

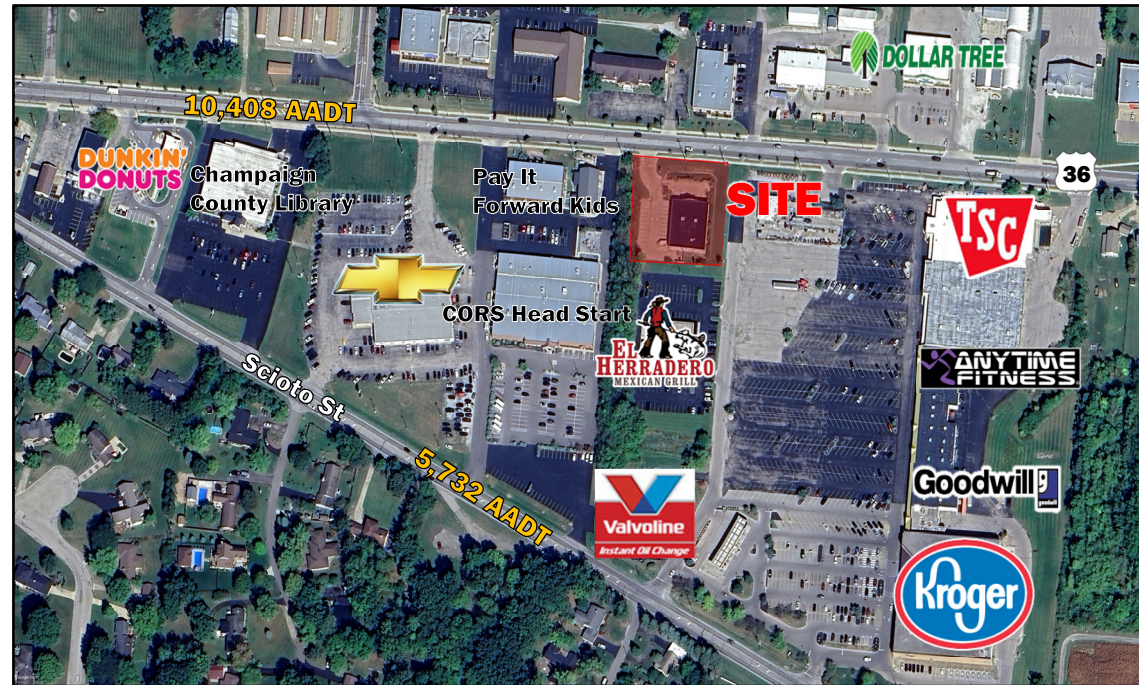


Highlights:

- 8,180 sf building constructed in 2009 on a 1.1 ac parcel
- Approximately 35 parking spaces
- Monument signage available
- Small warehouse area in the back of the building with the delivery access on the south side of the building
- Full access from US 36, which has over 10,400 VPD
- Area retailers include Walmart Supercenter, Kroger, ALDI, Tractor Supply Company, O'Reilly Auto Parts, Wendy's, Taco Bell, and McDonald's

Location:

- Urbana was named a *Best Hometown* by *Ohio Magazine* (2024/2025) featured in the November 2024 edition
- Over \$105 million has been invested locally since 2020
- Manufacturing is the largest and growing employment sector with major national and international employers
- Growing healthcare presence, including new oncology services with Mercy Health & OSU/The James
- Strong workforce with 48% of residents ages 20-59; the largest group is ages 25-34
- New retail, dining, and 50+ downtown residential units completed or underway



