



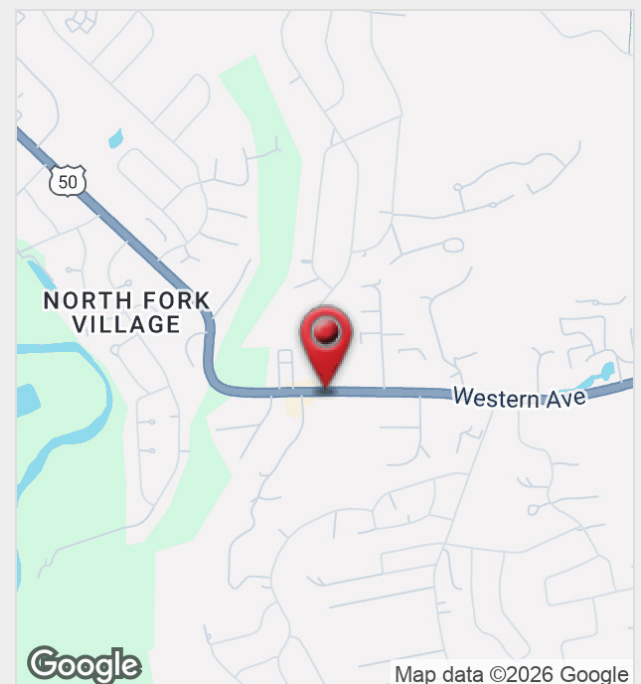
1318-1328 Western Ave

1318-1328 Western Ave, Chillicothe, Ohio 45601

Property Features

- 0.71 Acres at the Intersection of Western Ave & Limestone Blvd
- Ideal for Retail or Redevelopment Use
- Traffic Counts Exceed 16,000 VPD
- 149 Feet of Frontage Along Western Avenue
- High-Visibility Corridor in South-Central Ohio
- Positioned Between Columbus and Cincinnati
- Easy Access to US-23, US-35, and US-50

