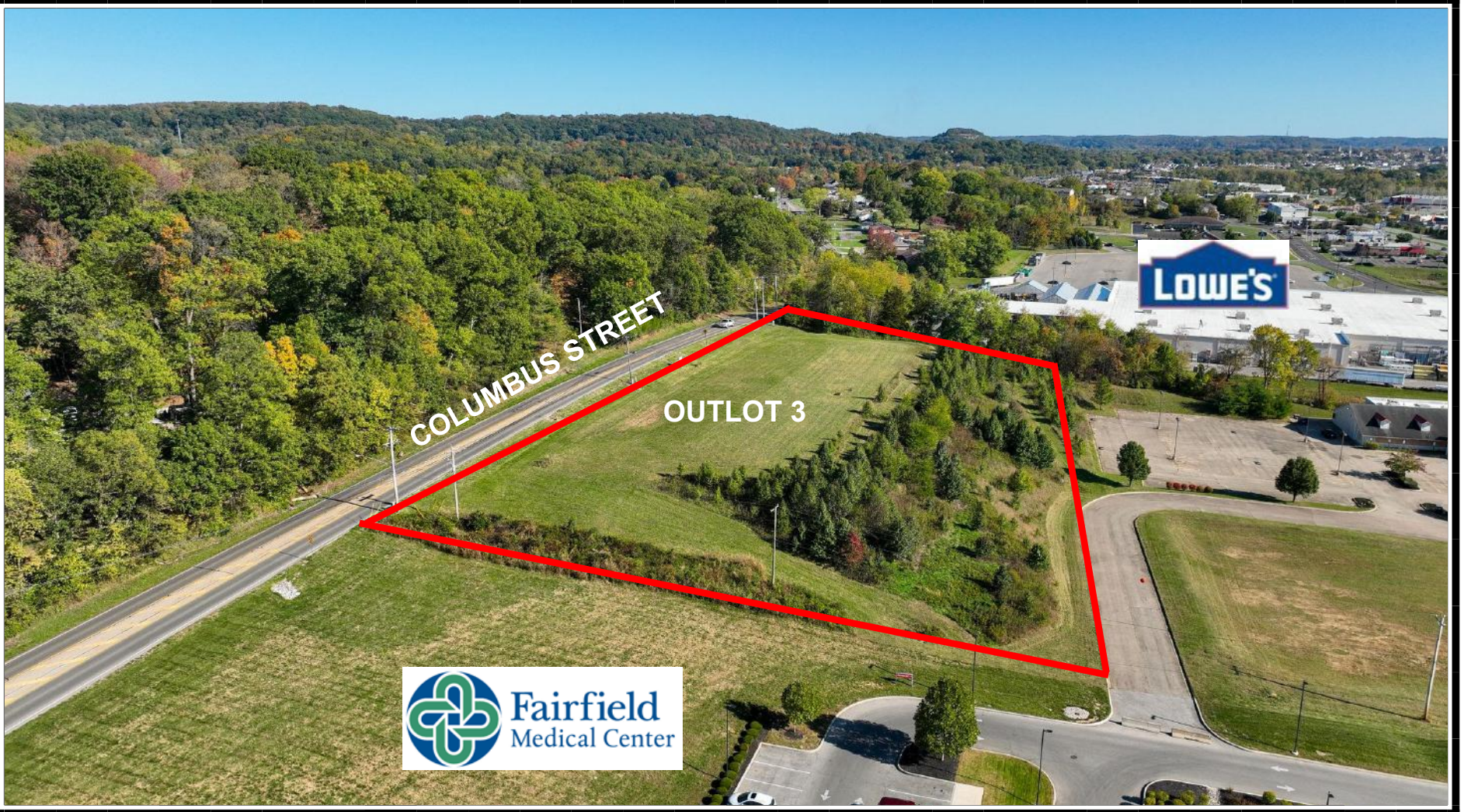
**LOWE'S**

**THE SALVATION ARMY**

**OUTLOT 2**

**Fairfield**  
Medical Center





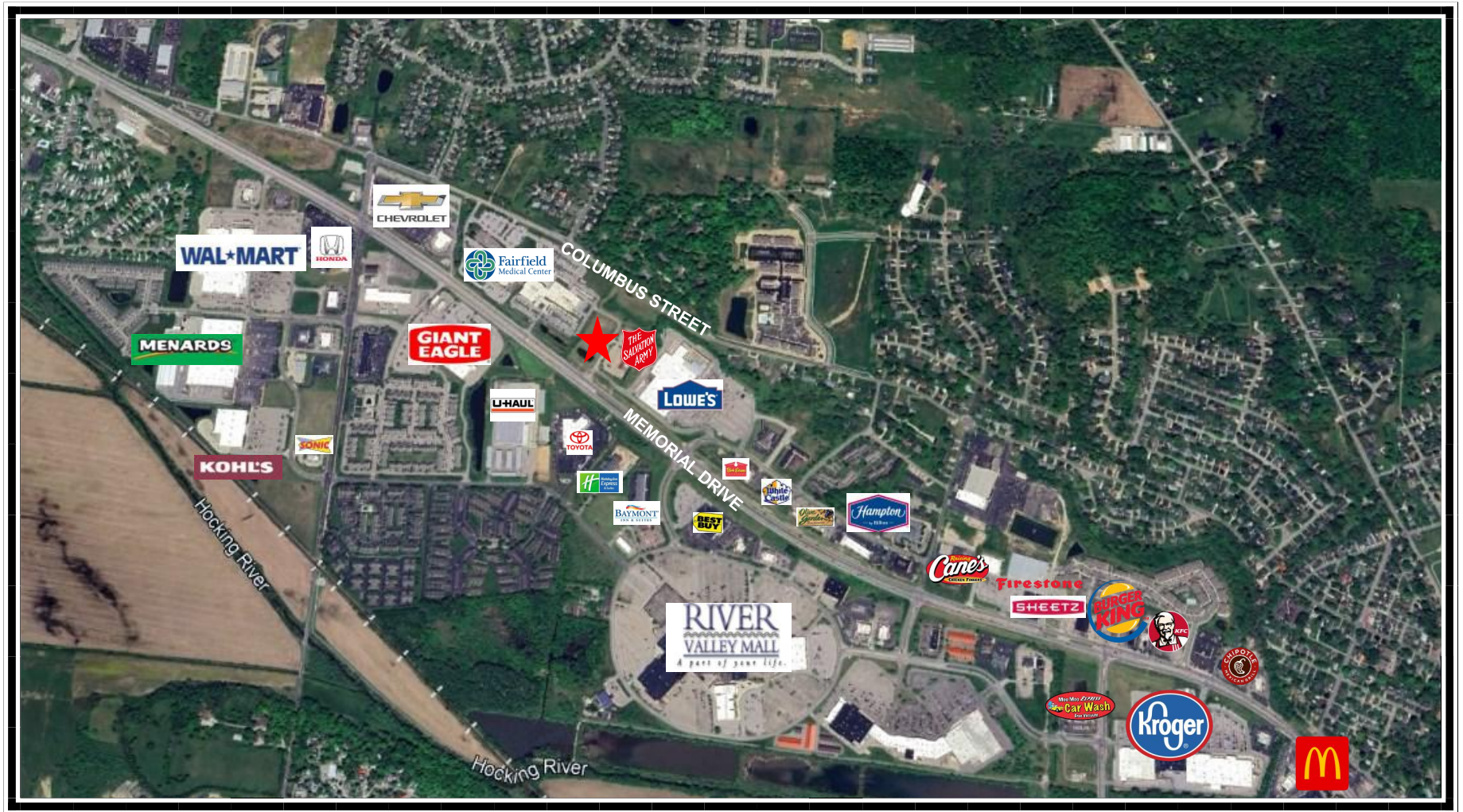
COLUMBUS STREET

OUTLOT 3





# 2024 AERIAL VIEW MEMORIAL DRIVE BUSINESS CORRIDOR



 **SUBJECT PROPERTY LOCATION**





**TRAFFIC COUNTS MEMORIAL DRIVE 2024**

Ron,

Here is the data you requested for the area of 2300 N Memorial Dr. This was pulled from the same signal of FMC & Memorial Dr as last time. These ADT counts are for the month of June 2024, broke down by day of the week for ADT's NB (towards Ety Rd.) and SB (towards Schorway Dr.)

