

CHILLICOTHE OFFICE

OFFICE FOR LEASE

70-80 N. PLAZA BOULEVARD, CHILLICOTHE, OH 45601



JESSE SHKOLNIK *ADVISOR*

MOBILE 614.208.5360 | DIRECT 614.334.7818
JSHKOLNIK@EQUITY.NET



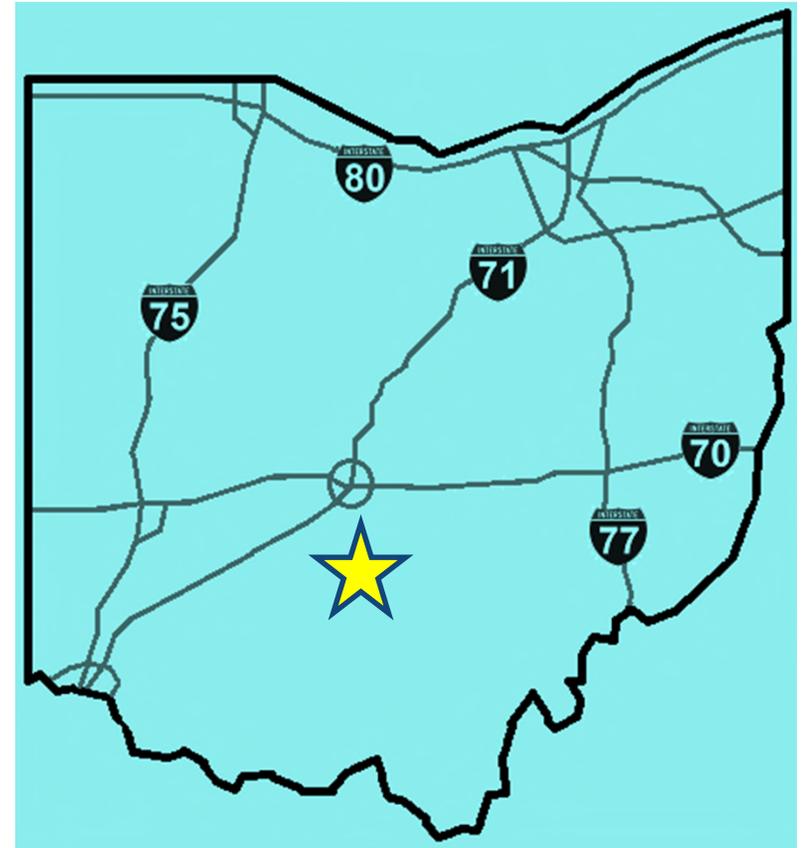
