

# URBANA LAND

## GROUND LEASE / B-T-S

719 SCIOTO STREET, URBANA, OHIO 43078



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**equity** | brokerage

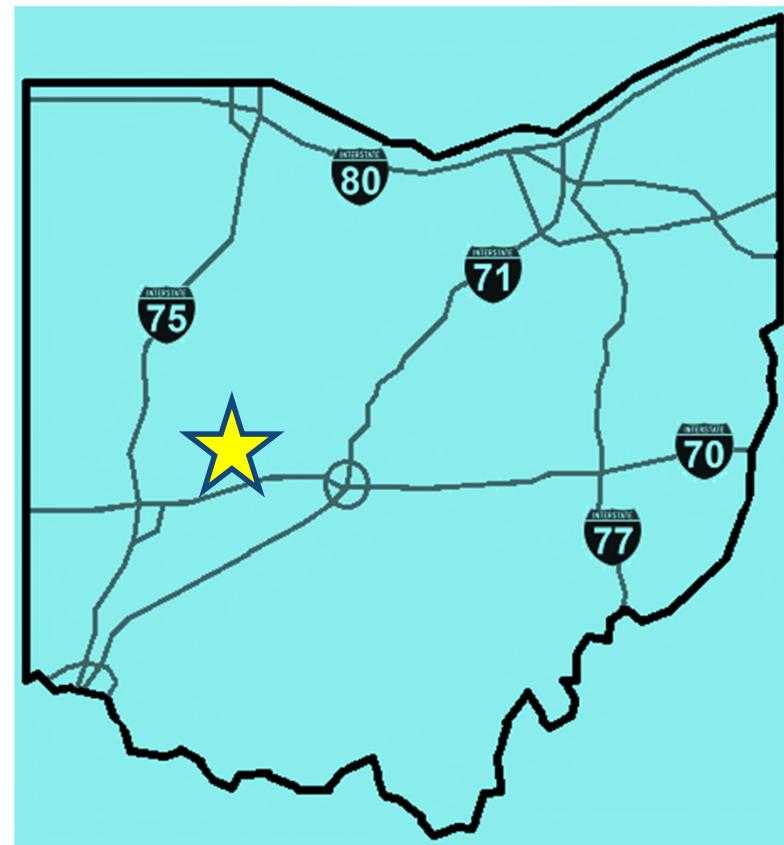
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

- +/- 1.0 acre pad site shadow anchored by CVS and Aldi
- All utilities to site
- Visibility to Scioto Street and Jefferson Avenue
- Perfect for bank or quick-serve restaurant with drive throughs
- 17,087 ADT on Scioto Street
- 5,154 ADT on Jefferson Avenue

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# QSR USE (2,200 SF)



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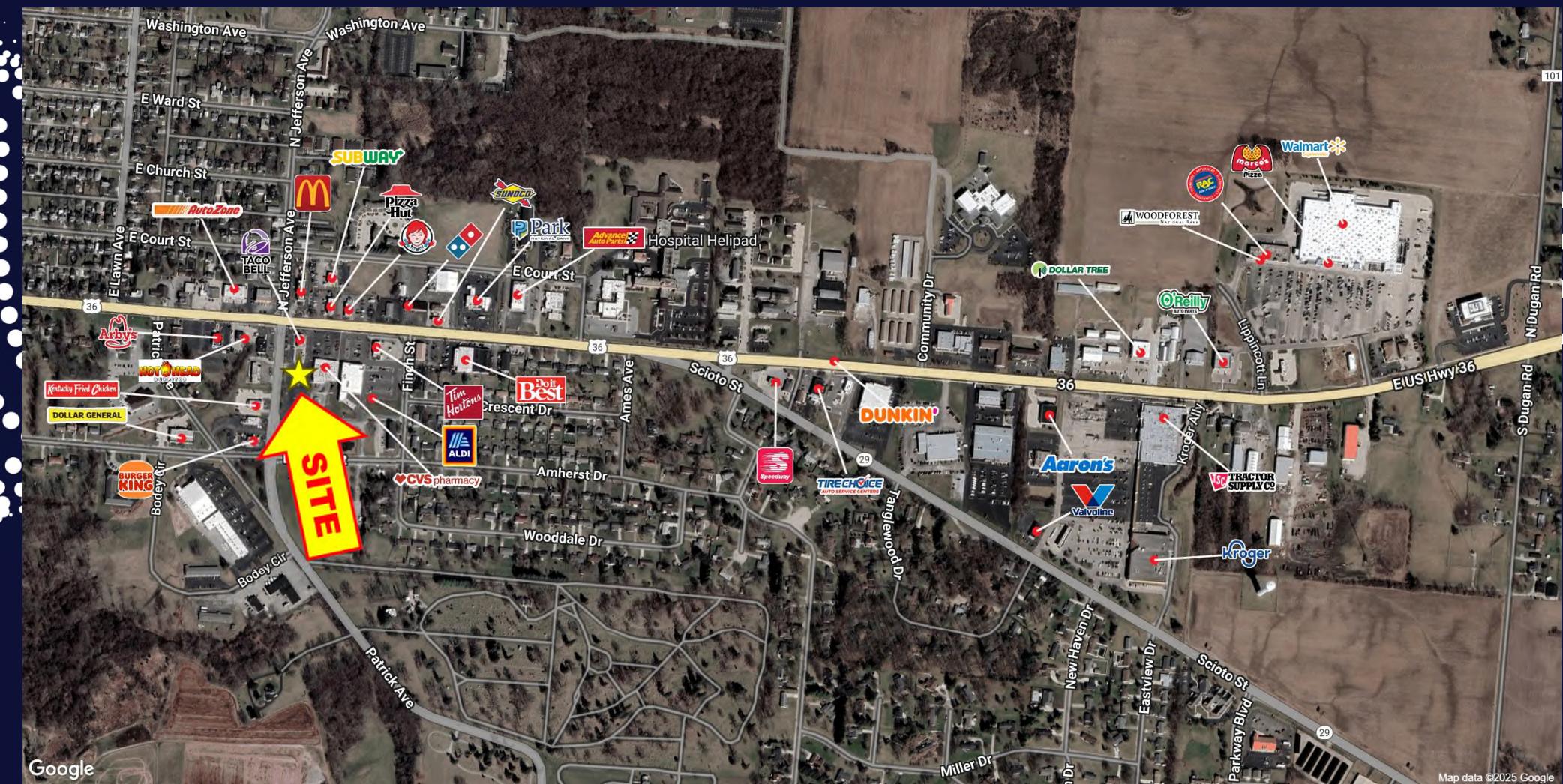
# BANK USE (4,230 SF)