June 2024 ADT						
NB ADT	Sun	5,125	Total Memorial Drive ADT		Sun	12,308
	Mon	7,746			Mon	18,613
	Tues	7,827			Tues	18,970
	Wed	8,019			Wed	19,472
	Thurs	8,151			Thurs	19,805
	Fri	8,748			Fri	21,451
	Sat	6,100			Sat	14,784
SB ADT	Sun	7,183				
	Mon	10,867				
	Tues	11,143				
	Wed	11,453				
	Thurs	11,654				
	Fri	12,703				
	Sat	8,684				

Very sincerely,

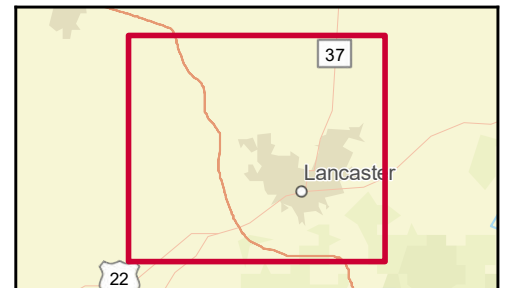
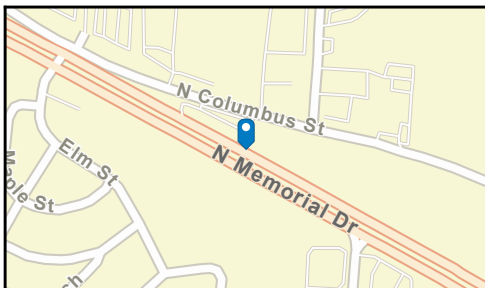
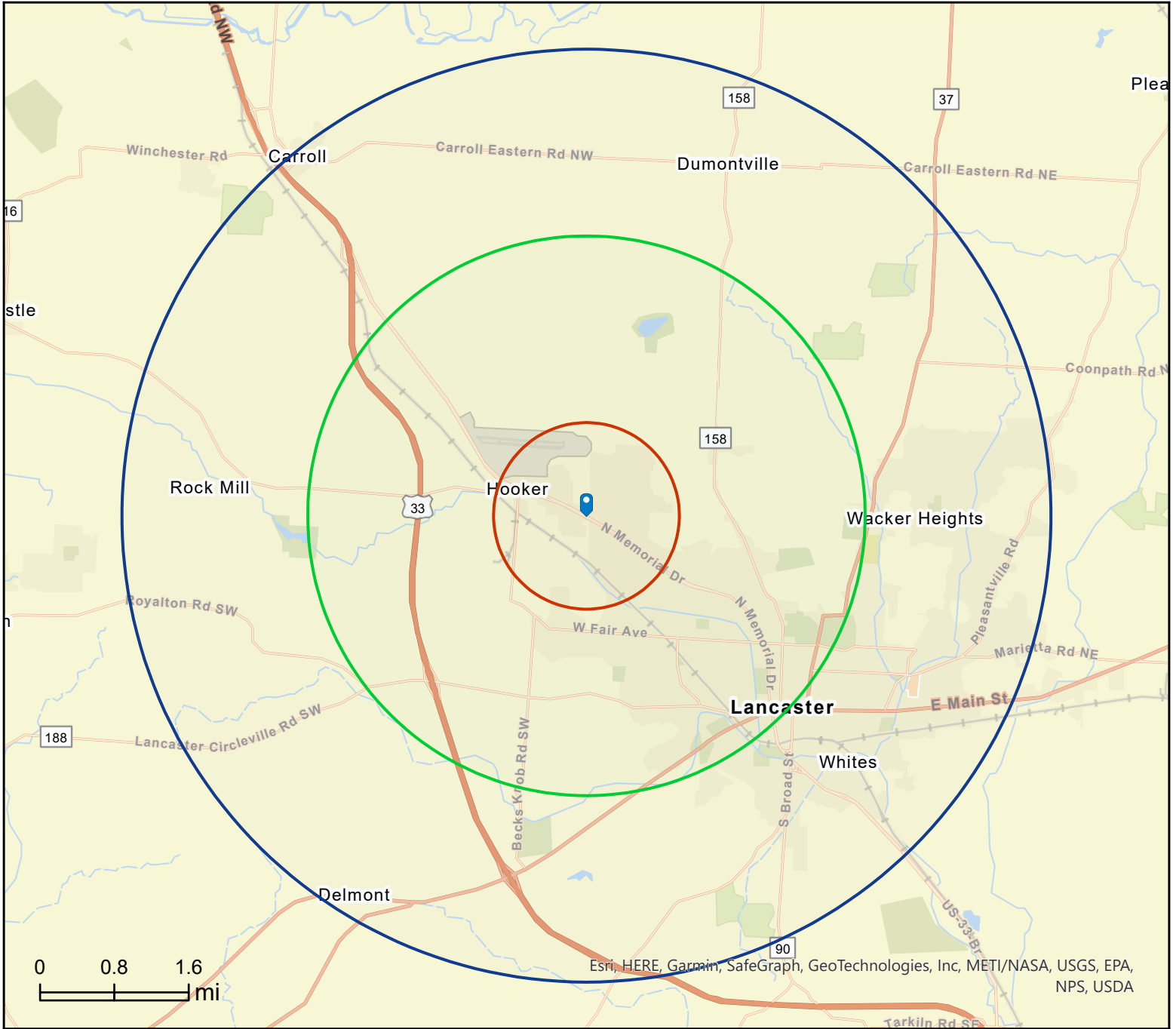
Charlie Mullett  
Traffic Control Supervisor



