

SINGLE TENANT BUILDING

RETAIL/FLEX FOR SALE

8990 S. OLD STATE ROAD, LEWIS CENTER, OHIO 43035



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 The submission may be modified or withdrawn at any time by the property owner.

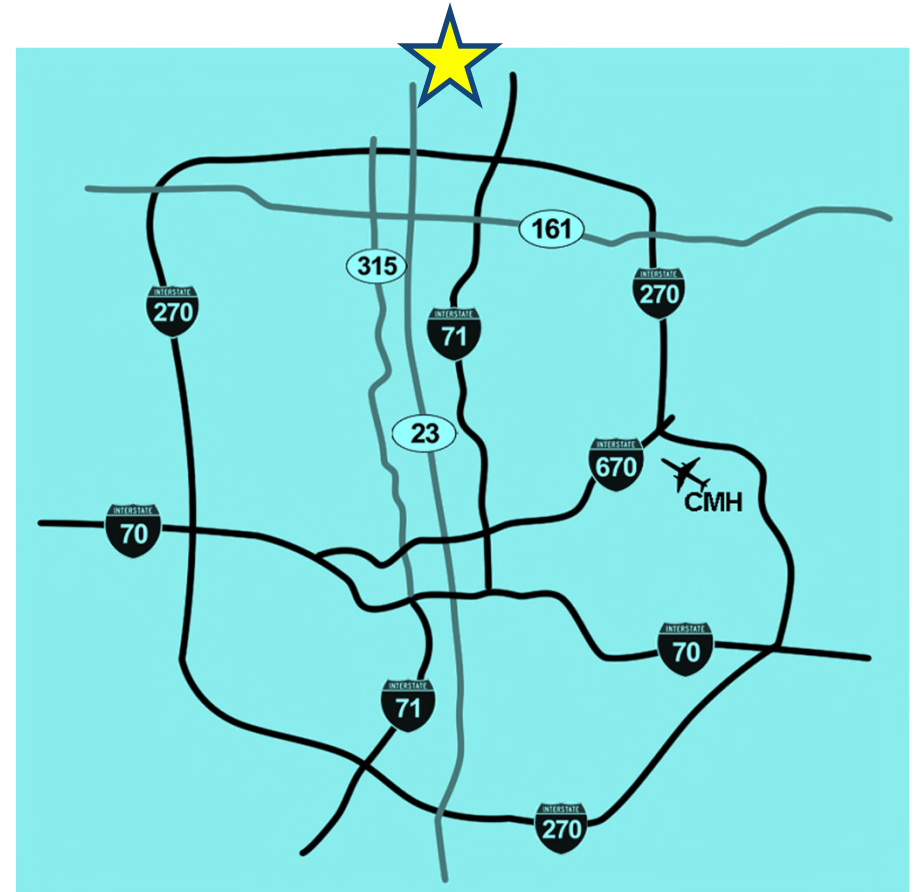
PROPERTY HIGHLIGHTS

SINGLE TENANT BUILDING

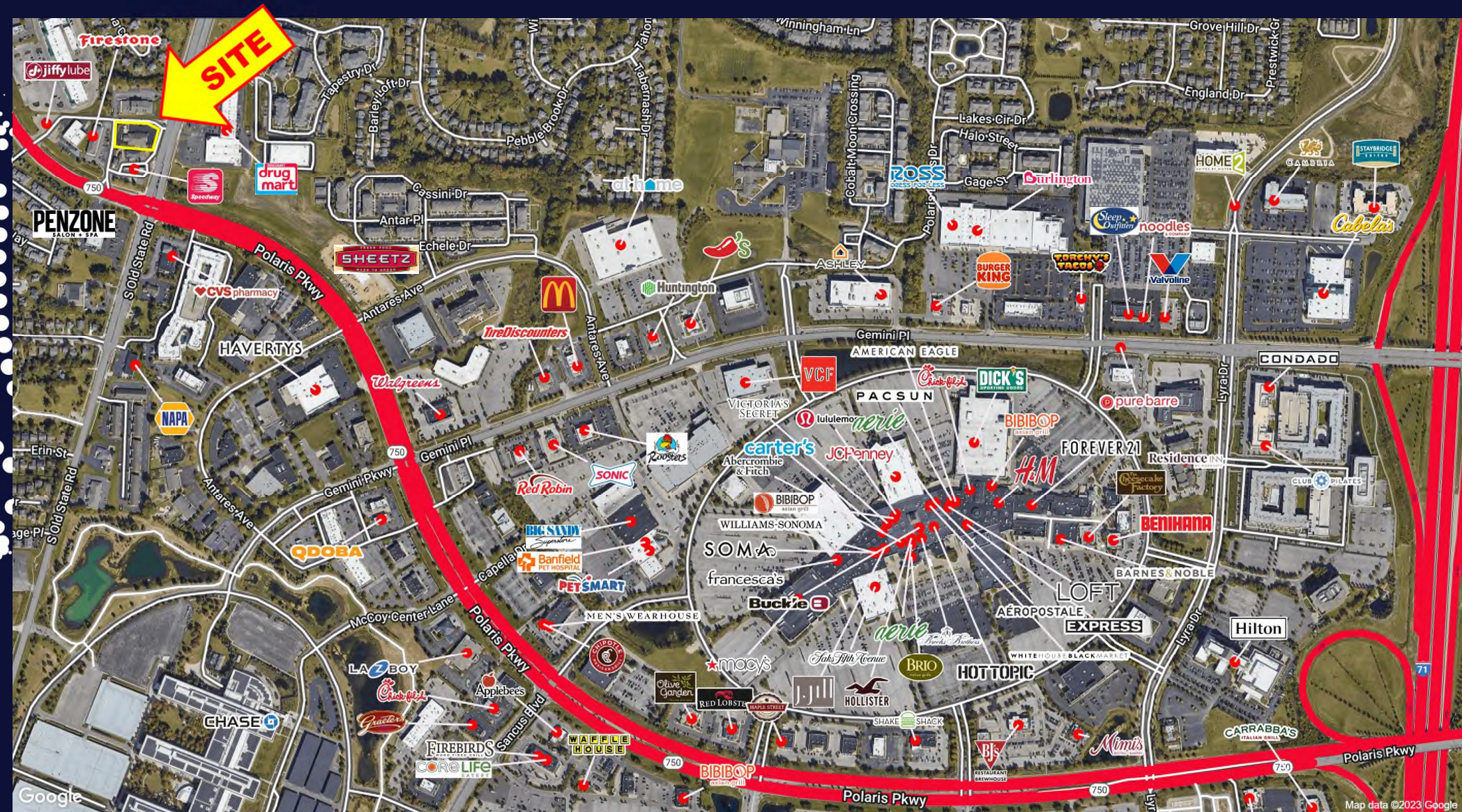
RETAIL/FLEX FOR SALE

8990 S. OLD STATE ROAD, LEWIS CENTER, OHIO 43035

- Located in the Polaris Parkway corridor
- 8,565 SF tunnel-style car wash and additional attached retail/flex space
- Built in 1997
- +/- 1.2 acre lot
- Monument signage
- 20,166 vehicles per day on South Old State Road
- 46,515 vehicles per day on Polaris Parkway
- Zoned CPD H-35



