

SHAWNEE SQUARE

2-144 Consumer Center Dr. Chillicothe, OH 45601



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

154,000 square foot retail center conveniently located off of I-35 & Bridge Street in Chillicothe, Ohio.

PROPERTY HIGHLIGHTS

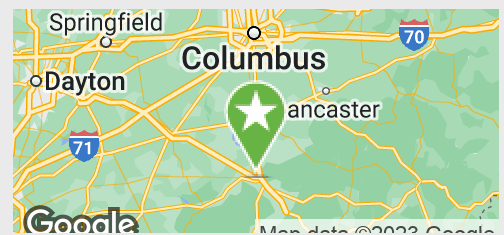
- Community Center Anchored by American Freight Furniture, and Ollie's Bargain Outlet
- More than 125,000 Residents within the Chillicothe Area
- Exposure to Over 58,762 Vehicles Per Day
- Co-Tenants Include American Freight Furniture, Ollie's Bargain Outlet, Label Shopper, ATI Physical Therapy and Domino's

DEMOGRAPHICS

| | 3 MILES | 5 MILES |
|-------------------|----------|----------|
| Total Population | 30,440 | 38,164 |
| Average HH Income | \$79,498 | \$82,794 |
| Businesses | 1,072 | 1,423 |
| Employees | 15,103 | 20,768 |

TRAFFIC COUNTS

| | |
|---------------|--------|
| State Road 35 | 34,535 |
| Bridge Street | 24,227 |



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

KYLE NAGELEISEN

Direct: 513.792.5003
knageleisen@midlandatlantic.com

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

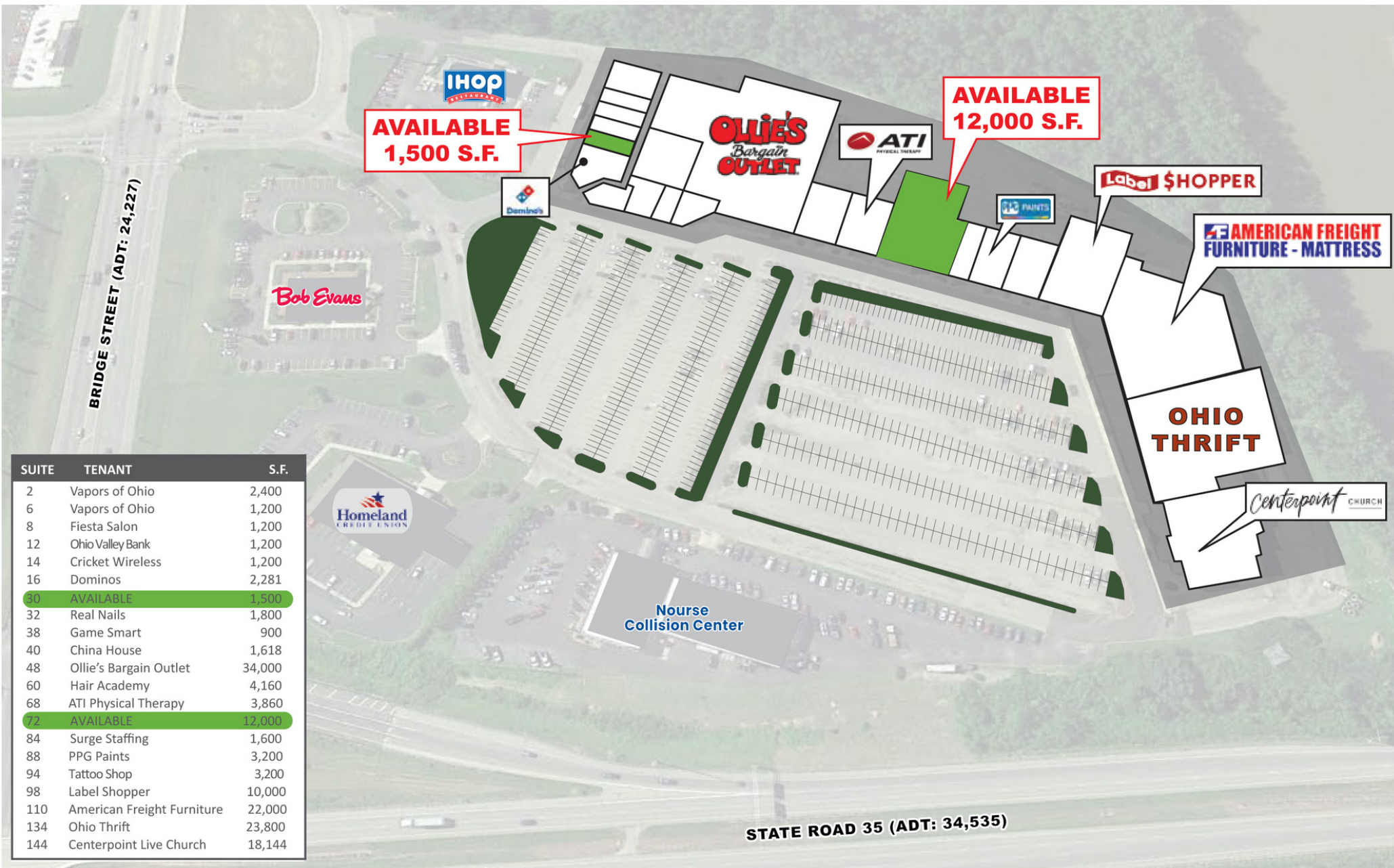
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| SUITE | TENANT | S.F. |
|-------|----------------------------|--------|
| 2 | Vapors of Ohio | 2,400 |
| 6 | Vapors of Ohio | 1,200 |
| 8 | Fiesta Salon | 1,200 |
| 12 | Ohio Valley Bank | 1,200 |
| 14 | Cricket Wireless | 1,200 |
| 16 | Dominos | 2,281 |
| 30 | AVAILABLE | 1,500 |
| 32 | Real Nails | 1,800 |
| 38 | Game Smart | 900 |
| 40 | China House | 1,618 |
| 48 | Ollie's Bargain Outlet | 34,000 |
| 60 | Hair Academy | 4,160 |
| 68 | ATI Physical Therapy | 3,860 |
| 72 | AVAILABLE | 12,000 |
| 84 | Surge Staffing | 1,600 |
| 88 | PPG Paints | 3,200 |
| 94 | Tattoo Shop | 3,200 |
| 98 | Label Shopper | 10,000 |
| 110 | American Freight Furniture | 22,000 |
| 134 | Ohio Thrift | 23,800 |
| 144 | Centerpoint Live Church | 18,144 |