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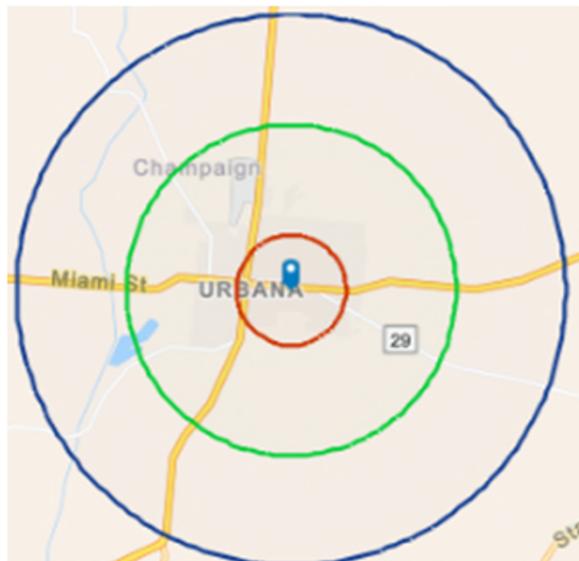
# CORRIDOR AERIAL



Google

Map data ©2025 Google

# 1-MILE RADIUS DEMOS



## KEY FACTS

**5,822**  
Population



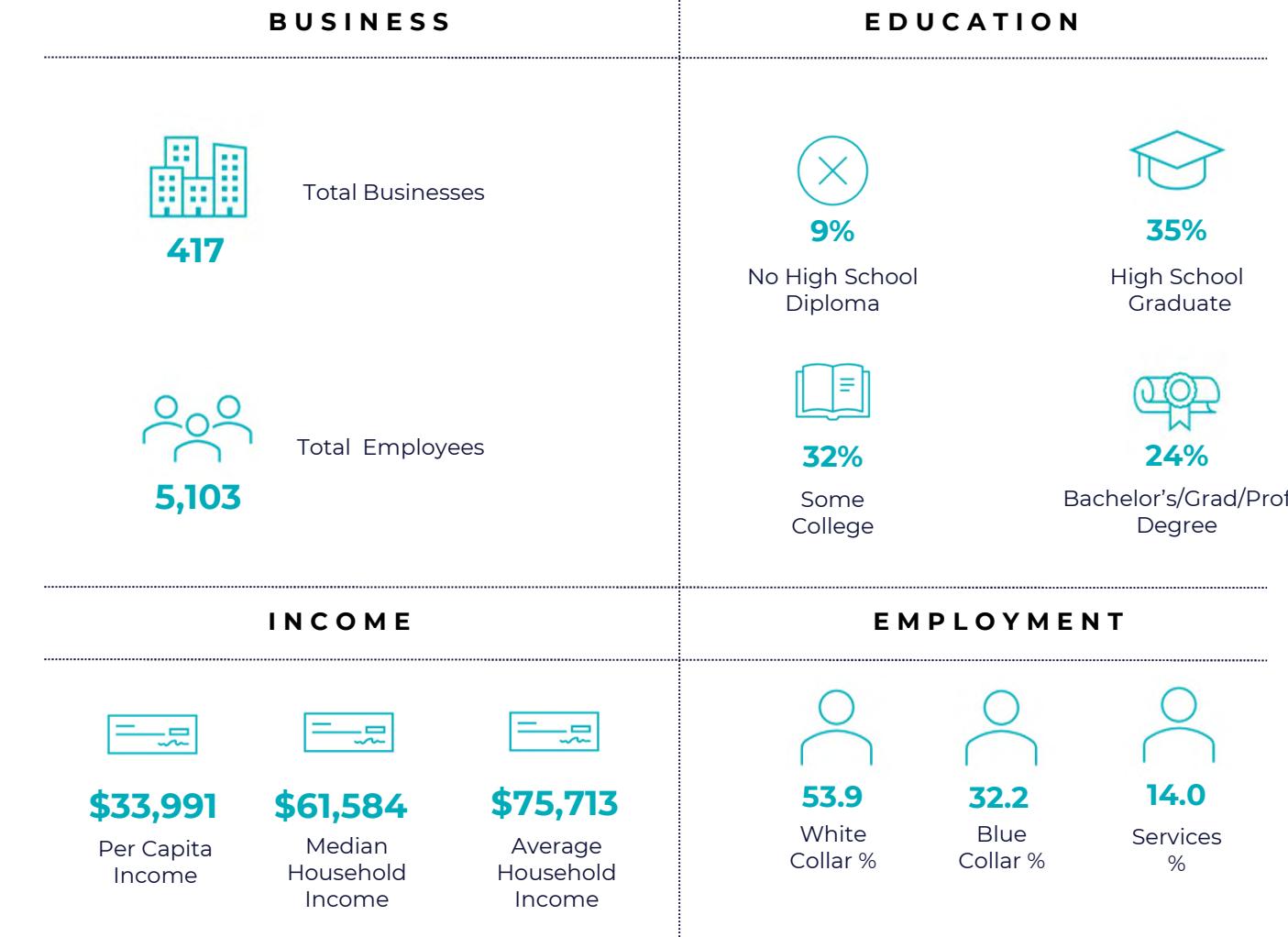
Average Household Size

**42.9**

Median Age

**\$61,584**

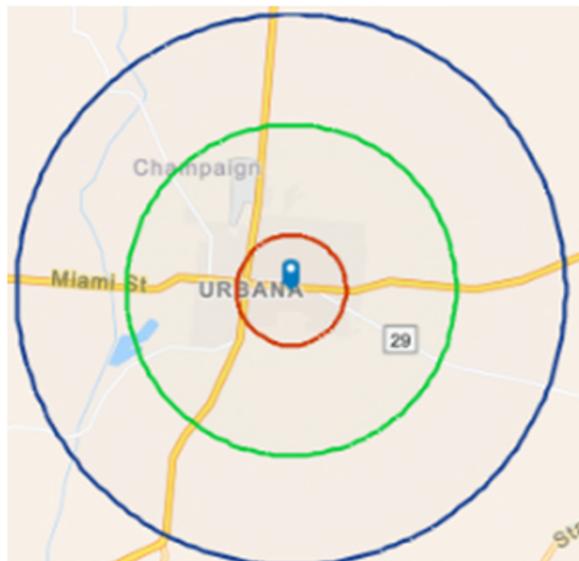
Median Household Income



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# 3-MILE RADIUS DEMOS



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## KEY FACTS

**12,691**  
Population



Average Household Size

**42.0**

Median Age

**\$61,197**

Median Household Income