Sale Price: \$439,000

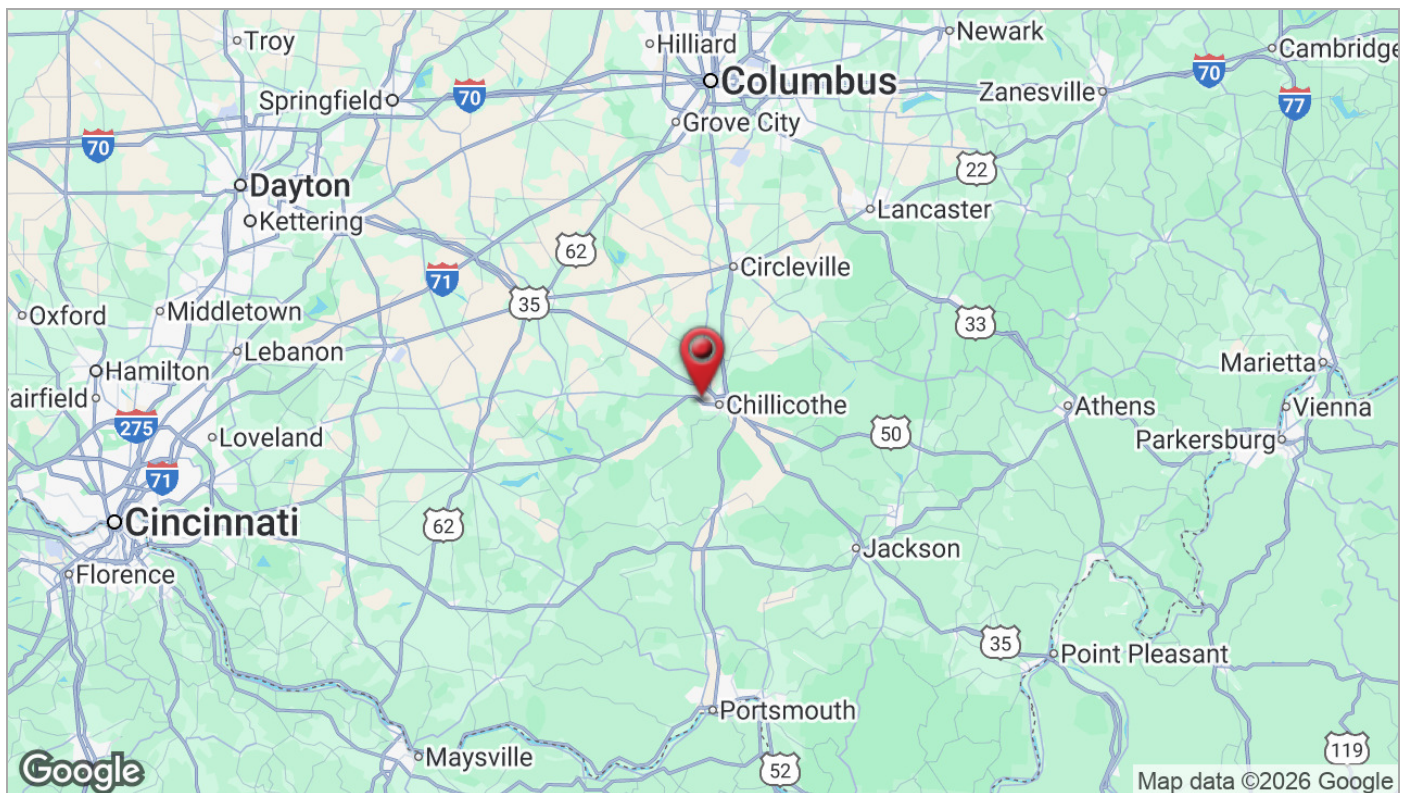