The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Urbana, Ohio
1491 US 36



AVAILABLE



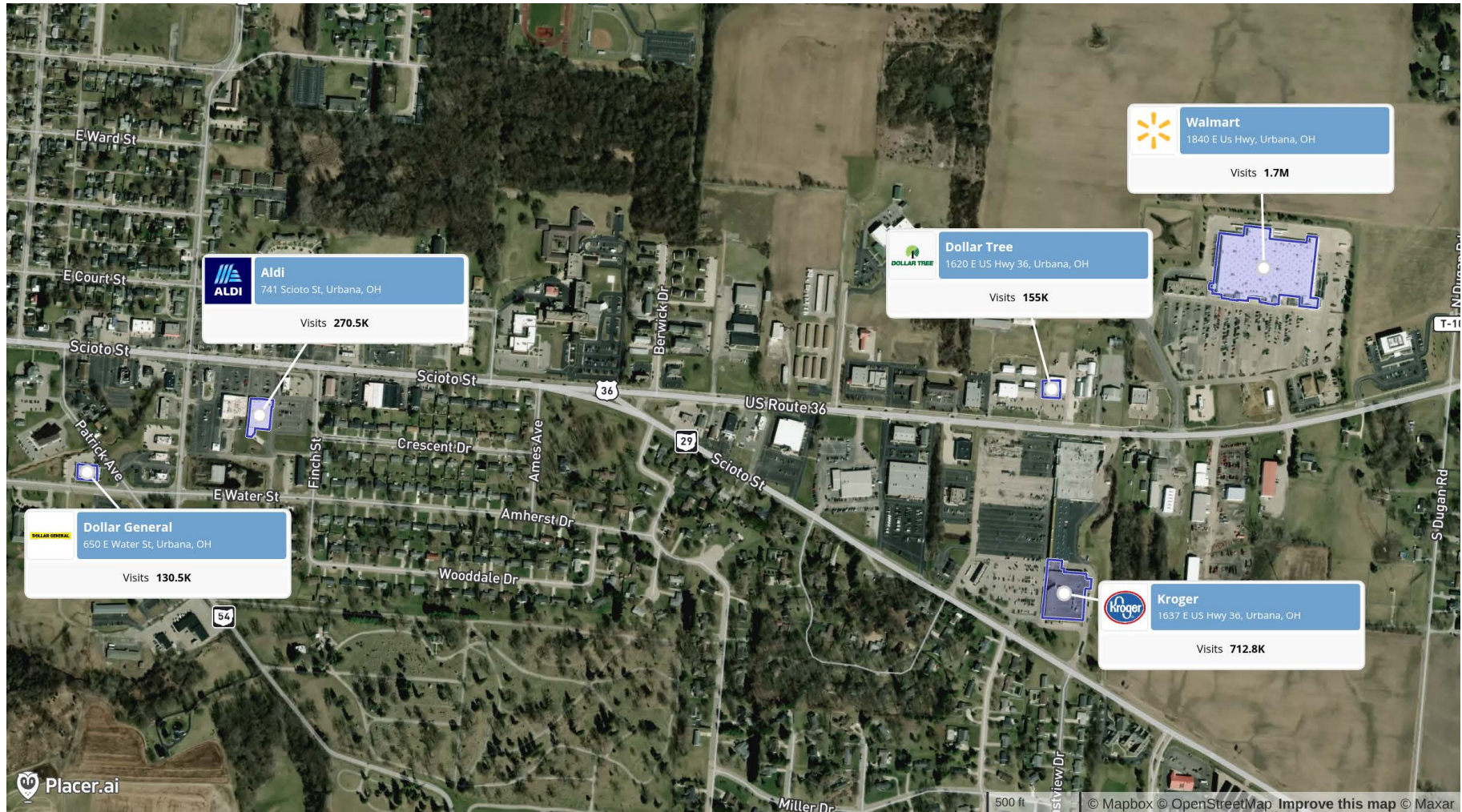
The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Kevin Thaxton
614.309.1597
kthaxton@zelnikrealty.com

500 Trillium Dr
Galloway, OH 43119

Location Intelligence:

The data shown below represents the estimated foot traffic to each property over a 12-month period based on Placer.ai location intelligence allowing a comparison among current retailers in the market.



