

NEW BANK-ANCHORED

RETAIL FOR LEASE

1212 HOSPITAL ROAD, CHILLICOTHE, OHIO 45601



AARON HEATH SR. VICE PRESIDENT

MOBILE 614.804.9836 | DIRECT 614.334.7786

AHEATH@EQUITY.NET

KYLE BURRIER ADVISOR

MOBILE 614.440.9127 | DIRECT 614.334.7866

KBURRIER@EQUITY.NET



PROPERTY HIGHLIGHTS

NEW BANK - ANCHORED

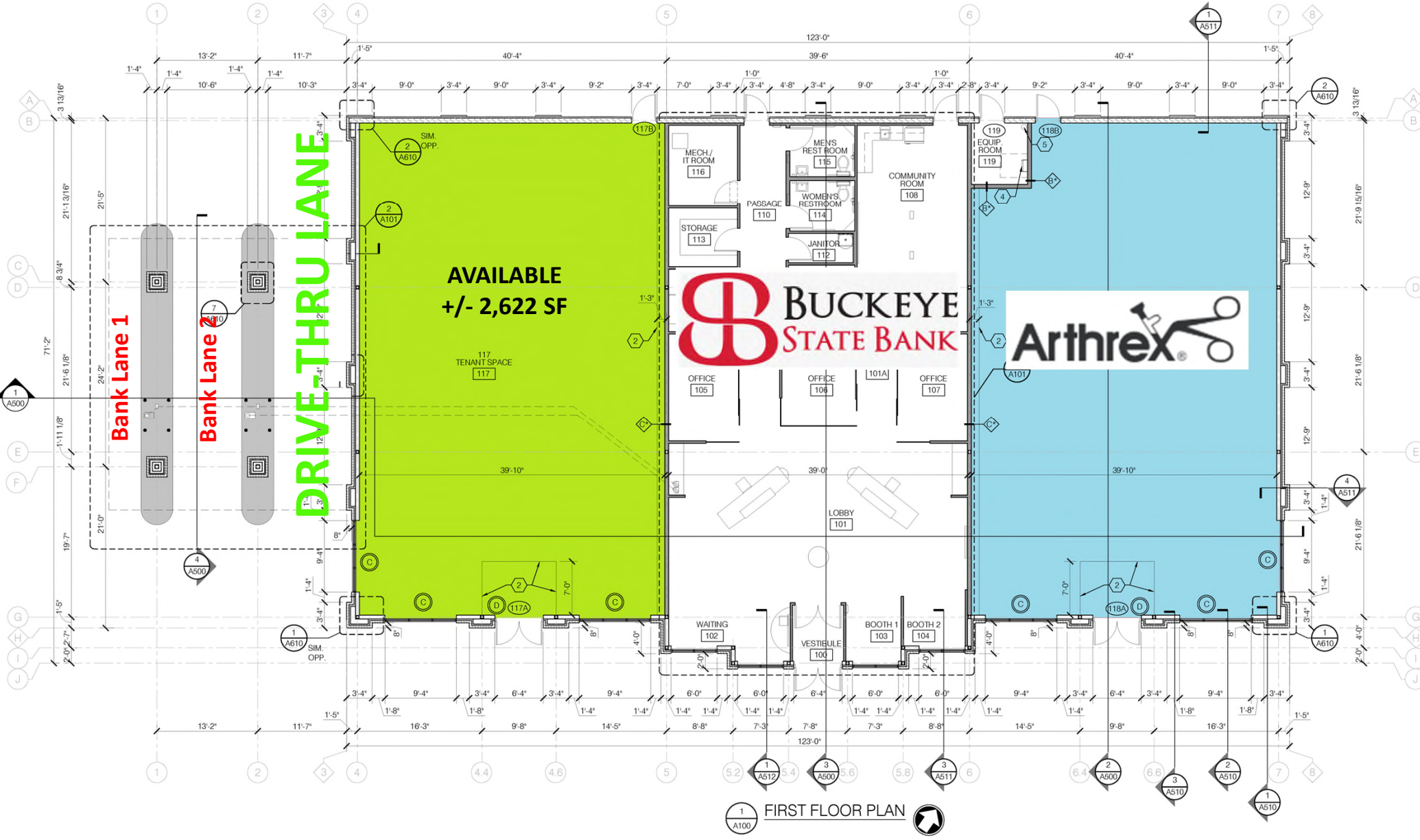
RETAIL FOR LEASE

1212 HOSPITAL ROAD, CHILLICOTHE, OHIO 45601

- New multi-tenant 8,400 SF retail building anchored by Buckeye State Bank and Arthrex Medical Supply
- One +/- 2,622 SF endcap space available with dedicated drive-thru lane
- Landlord will provide a Tenant Improvement Allowance for qualified tenants toward build-out of the space
- 64 parking spaces (7.61 per 1,000 SF)
- 19,831 vehicles per day on U.S. 23
- 2,251 vehicles per day on Delano Road
- Pylon signage available
- Operating expenses: \$4.36 psf (\$2.27 RE taxes, \$1.07 CAM, \$1.02 insurance)
- Lease rate: \$25.00 per SF NNN