PROPERTY HIGHLIGHTS

CHILLICOTHE OFFICE

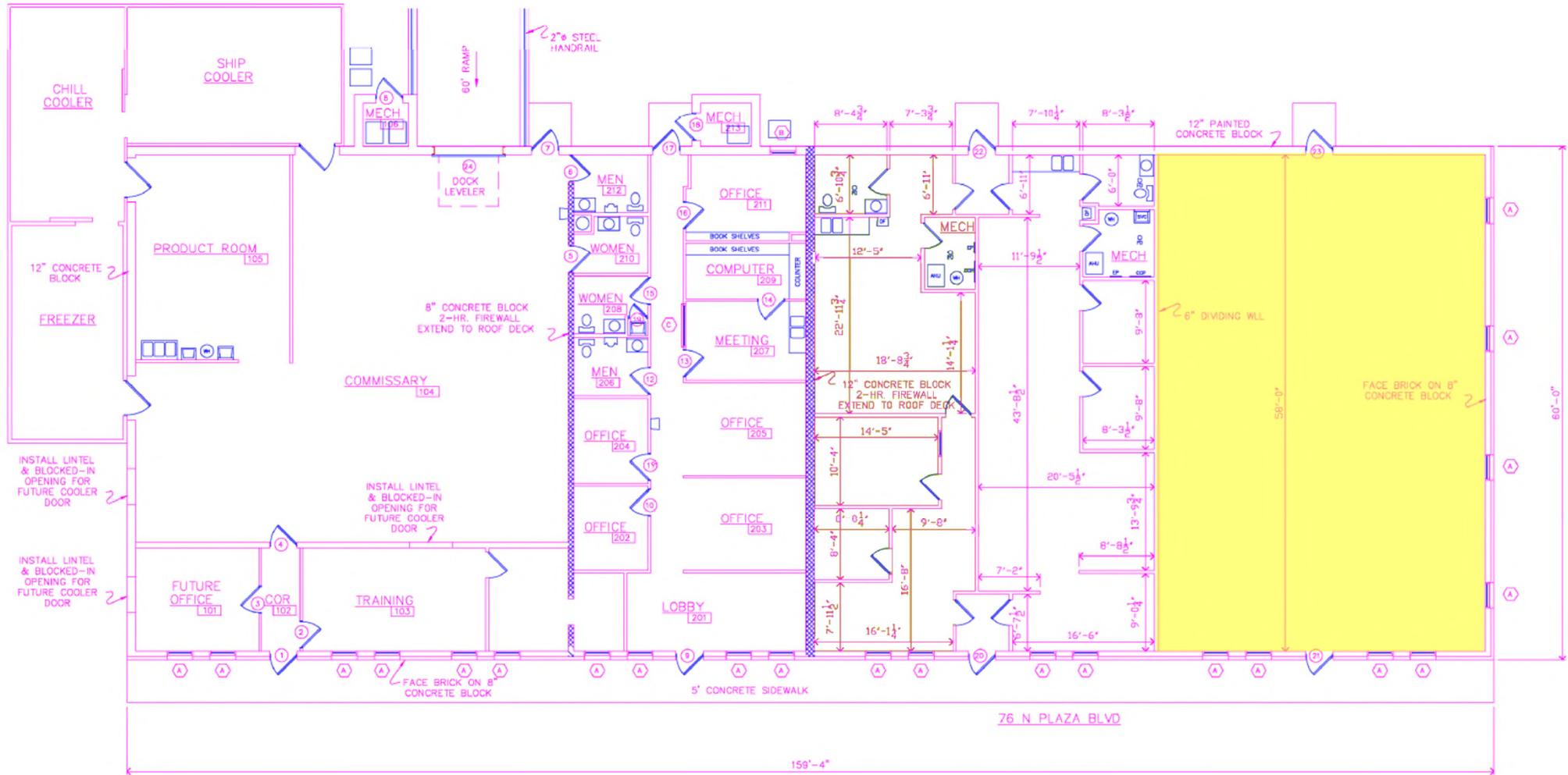
OFFICE FOR LEASE

70-80 N. PLAZA BOULEVARD, CHILLICOTHE, OH 45601

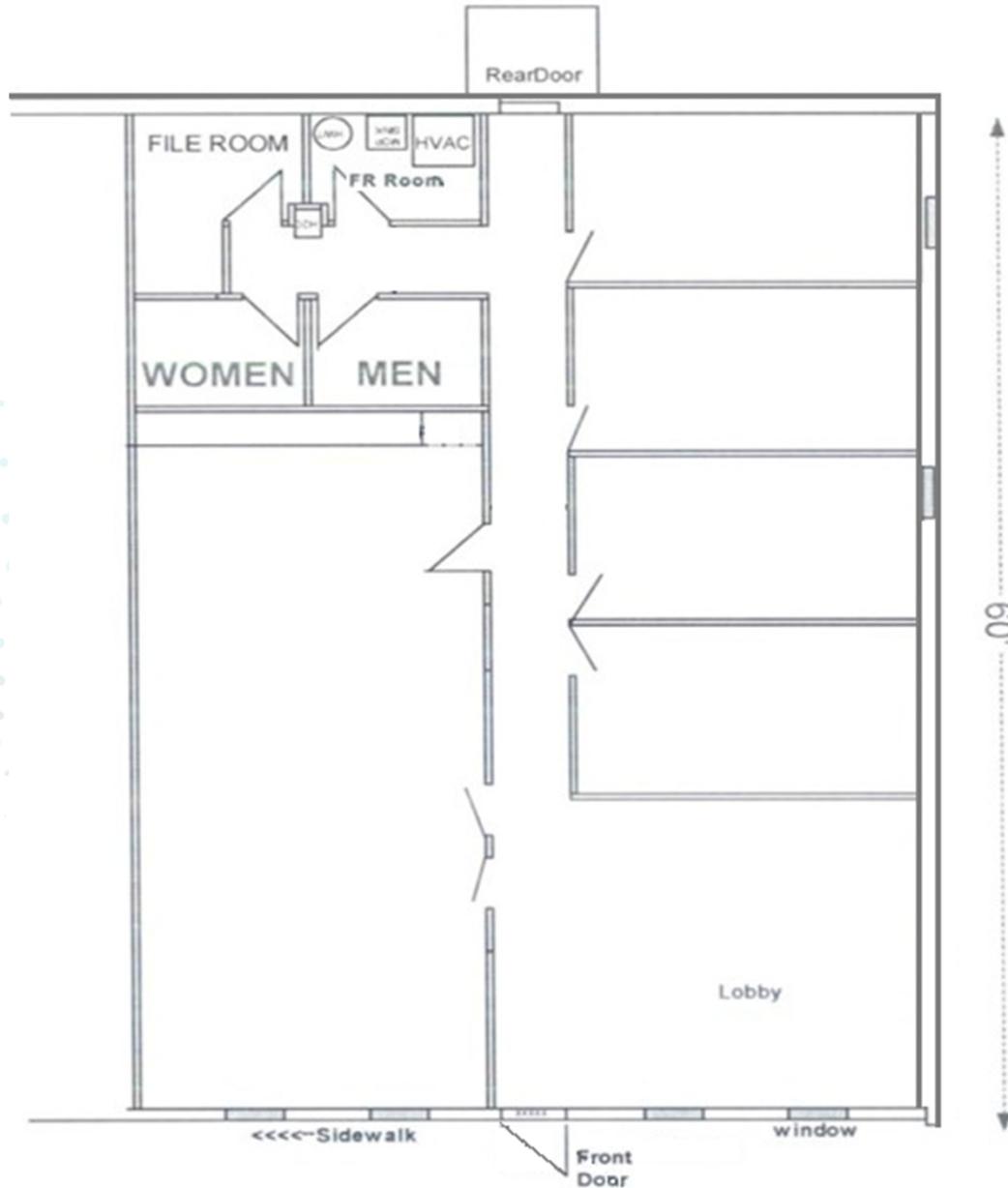
- +/- 2,400 SF endcap space available
- 3 to 4 private offices
- Open office space with kitchenette
- Potential to add additional private offices
- Available November 1, 2026
- Lease rate: \$15.00 psf NNN + \$3.50 operating expenses