# Site Map

2300 N Memorial Dr, Lancaster, Ohio, 43130  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.74386  
Longitude: -82.64376







# Community Profile

2300 N Memorial Dr, Lancaster, Ohio, 43130  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73794  
Longitude: -82.63217

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,397	31,793	48,754
2020 Total Population	6,515	33,421	50,817
2020 Group Quarters	58	651	1,462
2024 Total Population	7,142	34,465	51,956
2024 Group Quarters	58	653	1,461
2029 Total Population	7,744	35,669	53,441
2024-2029 Annual Rate	1.63%	0.69%	0.57%
2024 Total Daytime Population	8,001	36,561	51,353
Workers	4,668	17,917	23,294
Residents	3,333	18,644	28,059
<b>Household Summary</b>			
2010 Households	2,350	12,975	19,811
2010 Average Household Size	2.29	2.41	2.39
2020 Total Households	2,841	13,757	20,848
2020 Average Household Size	2.27	2.38	2.37
2024 Households	3,125	14,273	21,453
2024 Average Household Size	2.27	2.37	2.35
2029 Households	3,401	14,831	22,142
2029 Average Household Size	2.26	2.36	2.35
2024-2029 Annual Rate	1.71%	0.77%	0.63%
2010 Families	1,459	8,285	12,921
2010 Average Family Size	2.92	2.96	2.91
2024 Families	1,874	8,559	13,155
2024 Average Family Size	2.94	2.98	2.93
2029 Families	2,018	8,789	13,414
2029 Average Family Size	2.94	2.99	2.94
2024-2029 Annual Rate	1.49%	0.53%	0.39%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,976	12,921	19,419
Owner Occupied Housing Units	57.6%	61.1%	61.9%
Renter Occupied Housing Units	35.6%	32.2%	32.3%
Vacant Housing Units	6.8%	6.7%	5.8%
2010 Housing Units	2,546	14,251	21,626
Owner Occupied Housing Units	60.2%	58.1%	58.8%
Renter Occupied Housing Units	32.1%	33.0%	32.8%
Vacant Housing Units	7.7%	9.0%	8.4%
2020 Housing Units	3,013	14,893	22,363
Owner Occupied Housing Units	57.4%	57.3%	58.6%
Renter Occupied Housing Units	36.9%	35.1%	34.6%
Vacant Housing Units	6.0%	7.5%	6.8%
2024 Housing Units	3,295	15,361	22,908
Owner Occupied Housing Units	58.3%	59.1%	60.4%
Renter Occupied Housing Units	36.5%	33.8%	33.2%
Vacant Housing Units	5.2%	7.1%	6.4%
2029 Housing Units	3,579	15,924	23,594
Owner Occupied Housing Units	59.2%	60.8%	62.2%
Renter Occupied Housing Units	35.8%	32.3%	31.6%
Vacant Housing Units	5.0%	6.9%	6.2%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Community Profile

2300 N Memorial Dr, Lancaster, Ohio, 43130  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73794  
Longitude: -82.63217

