

FORMER RITE AID AVAILABLE!

305 W MAIN ST, OTTAWA, OHIO 45875

FOR LEASE



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11,740 SF | 1 ACRE

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CBRE

THE OPPORTUNITY

- Freestanding 11,740 SF former Rite Aid on 1 AC at the high traffic signalized intersection in Ottawa
 - Potential to expand the site to 1.85 AC
- Highest traffic count intersection in the town, over 15k VPD combined VPD at the corner (source ODOT)
- Zoning: B-2 Central Business District
- The town of Ottawa has a 12,325 population in a 10 minute drive time with average household incomes of \$107,742
- Neighboring retailers and restaurants include Walmart, Tractor Supply Co, Dollar Tree, O'Reilly, Caseys, McDonalds and more



QUICK STATS - 20 MINUTE DRIVE RADIUS



DAYTIME
POPULATION
27,604



POPULATION
32,724



HOUSEHOLDS
12,204



POPULATION
25 & OVER
22,178



AVG. HOUSEHOLD
INCOME
\$104,940

INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL VIEW



W Main St - 7,510 VPD

N Elm St - 8,994 VPD

SITE
FORMER RITE AID
11,740 SF ON 1 ACRE

±250'

±165'



DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population - Current Year Estimate	12,313	32,724	128,233
2025 Daytime Population	12,450	27,604	137,531
2025 Average Household Income	\$107,736	\$104,940	\$91,217
2030 Average Household Income Projection	\$116,666	\$113,097	\$99,238
2025 Median Household Income	\$83,530	\$84,297	\$73,160
2025 Population Over 25	8,300	22,178	87,201

CONTACT US

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