BUILDING PLAN

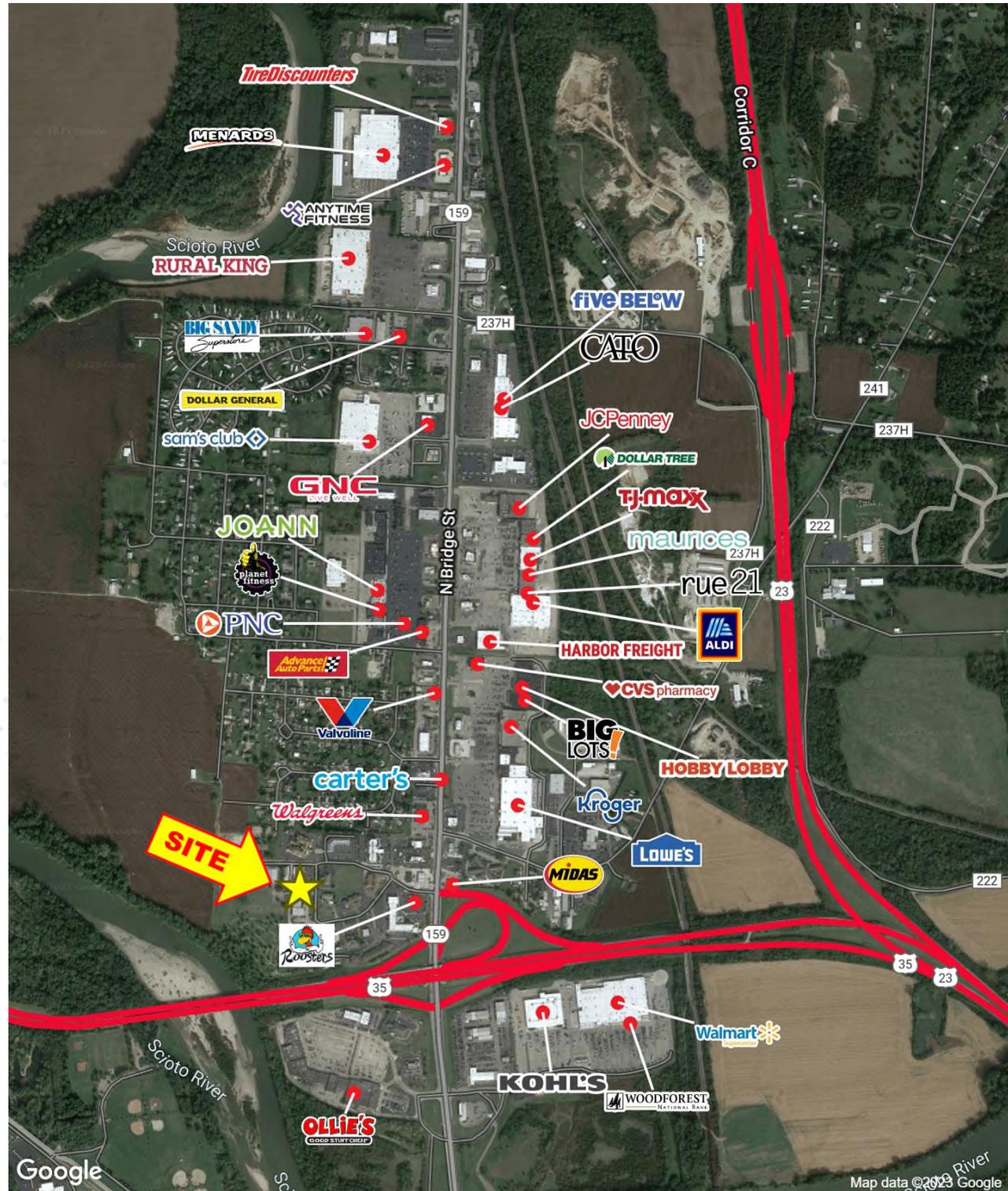


SPACE PLAN

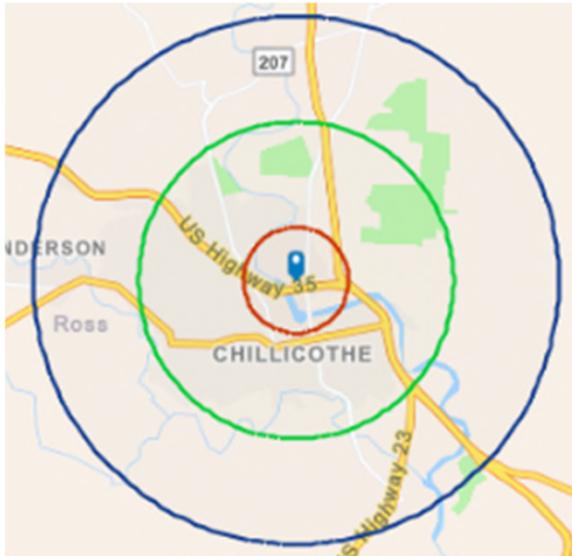


Layout is approximate

AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

3,485
Population

2.2
Average
Household Size

41.7
Median Age

\$37,937
Median Household Income

BUSINESS

370

Total Businesses

26,601

Total Employees

EDUCATION

6%
No High School
Diploma

45%
High School
Graduate

32%
Some
College

17%
Bachelor's/Grad/Prof
Degree

INCOME

\$27,850
Per Capita
Income

\$37,937
Median
Household
Income

\$61,655
Average
Household
Income

EMPLOYMENT

48.3
White
Collar %

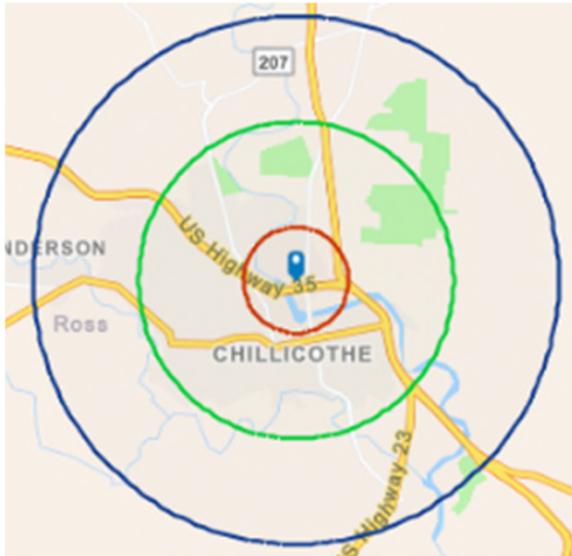
36.1
Blue
Collar %

15.8
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

30,209
Population

2.3
Average
Household Size

40.1
Median Age

\$44,908
Median Household Income

BUSINESS

1,355

Total Businesses

54,246

Total Employees

EDUCATION