	1 mile	3 miles	5 miles
<b>2024 Households by Income</b>			
Household Income Base	3,125	14,273	21,453
<\$15,000	6.1%	8.3%	8.5%
\$15,000 - \$24,999	11.6%	12.5%	11.1%
\$25,000 - \$34,999	6.3%	7.1%	7.3%
\$35,000 - \$49,999	9.9%	12.7%	11.8%
\$50,000 - \$74,999	17.9%	19.0%	18.3%
\$75,000 - \$99,999	14.5%	14.9%	13.6%
\$100,000 - \$149,999	20.5%	15.8%	16.9%
\$150,000 - \$199,999	10.3%	6.6%	7.4%
\$200,000+	2.8%	3.1%	5.1%
Average Household Income	\$85,014	\$77,555	\$85,144
<b>2029 Households by Income</b>			
Household Income Base	3,401	14,831	22,142
<\$15,000	5.3%	7.1%	7.3%
\$15,000 - \$24,999	8.8%	9.2%	8.2%
\$25,000 - \$34,999	5.3%	5.8%	6.0%
\$35,000 - \$49,999	8.8%	11.2%	10.4%
\$50,000 - \$74,999	16.7%	18.4%	17.6%
\$75,000 - \$99,999	13.8%	15.6%	14.1%
\$100,000 - \$149,999	23.3%	19.0%	19.9%
\$150,000 - \$199,999	14.5%	9.7%	10.5%
\$200,000+	3.6%	3.9%	6.2%
Average Household Income	\$98,992	\$91,219	\$99,508
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	1,921	9,079	13,838
<\$50,000	10.7%	7.3%	6.2%
\$50,000 - \$99,999	2.1%	10.4%	8.1%
\$100,000 - \$149,999	9.7%	19.5%	15.4%
\$150,000 - \$199,999	14.8%	13.4%	11.4%
\$200,000 - \$249,999	30.3%	15.4%	16.8%
\$250,000 - \$299,999	17.5%	9.3%	10.8%
\$300,000 - \$399,999	10.7%	10.1%	12.5%
\$400,000 - \$499,999	2.0%	4.6%	6.6%
\$500,000 - \$749,999	1.0%	6.1%	9.3%
\$750,000 - \$999,999	0.5%	2.0%	1.6%
\$1,000,000 - \$1,499,999	0.6%	1.4%	1.0%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.1%
\$2,000,000 +	0.0%	0.3%	0.2%
Average Home Value	\$223,906	\$256,205	\$279,076
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	2,118	9,689	14,684
<\$50,000	5.1%	4.4%	3.5%
\$50,000 - \$99,999	0.4%	4.9%	3.5%
\$100,000 - \$149,999	2.9%	10.6%	8.0%
\$150,000 - \$199,999	9.0%	10.5%	8.5%
\$200,000 - \$249,999	28.8%	16.5%	16.4%
\$250,000 - \$299,999	24.4%	12.5%	13.4%
\$300,000 - \$399,999	19.8%	16.8%	17.9%
\$400,000 - \$499,999	4.9%	8.1%	10.1%
\$500,000 - \$749,999	2.9%	10.1%	14.3%
\$750,000 - \$999,999	0.9%	3.0%	2.5%
\$1,000,000 - \$1,499,999	0.7%	2.1%	1.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.4%	0.3%
Average Home Value	\$280,382	\$329,825	\$348,231

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.





# Community Profile

2300 N Memorial Dr, Lancaster, Ohio, 43130  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73794  
Longitude: -82.63217

