

UP TO 8 ACRES ADJACENT TO FUTURE CULVERS

LOCATED AT THE ASHLAND I-71 INTERCHANGE

725 E MAIN ST (US-250), ASHLAND, OHIO 44805

FOR SALE OR GROUND LEASE



ASHLAND UNIVERSITY

Buehler's Fresh Foods

DOWNTOWN ASHLAND 3 MILES

THE HOTEL DISTRICT

charles river ±1,500 EMPLOYEES

Hampton by Hilton Quality Inn & Suites

ALDI

WINGATE BY WYNDHAM

Walmart

McDonald's

Wendy's

Super 8

TACO BELL

PROPOSED Culver's

SITE
8 ACRES
(DIVISIBLE)

250

15,824 VPD

bp GOasis Starbucks Pizza-Hut POPEYES

Montgomery Rd

EXCLUSIVE CONTACTS:

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CBRE

THE OPPORTUNITY

- Join the future Culvers, coming Spring '26
- Up to 8 acres available for sale or ground lease
- Pads divisible down to 1 acre
- The site is located at the high profile Ashland I-71 exit across from the Goasis travel center
- Zoned B-2 General Business District
- Ashland is conveniently located halfway between Cleveland and Columbus
- Neighboring retailers and restaurants include Walmart, Home Depot, Buehlers, McDonalds, Wendys, Taco Bell, Dunkin Donuts, Chipotle and many more



Quick Stats - 20 Minute Drive Radius



DAYTIME
POPULATION
31,250



POPULATION
43,591



HOUSEHOLDS
17,631



POPULATION
25 & OVER
31,564



AVG. HOUSEHOLD
INCOME
\$122,321

AERIAL VIEW



Hampton
by HILTON

Quality
INN & SUITES

McDonald's

Wendy's

Super
8

TACO BELL

PROPOSED
Culver's

Perkins
Grandpa's Chocobarn
of American Chocolates
Sweet The Environment

INTERSTATE
71
54,267
VPD

bp
GOASIS
Starbucks
Pizza Hut
POPEYES

250

15,824 VPD

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8 ACRES
(DIVISIBLE)

AERIAL VIEW



bp
GOASIS
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PROPOSED
Culver's

6

INTERSTATE
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McDonald's

15,824 VPD

Wendy's

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Quality
Inn & Suites

DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2024 Population - Current Year Estimate	1,484	13,759	36,719	64,142
2024 Daytime Population	1,039	13,107	36,565	54,421
2024 Households - Current Year Estimate	570	5,428	14,581	22,880
2024 Average Household Income	\$77,852	\$72,271	\$79,056	\$80,995
2029 Average Household Income Projection	\$90,386	\$82,702	\$90,300	\$92,717
2024 Median Household Income	\$64,606	\$56,746	\$61,218	\$63,595
2029 Median Household Income Projection	\$77,461	\$65,234	\$71,549	\$74,660
2024 Population Over 25	946	9,079	24,869	44,726

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