10%
No High School
Diploma

41%
High School
Graduate

29%
Some
College

20%
Bachelor's/Grad/Prof
Degree

INCOME

\$30,672
Per Capita
Income

\$44,908
Median
Household
Income

\$77,704
Average
Household
Income

EMPLOYMENT

57.1
White
Collar %

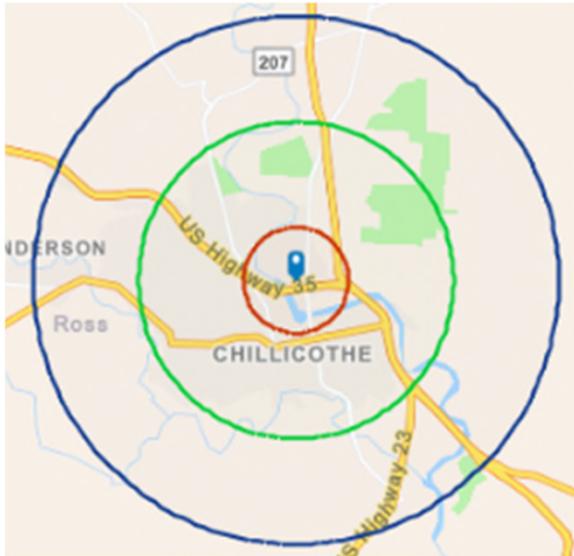
23.2
Blue
Collar %

19.7
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

38,529
Population

2.3
Average
Household Size

40.8
Median Age

\$50,020
Median Household Income

BUSINESS

1,615

Total Businesses

64,563

Total Employees

EDUCATION

9%
No High School
Diploma

42%
High School
Graduate

29%
Some
College

19%
Bachelor's/Grad/Prof
Degree

INCOME

\$31,148
Per Capita
Income

\$50,020
Median
Household
Income

\$80,073
Average
Household
Income

EMPLOYMENT

55.2
White
Collar %

24.3
Blue
Collar %

20.5
Services
%

equity | brokerage

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