

# PRIME RETAIL DEVELOPMENT

0 N. Ridge Road | Madison, OH 44057

FOR LEASE



verizon  
CIRCLE K

CLASSIC CLEAN  
AUTO WASH

GREEN ROAD (9,933 VPD)

Walmart  
+907K ANNUAL VISITS

T Mobile  
SHOE DEPT. CATO  
Great Clips

SALLY  
BEAUTY

MURPHY  
USA

+106K ANNUAL VISITS

FRESH FOOD  
SHEETZ  
MADE TO ORDER

NEWLY CONSTRUCTED

N. RIDGE ROAD (16,540 VPD)

SITE



Baldwin Brothers, Inc.

In Association with ParaSell, Inc.  
A Licensed Ohio Broker #REC.2020005946



# EXCLUSIVELY MARKETED BY

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# OFFERING SUMMARY

## LOCATION

0 N. Ridge Road  
Madison, OH 44057



## PROPOSED (2) UNIT BUILDING

<b>Lease Type:</b>	Build-to-Suit / Ground Lease
<b>Unit 1 w/ Drive Thru:</b>	2,100 SF
<b>Unit 2:</b>	2,660 SF

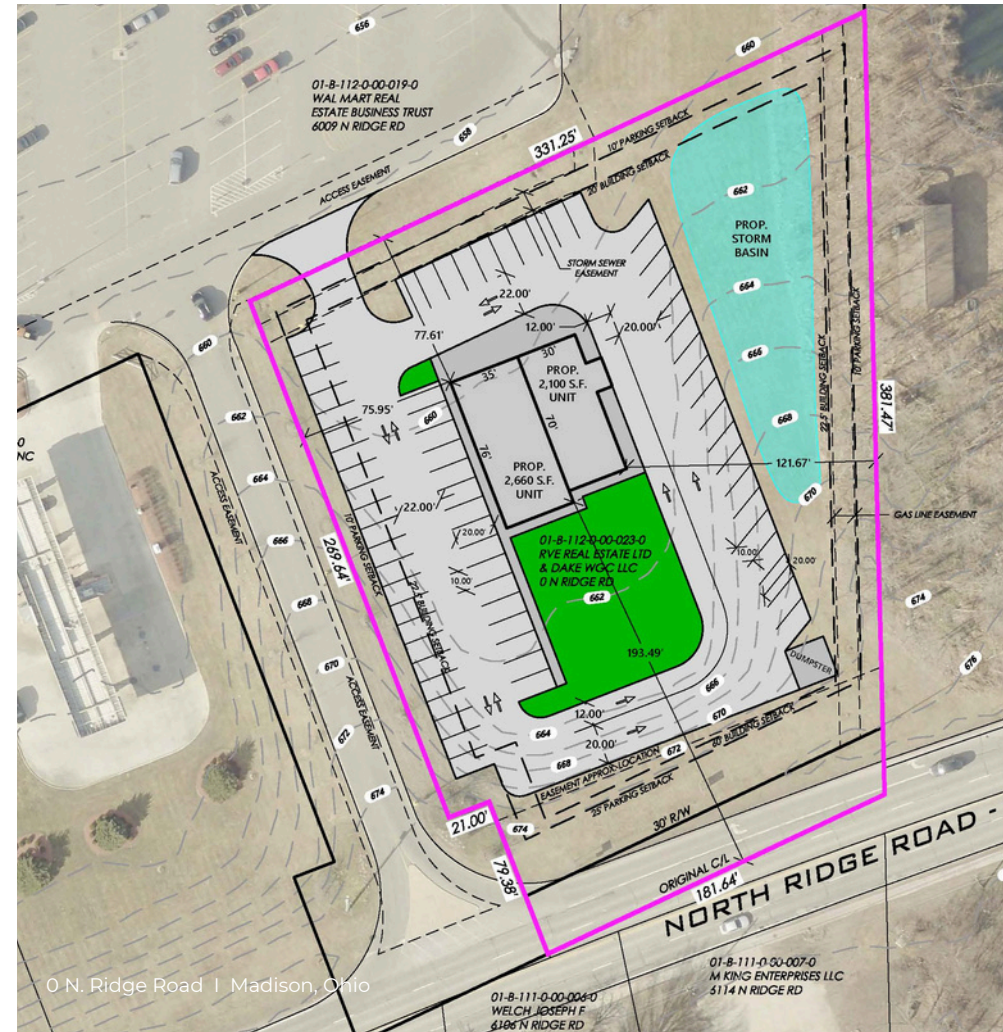
Contact Broker for Pricing

## PROPERTY SUMMARY

<b>Lot Size:</b>	±2.10 Acres
<b>Type:</b>	Unimproved Pad
<b>Potential Use:</b>	QSR, Retail, and More
<b>Zoning:</b>	B-2 (Regional Business District)
<b>Frontage:</b>	181'

## PROPERTY HIGHLIGHTS

- **Prime visibility and easy access**, with traffic counts exceeding 16,500 vehicles per day on N. Ridge Road and 9,900 on Green Road
- **Strategically located** in Madison's main retail corridor
- **Outlot to Walmart Supercenter**, which attracts over 900,000 annual visitors
- **Surrounded by a mix of National Tenants** including Aldi, Sheetz, Verizon, Walmart, and more
- **Rapidly growing retail area**, with ongoing neighboring retail developments



DEMOGRAPHICS	3-MILE	7-MILE	10-MILE
<b>2023 Population:</b>	15,938	35,164	57,520
<b>Households:</b>	6,620	14,326	23,665
<b>Average HH Income:</b>	\$96,252	\$95,913	\$99,142



# MARKET AERIAL