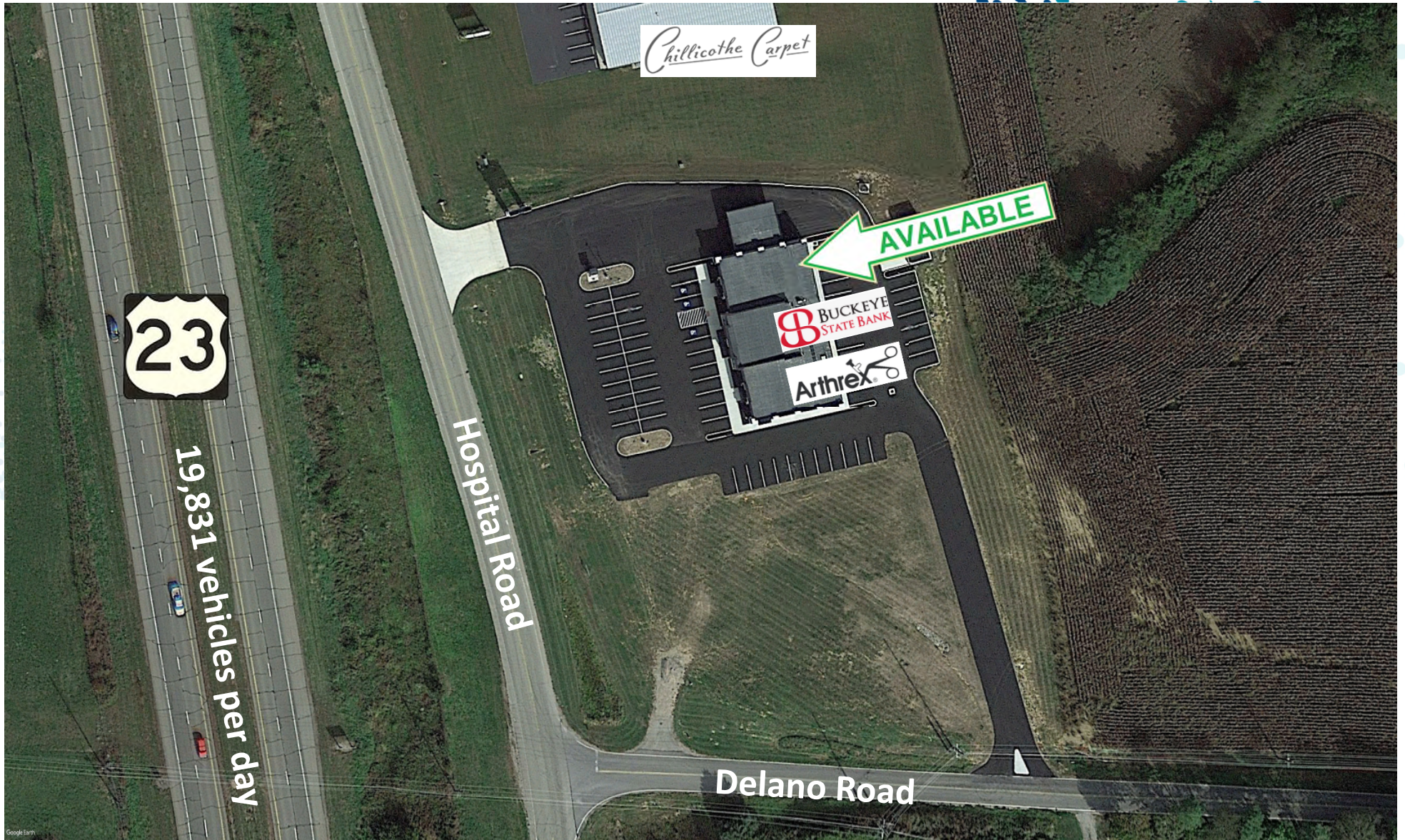


SPACE PLAN



1 FIRST FLOOR PLAN

SITE AERIAL



equity | brokerage