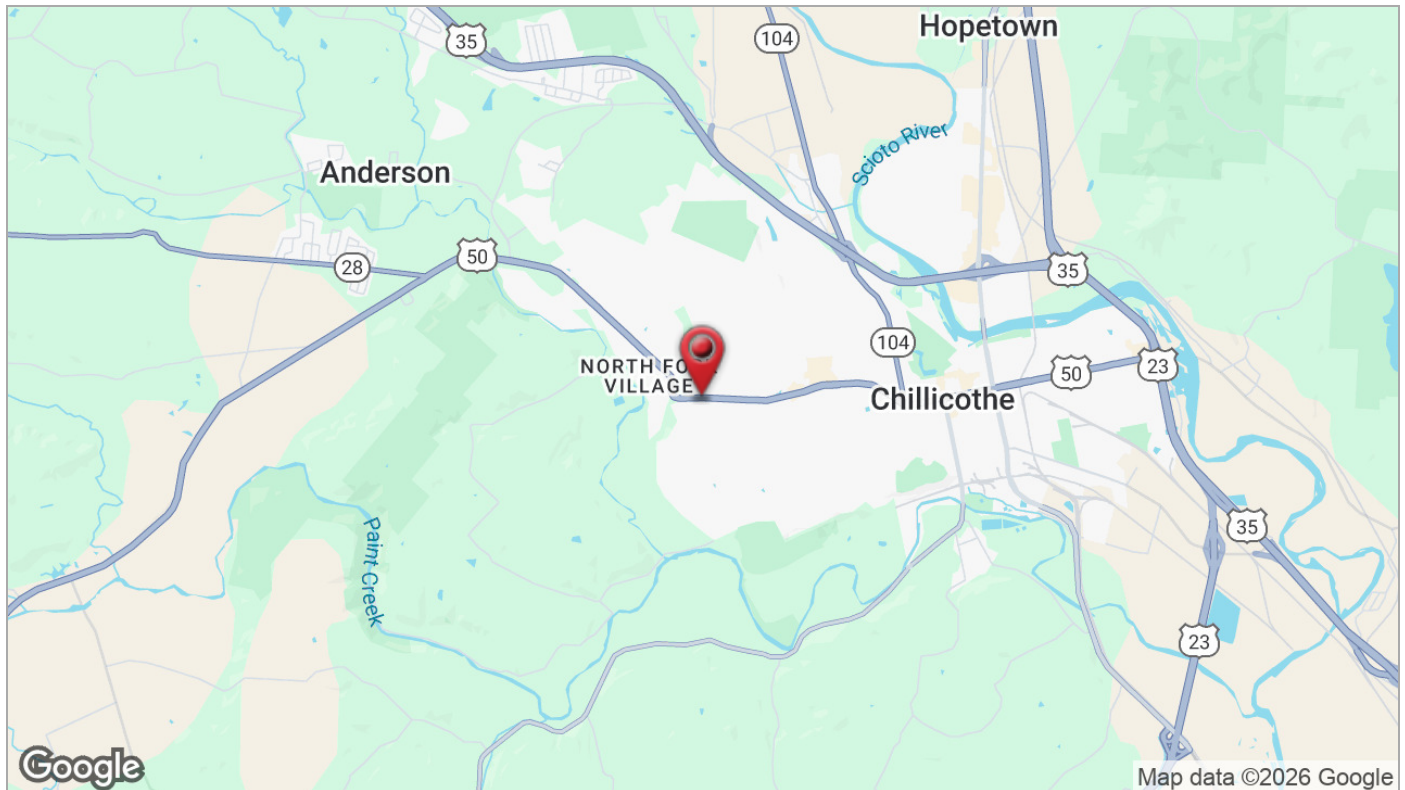