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2024	\$71,422	\$60,007	\$63,195
2029	\$82,863	\$71,687	\$75,768
<b>Median Home Value</b>			
2024	\$220,919	\$197,941	\$226,674
2029	\$257,640	\$262,490	\$287,303
<b>Per Capita Income</b>			
2024	\$36,267	\$32,175	\$34,813
2029	\$42,366	\$37,994	\$40,823
<b>Median Age</b>			
2010	37.3	37.7	38.8
2020	39.4	39.8	41.1
2024	39.4	40.2	41.4
2029	40.4	41.3	42.4
<b>2020 Population by Age</b>			
Total	6,515	33,421	50,817
0 - 4	5.9%	6.0%	5.8%
5 - 9	6.4%	6.4%	6.1%
10 - 14	6.5%	6.5%	6.4%
15 - 24	12.9%	11.6%	11.7%
25 - 34	12.7%	13.2%	12.6%
35 - 44	12.4%	12.4%	12.0%
45 - 54	12.1%	12.0%	12.1%
55 - 64	11.9%	13.1%	13.3%
65 - 74	10.3%	10.7%	11.3%
75 - 84	6.4%	5.9%	6.3%
85 +	2.5%	2.1%	2.5%
18 +	76.9%	77.5%	78.1%
<b>2024 Population by Age</b>			
Total	7,143	34,466	51,956
0 - 4	5.8%	6.0%	5.7%
5 - 9	6.2%	6.1%	5.9%
10 - 14	6.4%	6.2%	6.0%
15 - 24	12.1%	11.8%	11.8%
25 - 34	13.4%	13.1%	12.7%
35 - 44	13.1%	12.8%	12.4%
45 - 54	11.8%	11.7%	11.8%
55 - 64	11.4%	12.3%	12.4%
65 - 74	10.4%	11.2%	11.7%
75 - 84	6.8%	6.5%	7.1%
85 +	2.5%	2.2%	2.6%
18 +	77.9%	78.1%	78.8%
<b>2029 Population by Age</b>			
Total	7,744	35,669	53,441
0 - 4	5.8%	5.8%	5.6%
5 - 9	5.7%	5.6%	5.4%
10 - 14	6.1%	5.9%	5.8%
15 - 24	10.9%	11.4%	11.2%
25 - 34	14.0%	12.8%	12.6%
35 - 44	13.5%	13.0%	12.6%
45 - 54	11.5%	11.9%	11.8%
55 - 64	11.1%	11.4%	11.6%
65 - 74	10.6%	11.6%	12.0%
75 - 84	7.7%	7.8%	8.4%
85 +	3.1%	2.6%	3.0%
18 +	79.0%	79.2%	79.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 05, 2024



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Prepared by Esri  
Latitude: 39.73794  
Longitude: -82.63217

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	3,105	16,335	24,937
Females	3,410	17,086	25,880
<b>2024 Population by Sex</b>			
Males	3,465	17,131	25,912
Females	3,677	17,334	26,044
<b>2029 Population by Sex</b>			
Males	3,750	17,651	26,533
Females	3,994	18,018	26,908
<b>2010 Population by Race/Ethnicity</b>			
Total	5,397	31,793	48,754
White Alone	95.2%	96.0%	95.9%
Black Alone	0.9%	1.0%	1.2%
American Indian Alone	0.1%	0.3%	0.2%
Asian Alone	1.0%	0.5%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	0.6%	0.5%
Two or More Races	1.6%	1.7%	1.6%
Hispanic Origin	2.5%	1.5%	1.5%
Diversity Index	13.7	10.6	10.7
<b>2020 Population by Race/Ethnicity</b>			
Total	6,515	33,421	50,817
White Alone	91.1%	91.4%	91.6%
Black Alone	1.7%	1.9%	2.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	1.2%	0.6%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	0.7%	0.7%
Two or More Races	5.1%	5.1%	4.9%
Hispanic Origin	2.0%	1.9%	1.8%
Diversity Index	20.1	19.3	18.8
<b>2024 Population by Race/Ethnicity</b>			
Total	7,142	34,466	51,957
White Alone	89.7%	90.3%	90.5%
Black Alone	1.9%	2.3%	2.4%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	1.7%	0.9%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.8%	0.8%
Two or More Races	5.5%	5.5%	5.3%
Hispanic Origin	2.3%	2.1%	2.0%
Diversity Index	22.8	21.5	21.0
<b>2029 Population by Race/Ethnicity</b>			
Total	7,744	35,669	53,442
White Alone	88.7%	89.4%	89.6%
Black Alone	2.1%	2.4%	2.5%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	2.0%	1.0%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.9%	0.8%
Two or More Races	6.0%	6.0%	5.8%
Hispanic Origin	2.5%	2.3%	2.1%
Diversity Index	24.6	23.2	22.6

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 05, 2024





# Community Profile

2300 N Memorial Dr, Lancaster, Ohio, 43130  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73794  
Longitude: -82.63217