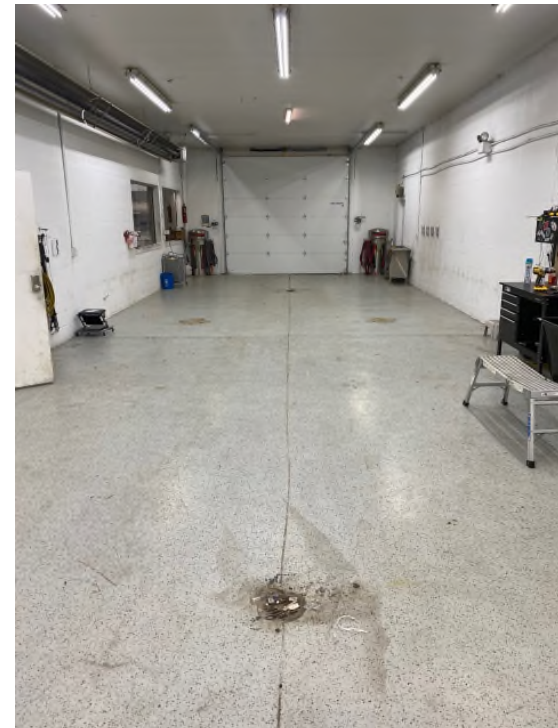
POLARIS AERIAL



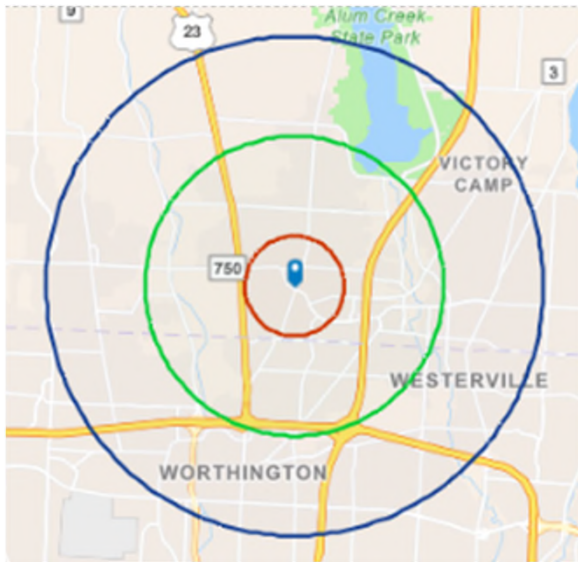
SITE AERIAL



PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

13,075
Population



Average
Household Size



Median Age

\$98,295

Median Household Income

BUSINESS



741

Total Businesses



17,192

Total Employees

EDUCATION



2%

No High School
Diploma



13%

High School
Graduate



25%

Some
College



60%

Bachelor's/Grad/Prof
Degree

INCOME



\$49,458

Per Capita
Income



\$98,295

Median
Household
Income



\$117,359

Average
Household
Income

EMPLOYMENT



77.0

White
Collar %



11.0

Blue
Collar %



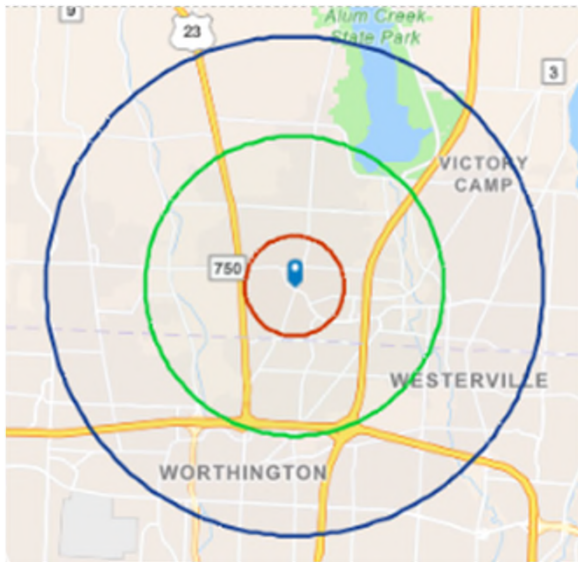
11.9

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

75,098
Population

2.5
Average
Household Size

36.0
Median Age

\$102,322
Median Household Income

BUSINESS

3,213

Total Businesses

61,290

Total Employees

EDUCATION

2%

No High School
Diploma

13%

High School
Graduate

23%

Some
College

62%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,888
Per Capita
Income



\$102,322
Median
Household
Income



\$134,508
Average
Household
Income

EMPLOYMENT

77.9
White
Collar %

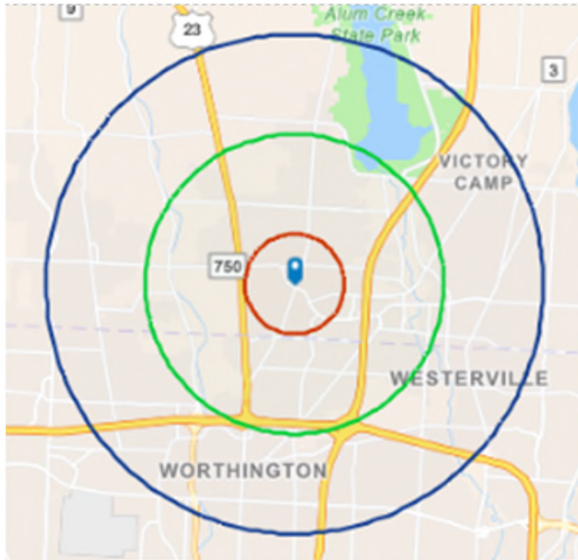
10.3
Blue
Collar %

11.8
Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

203,419
Population

2.6
Average
Household Size

37.7
Median Age

\$101,065
Median Household Income

BUSINESS

8,392

Total Businesses

126,791

Total Employees

EDUCATION

3%

No High School
Diploma

16%

High School
Graduate

22%

Some
College

59%

Bachelor's/Grad/Prof
Degree

INCOME



\$52,777
Per Capita
Income



\$101,065
Median
Household
Income



\$137,350
Average
Household
Income

EMPLOYMENT

75.5
White
Collar %

11.4
Blue
Collar %

13.0
Services
%

equity | brokerage

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