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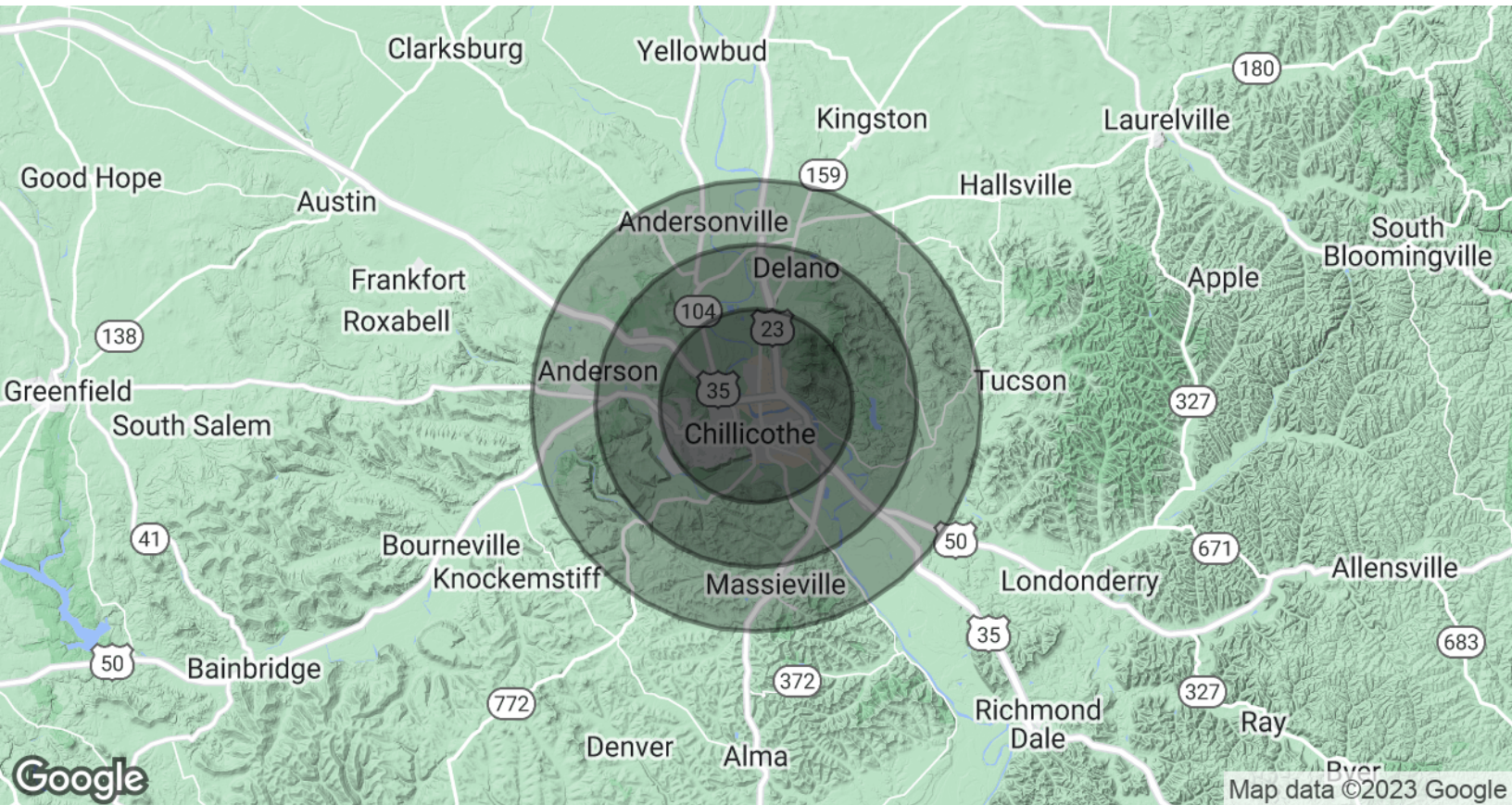


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POPULATION, HOUSING & INCOME

| | 3 MILES | 5 MILES | 7 MILES |
|-----------------------------|----------|----------|----------|
| Total Population | 30,440 | 38,164 | 45,671 |
| Projected Population (2028) | 29,934 | 37,655 | 45,228 |
| Total Households | 11,825 | 14,713 | 17,451 |
| Average HH income | \$79,498 | \$82,794 | \$83,027 |

DAYTIME DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|--------------------------------------|---------|---------|---------|
| Total Businesses | 1,072 | 1,423 | 1,512 |
| Total Employees | 15,103 | 20,768 | 21,609 |
| Daytime Demographics (Age 16+ Years) | 28,971 | 37,678 | 41,550 |

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