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	6,515	33,421	50,817
In Households	99.1%	98.1%	97.1%
Householder	41.9%	41.2%	40.7%
Opposite-Sex Spouse	19.4%	17.5%	18.1%
Same-Sex Spouse	0.1%	0.1%	0.1%
Opposite-Sex Unmarried Partner	3.0%	3.5%	3.4%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	25.2%	24.6%	24.0%
Adopted Child	0.8%	0.7%	0.7%
Stepchild	1.7%	1.8%	1.7%
Grandchild	1.8%	2.5%	2.5%
Brother or Sister	0.6%	0.8%	0.7%
Parent	0.7%	0.9%	0.8%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.3%
Other Relatives	0.8%	0.9%	0.9%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	2.3%	2.8%	2.6%
In Group Quarters	0.9%	1.9%	2.9%
Institutionalized	0.8%	1.7%	2.6%
Noninstitutionalized	0.1%	0.2%	0.3%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	4,963	24,084	36,684
Less than 9th Grade	0.5%	1.5%	1.2%
9th - 12th Grade, No Diploma	2.5%	5.7%	5.5%
High School Graduate	32.8%	37.6%	36.3%
GED/Alternative Credential	4.3%	4.9%	4.8%
Some College, No Degree	16.4%	18.0%	18.1%
Associate Degree	11.1%	9.2%	9.1%
Bachelor's Degree	18.8%	14.4%	16.1%
Graduate/Professional Degree	13.6%	8.7%	8.9%
<b>2024 Population 15+ by Marital Status</b>			
Total	5,827	28,159	42,789
Never Married	23.4%	31.4%	30.9%
Married	59.0%	49.6%	49.2%
Widowed	5.5%	6.7%	6.9%
Divorced	12.1%	12.3%	13.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	3,895	16,208	24,551
Population 16+ Employed	99.1%	97.0%	97.3%
Population 16+ Unemployment rate	0.9%	3.0%	2.7%
Population 16-24 Employed	16.4%	15.7%	15.0%
Population 16-24 Unemployment rate	4.7%	12.4%	10.1%
Population 25-54 Employed	60.3%	62.4%	61.5%
Population 25-54 Unemployment rate	0.2%	1.1%	1.4%
Population 55-64 Employed	16.5%	16.1%	16.4%
Population 55-64 Unemployment rate	0.0%	1.4%	1.1%
Population 65+ Employed	6.8%	5.7%	7.1%
Population 65+ Unemployment rate	0.0%	0.0%	0.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2024 Employed Population 16+ by Industry</b>			
Total	3,861	15,716	23,900
Agriculture/Mining	0.4%	0.2%	0.2%
Construction	12.3%	10.4%	9.7%
Manufacturing	7.0%	11.3%	11.4%
Wholesale Trade	1.0%	1.5%	1.7%
Retail Trade	11.3%	14.8%	13.5%
Transportation/Utilities	5.5%	5.9%	6.1%
Information	0.4%	0.8%	0.7%
Finance/Insurance/Real Estate	6.0%	4.4%	6.2%
Services	49.9%	46.0%	45.3%
Public Administration	6.3%	4.7%	4.9%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	3,859	15,716	23,898
White Collar	73.5%	58.3%	56.8%
Management/Business/Financial	18.6%	14.2%	15.5%
Professional	35.9%	23.2%	21.9%
Sales	10.6%	9.5%	8.5%
Administrative Support	8.4%	11.4%	10.9%
Services	8.5%	13.8%	16.2%
Blue Collar	17.9%	28.0%	27.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	6.6%	5.8%	5.8%
Installation/Maintenance/Repair	1.8%	3.4%	3.6%
Production	1.3%	5.6%	6.3%
Transportation/Material Moving	8.2%	13.1%	11.3%
<b>2020 Households by Type</b>			
Total	2,841	13,757	20,848
Married Couple Households	46.6%	42.8%	44.8%
With Own Children <18	18.1%	14.7%	14.8%
Without Own Children <18	28.4%	28.1%	30.0%
Cohabiting Couple Households	7.6%	8.9%	8.6%
With Own Children <18	2.4%	3.4%	3.3%
Without Own Children <18	5.2%	5.4%	5.3%
Male Householder, No Spouse/Partner	16.2%	18.7%	18.0%
Living Alone	12.1%	13.6%	13.1%
65 Years and over	4.2%	4.4%	4.4%
With Own Children <18	1.3%	1.5%	1.5%
Without Own Children <18, With Relatives	1.8%	2.6%	2.5%
No Relatives Present	1.0%	1.0%	1.0%
Female Householder, No Spouse/Partner	29.6%	29.6%	28.5%
Living Alone	19.9%	18.0%	17.2%
65 Years and over	11.8%	10.0%	9.9%
With Own Children <18	4.0%	4.8%	4.7%
Without Own Children <18, With Relatives	4.9%	6.1%	5.9%
No Relatives Present	0.8%	0.7%	0.8%
<b>2020 Households by Size</b>			
Total	2,841	13,757	20,848
1 Person Household	32.0%	31.5%	30.3%
2 Person Household	33.6%	34.7%	35.6%
3 Person Household	13.2%	14.1%	14.5%
4 Person Household	12.5%	11.3%	11.4%
5 Person Household	5.9%	5.2%	5.2%
6 Person Household	1.5%	1.8%	1.8%
7 + Person Household	1.2%	1.4%	1.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 05, 2024