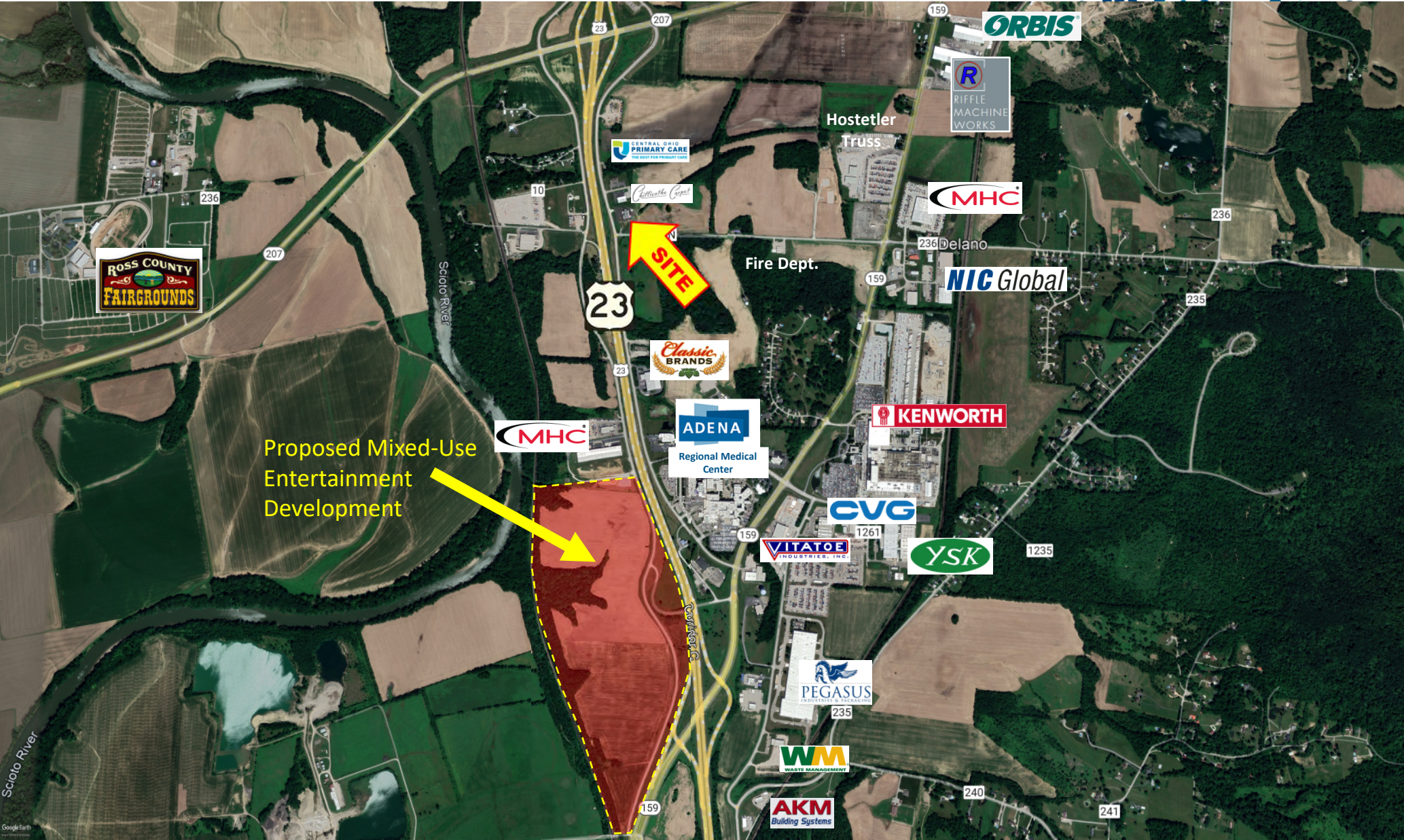
www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