Dec 1, 2024 - Nov 30, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

Urbana, Ohio

1491 US 36

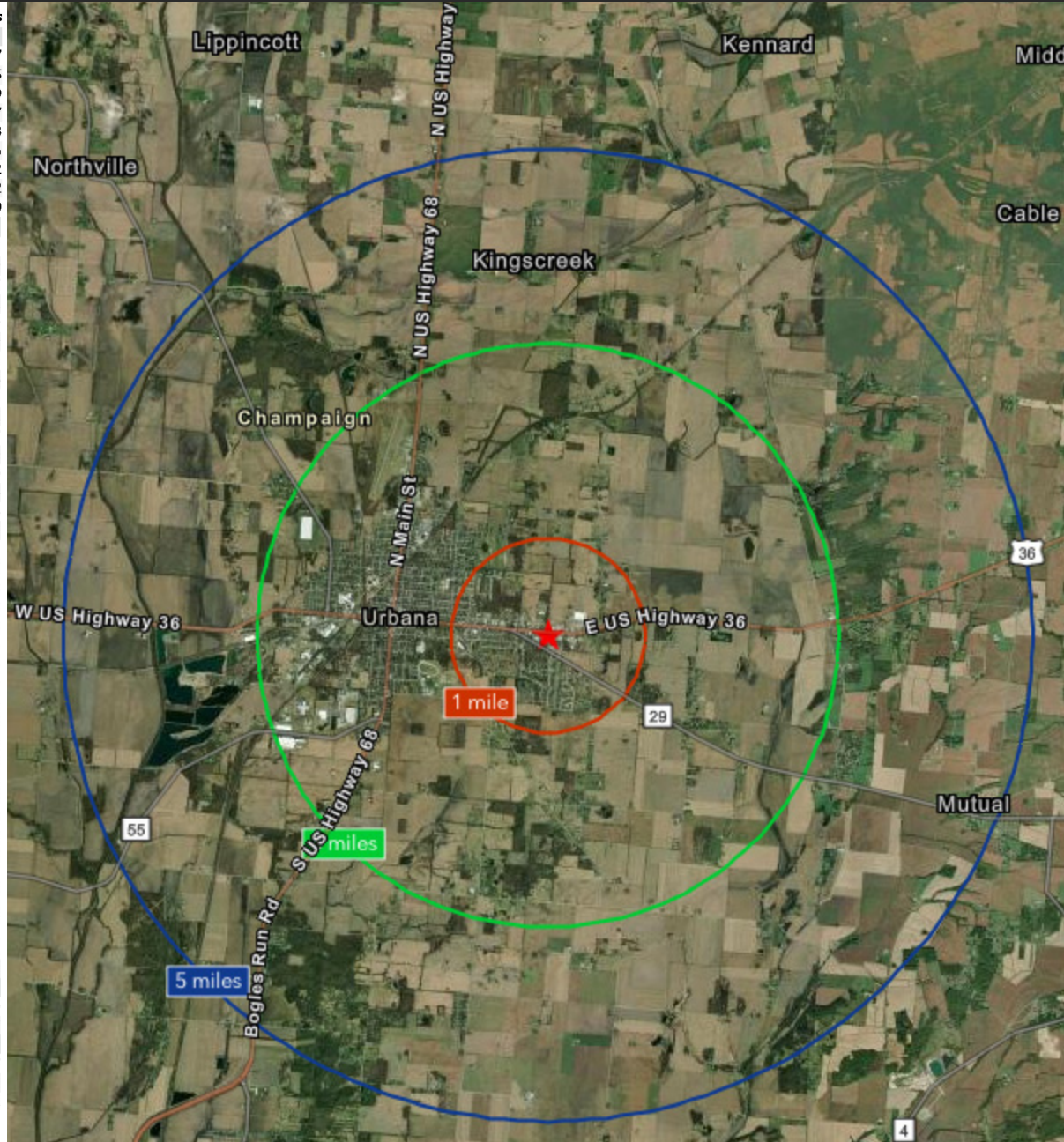


Market Summary

1,3,5 Mile Radius

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,145	13,210	15,777
2010 Total Population	2,332	13,344	16,015
2018 Total Population	2,190	12,709	15,369
2018 Group Quarters	83	192	237
2025 Total Population	2,290	12,780	15,403
2018-2023 Annual Rate	0.90%	0.11%	0.04%
2018 Total Daytime Population	3,216	14,182	16,502
Workers	1,992	7,687	8,632
Residents	1,224	6,495	7,870
Household Summary			
2000 Households	876	5,412	6,373
2000 Average Household Size	2.25	2.35	2.39
2010 Households	986	5,377	6,387
2010 Average Household Size	2.24	2.38	2.42
2018 Households	1,008	5,578	6,610
2018 Average Household Size	2.09	2.24	2.29
2025 Households	1,075	5,694	6,725
2025 Average Household Size	2.05	2.21	2.26
2018-2023 Annual Rate	1.30%	0.41%	0.35%
2010 Families	611	3,410	4,162
2010 Average Family Size	2.86	2.95	2.97
2018 Families	572	3,215	3,930
2018 Average Family Size	2.73	2.88	2.90
2025 Families	598	3,237	3,944
2025 Average Family Size	2.71	2.86	2.88
2018-2023 Annual Rate	0.89%	0.14%	0.07%
Housing Unit Summary			
2000 Housing Units	939	5,823	6,822
Owner Occupied Housing Units	67.7%	60.0%	63.0%
Renter Occupied Housing Units	25.6%	33.0%	30.4%
Vacant Housing Units	6.7%	7.1%	6.6%
2010 Housing Units	1,095	6,040	7,101
Owner Occupied Housing Units	66.0%	55.0%	58.6%
Renter Occupied Housing Units	24.0%	34.0%	31.4%
Vacant Housing Units	10.0%	11.0%	10.1%
2018 Housing Units	1,095	6,144	7,236
Owner Occupied Housing Units	67.4%	57.8%	60.8%
Renter Occupied Housing Units	24.7%	33.0%	30.5%
Vacant Housing Units	7.9%	9.2%	8.7%
2025 Housing Units	1,152	6,237	7,330
Owner Occupied Housing Units	63.8%	57.7%	60.8%
Renter Occupied Housing Units	29.5%	33.6%	31.0%
Vacant Housing Units	6.7%	8.7%	8.3%
Median Household Income			
2018	\$75,561	\$66,784	\$68,779
2025	\$81,621	\$71,722	\$74,520
Median Home Value			
2018	\$229,272	\$172,683	\$181,031
2025	\$274,819	\$212,628	\$232,265
Per Capita Income			
2018	\$47,292	\$36,580	\$37,600
2025	\$51,660	\$40,137	\$41,487
Median Age			
2010	49.5	39.1	39.7
2018	55.2	41.9	42.5
2025	54.0	42.7	43.2

The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.



Kevin Thaxton
614.309.1597
 kthaxton@zelnikrealty.com

500 Trillium Dr
 Galloway, OH 43119