



# ±4.5 AC FOREST PARK, OH

1266 Omniplex Dr., Forest Park, OH 45240

## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	50,189
STREET	Gilmore Rd.

\* Figures shown represent estimates

### DEMOGRAPHICS - 2024

	1 MILE	3 MILE	5 MILE
Estimated Population	7,235	76,078	151,571
Average HH Income	\$119,168	\$92,699	\$91,965
Estimated Households	2,839	30,700	60,981



### PROPERTY HIGHLIGHTS

- Land ±4.5 acres
- Zoned PB - Planned Business
- Adjacent to The Home Depot
- Just south of Mercy Health - Fairfield Hospital (1.3 miles)
- Retailers in the area include The Home Depot, Kroger, Meijer, Kohl's, and Old Time Pottery
- Area Hotels include Hampton Inn, Comfort Inn, Quality Inn, and SpringHill Suites
- Restaurants in the area include Cracker Barrel, IHop, Burger King, Frisch's Big Boy, Freddy's, Chipotle, Red Lobster, McDonald's, Steak 'n Shake, Starbucks, The Old Spaghetti Factory, Taco Bell, Dunkin', and Chick-fil-A



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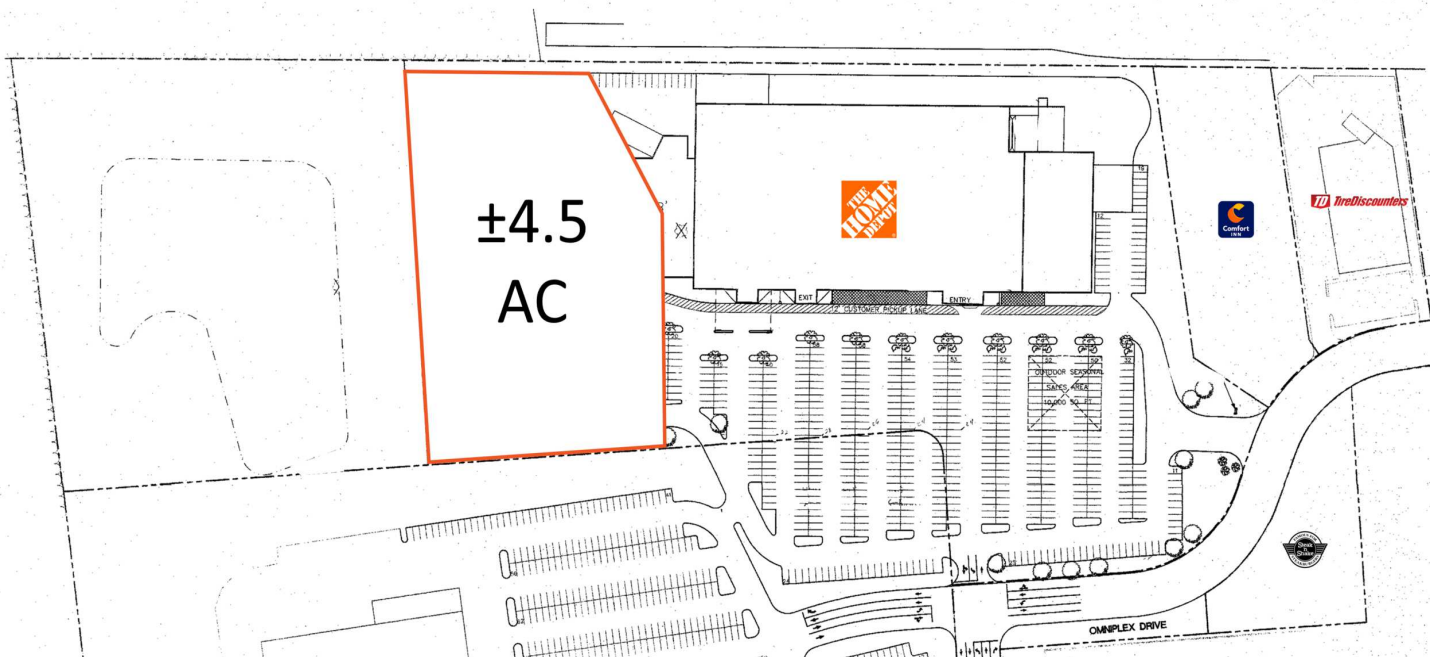
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## Location Maps



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