PYLON SIGN



AERIAL

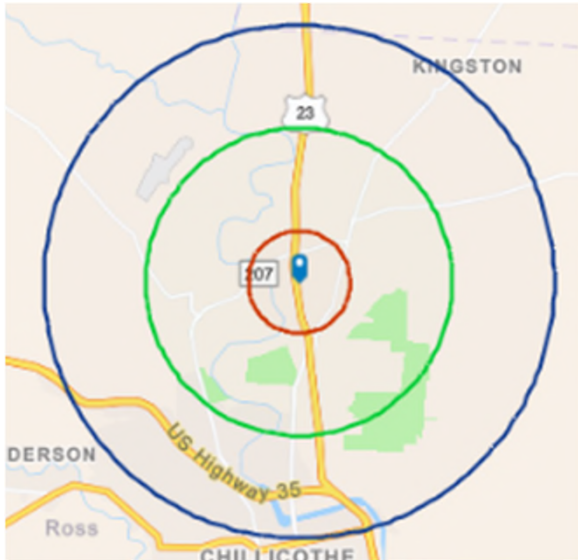


equity | brokerage

www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

1-MILE RADIUS DEMOS



KEY FACTS

247
Population

2.4
Average
Household Size

42.5
Median Age

\$40,290
Median Household Income

BUSINESS

54

Total Businesses

6,771

Total Employees

EDUCATION

6%

No High School
Diploma

56%

High School
Graduate

26%

Some
College

12%

Bachelor's/Grad/Prof
Degree

INCOME



\$31,098

Per Capita
Income



\$40,290

Median
Household
Income



\$73,342

Average
Household
Income

EMPLOYMENT



41.7

White
Collar %



37.5

Blue
Collar %



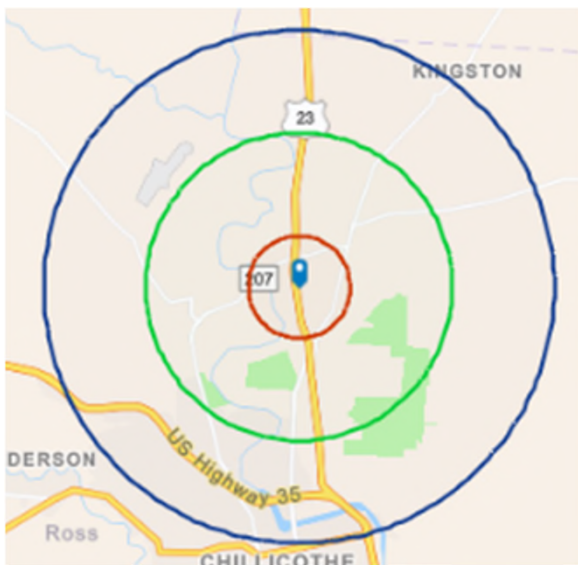
19.8

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

5,729

Population



2.9

Average Household Size



38.3

Median Age

\$61,252

Median Household Income

BUSINESS



191

Total Businesses



16,586

Total Employees

EDUCATION



15%

No High School Diploma



46%

High School Graduate



27%

Some College



11%

Bachelor's/Grad/Prof Degree

INCOME



\$22,098

Per Capita Income



\$61,252

Median Household Income



\$82,716

Average Household Income

EMPLOYMENT



53.3

White Collar %



29.2

Blue Collar %



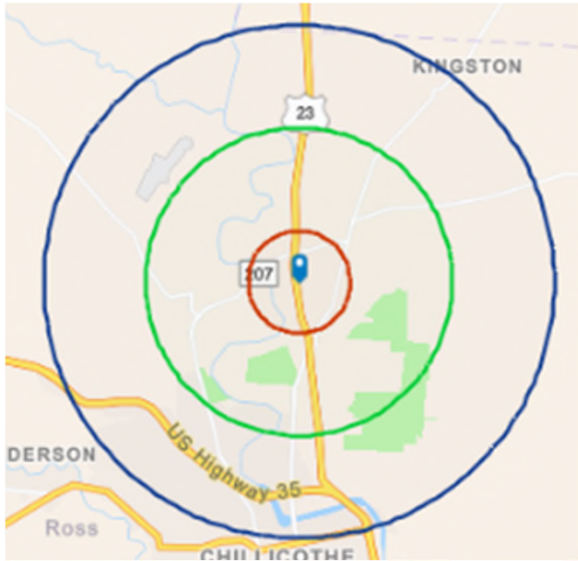
17.6

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.

5-MILE RADIUS DEMOS



KEY FACTS

22,218
Population

2.4
Average
Household Size

40.2
Median Age

\$58,049
Median Household Income

BUSINESS

763

Total Businesses

49,510

Total Employees

EDUCATION

11%

No High School
Diploma

43%

High School
Graduate

30%

Some
College

16%

Bachelor's/Grad/Prof
Degree

INCOME



\$29,076

Per Capita
Income



\$58,049

Median
Household
Income



\$85,745

Average
Household
Income

EMPLOYMENT



55.1

White
Collar %



28.0

Blue
Collar %



17.0

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.