## BUSINESS



**640**

Total Businesses



**8,791**

Total Employees

## EDUCATION



**10%**

No High School Diploma



**41%**

High School Graduate



**29%**

Some College



**20%**

Bachelor's/Grad/Prof Degree

## INCOME



**\$33,695**

Per Capita  
Income



**\$61,197**

Median  
Household  
Income



**\$77,289**

Average  
Household  
Income

## EMPLOYMENT



**50.7**

White  
Collar %



**35.1**

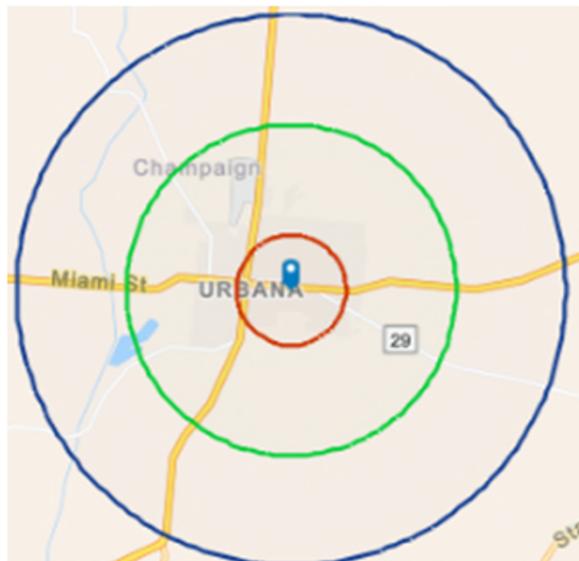
Blue  
Collar %



**14.1**

Services  
%

# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## KEY FACTS

**15,265**  
Population



Average Household Size

**42.3**

Median Age

**\$63,500**

Median Household Income