For more information:

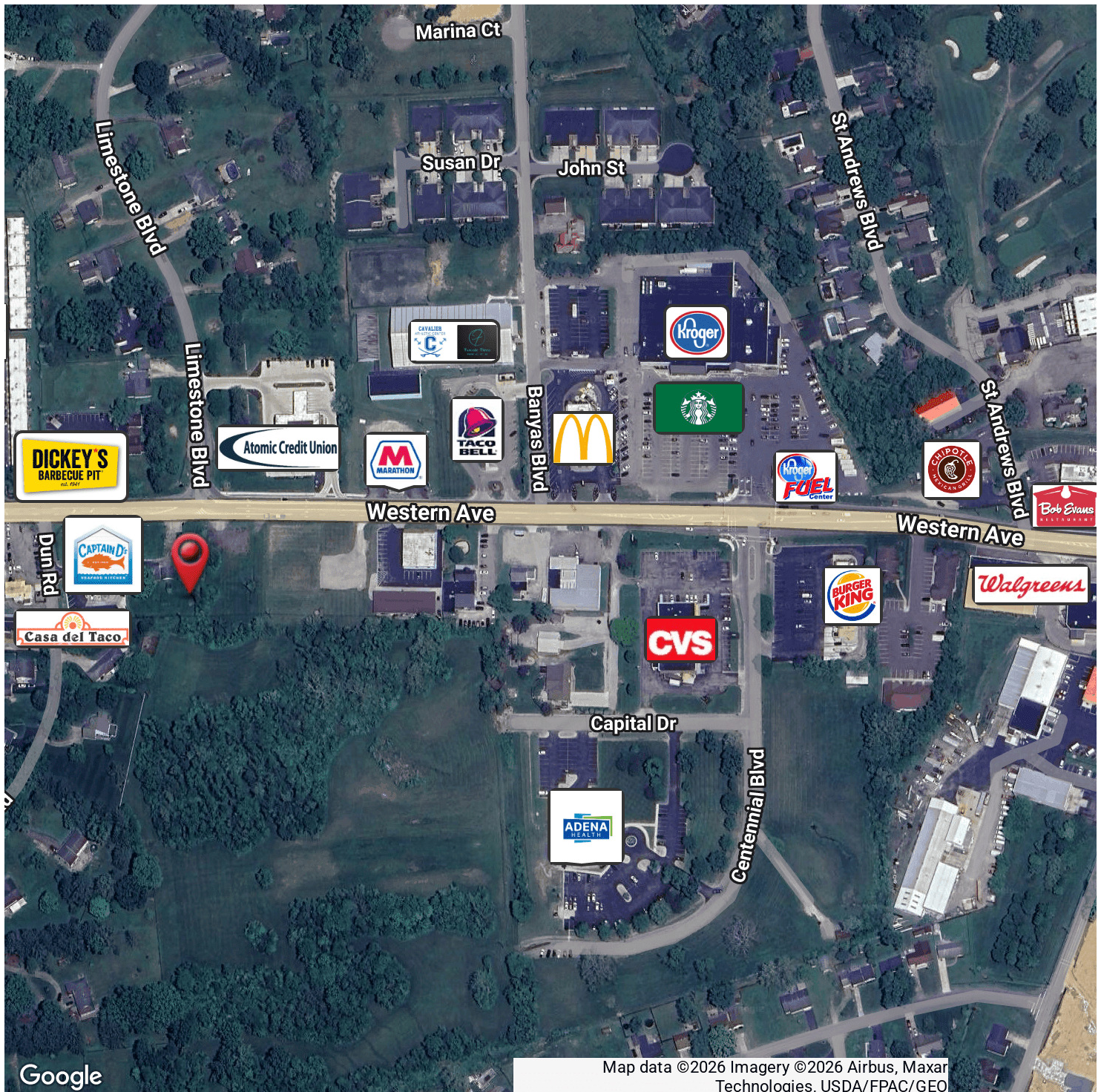
Chad Boggs

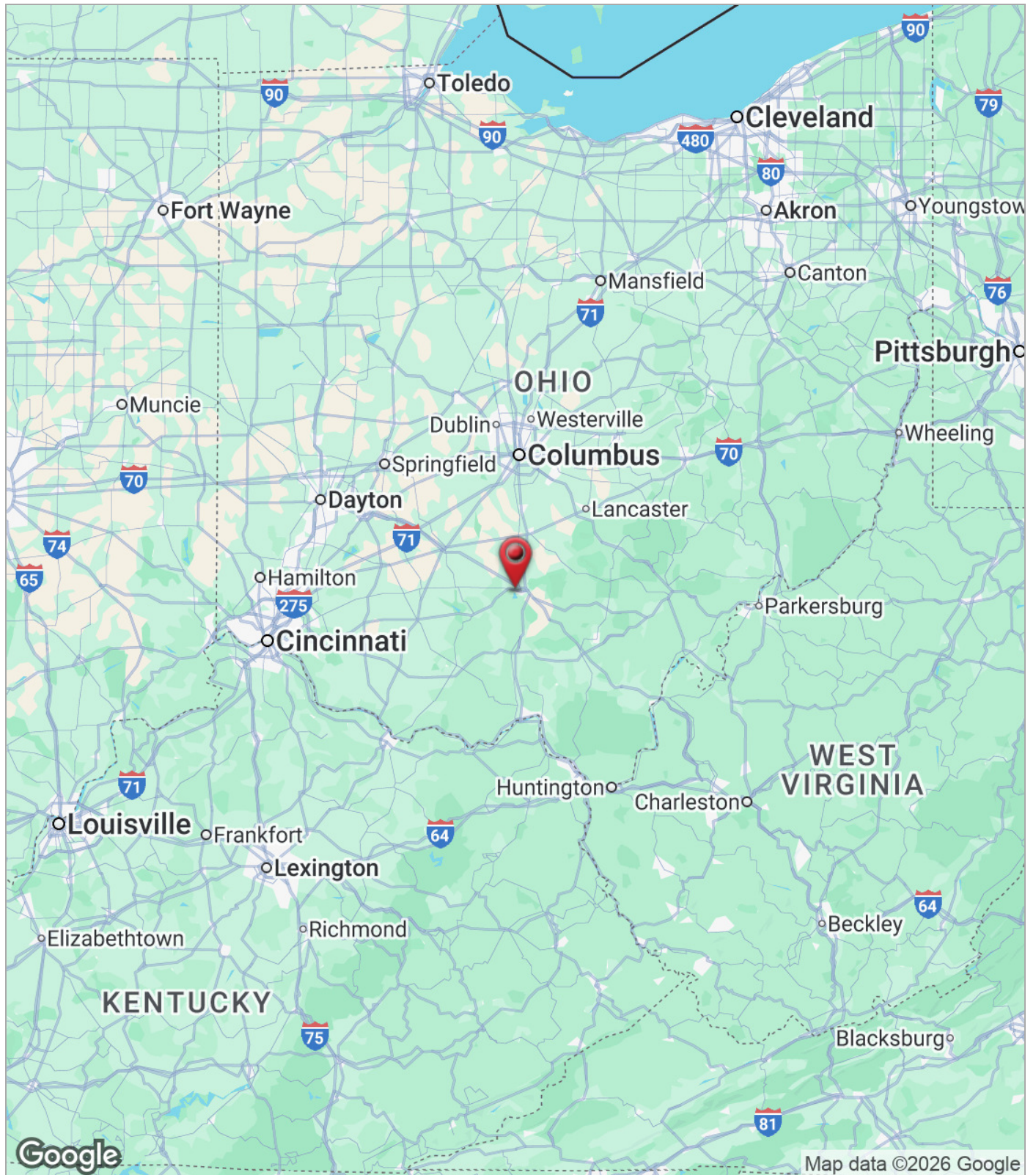
614 629 5261 • cboggs@ohioequities.com

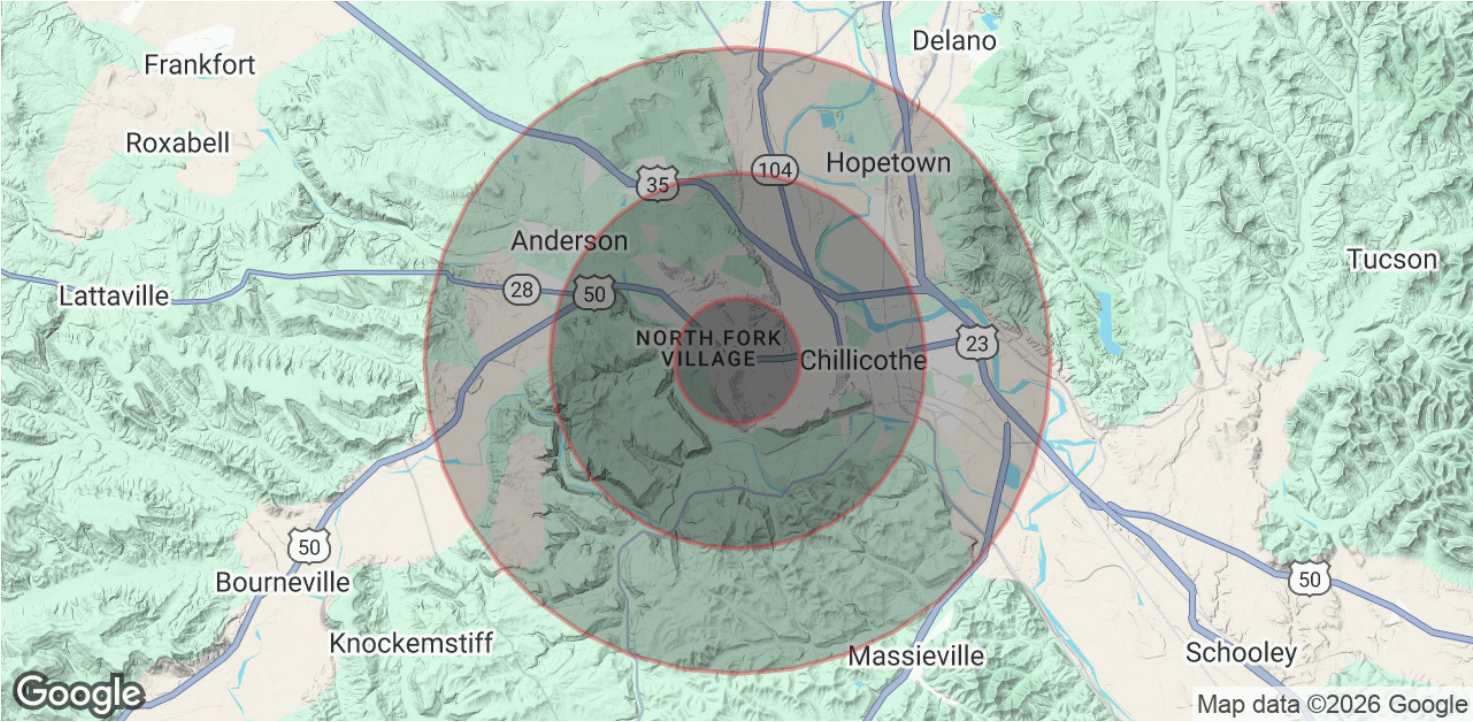












POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,065	27,231	38,638
Average Age	44	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,286	10,739	14,886
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$102,065	\$80,668	\$78,244
Average House Value	\$285,577	\$218,945	\$203,600

Demographics data derived from AlphaMap