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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	2,841	13,757	20,848
Owner Occupied	60.8%	62.0%	62.9%
Owned with a Mortgage/Loan	41.2%	42.3%	42.5%
Owned Free and Clear	19.6%	19.7%	20.4%
Renter Occupied	39.2%	38.0%	37.1%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	121	113	104
Percent of Income for Mortgage	19.4%	20.6%	22.5%
Wealth Index	61	60	73
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	3,013	14,893	22,363
Urban Housing Units	99.4%	94.4%	85.9%
Rural Housing Units	0.6%	5.6%	14.1%
<b>2020 Population By Urban/ Rural Status</b>			
Total	6,515	33,421	50,817
Urban Population	99.0%	93.1%	83.7%
Rural Population	1.0%	6.9%	16.3%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>Top 3 Tapestry Segments</b>			
1.	Middleburg (4C)	Traditional Living (12B)	Traditional Living (12B)
2.	Retirement Communities (9E)	Heartland Communities (6F)	Midlife Constants (5E)
3.	Heartland Communities (6F)	Middleburg (4C)	Heartland Communities (6F)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$5,589,162	\$23,457,946	\$38,398,533
Average Spent	\$1,788.53	\$1,643.52	\$1,789.89
Spending Potential Index	75	69	75
Education: Total \$	\$3,911,827	\$16,203,365	\$27,089,189
Average Spent	\$1,251.78	\$1,135.25	\$1,262.72
Spending Potential Index	72	66	73
Entertainment/Recreation: Total \$	\$9,777,223	\$41,295,781	\$67,825,185
Average Spent	\$3,128.71	\$2,893.28	\$3,161.57
Spending Potential Index	76	71	77
Food at Home: Total \$	\$17,009,445	\$73,661,968	\$120,630,980
Average Spent	\$5,443.02	\$5,160.93	\$5,623.04
Spending Potential Index	75	71	77
Food Away from Home: Total \$	\$9,209,184	\$37,901,847	\$62,356,774
Average Spent	\$2,946.94	\$2,655.49	\$2,906.67
Spending Potential Index	76	68	75
Health Care: Total \$	\$18,894,938	\$83,813,225	\$136,492,109
Average Spent	\$6,046.38	\$5,872.15	\$6,362.38
Spending Potential Index	79	76	83
HH Furnishings & Equipment: Total \$	\$7,547,471	\$31,830,449	\$52,270,169
Average Spent	\$2,415.19	\$2,230.12	\$2,436.50
Spending Potential Index	76	70	77
Personal Care Products & Services: Total \$	\$2,292,715	\$9,466,556	\$15,697,281
Average Spent	\$733.67	\$663.25	\$731.71
Spending Potential Index	74	67	73
Shelter: Total \$	\$61,312,917	\$250,899,583	\$416,227,031
Average Spent	\$19,620.13	\$17,578.62	\$19,401.81
Spending Potential Index	74	66	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,759,076	\$35,984,538	\$59,162,222
Average Spent	\$2,802.90	\$2,521.16	\$2,757.76
Spending Potential Index	80	72	79
Travel: Total \$	\$7,087,658	\$28,940,920	\$47,988,868
Average Spent	\$2,268.05	\$2,027.67	\$2,236.93
Spending Potential Index	75	67	74
Vehicle Maintenance & Repairs: Total \$	\$3,560,541	\$15,438,568	\$25,199,376
Average Spent	\$1,139.37	\$1,081.66	\$1,174.63
Spending Potential Index	77	73	79

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 05, 2024



## OUTLOT 2

# CONCEPTUAL RENDERING SALVATION ARMY FACILITY

2296 North Memorial Drive, Lancaster Ohio 43130

