

# DEVELOPMENT OPPORTUNITY

## LAND FOR GROUND LEASE/B-T-S

0 W. 4<sup>TH</sup> STREET, ONTARIO, OHIO 44906



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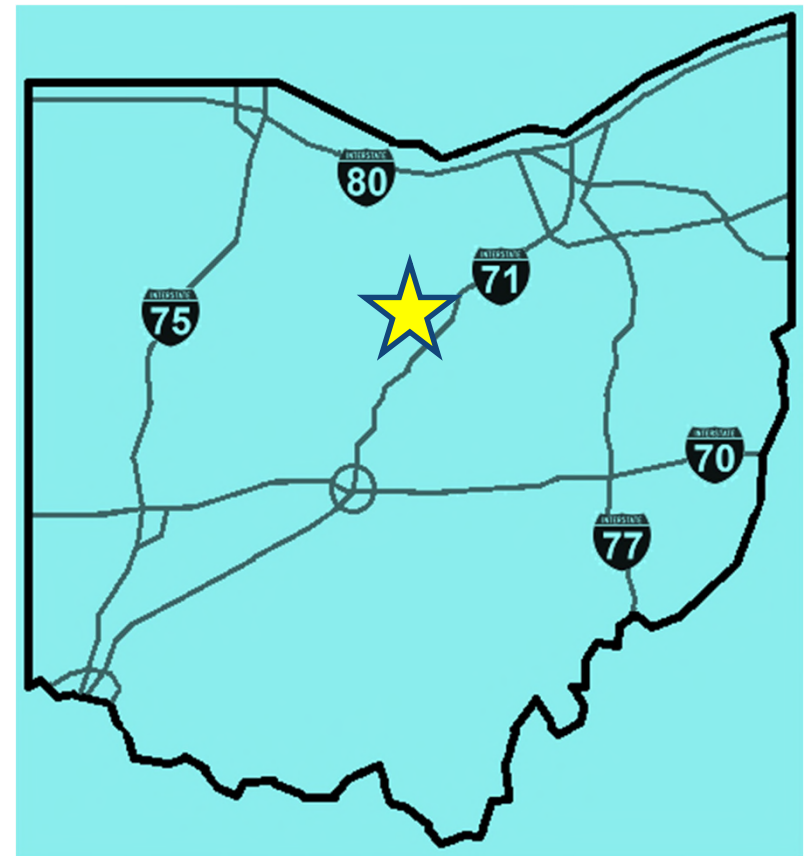
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

# PROPERTY HIGHLIGHTS

## DEVELOPMENT OPPORTUNITY

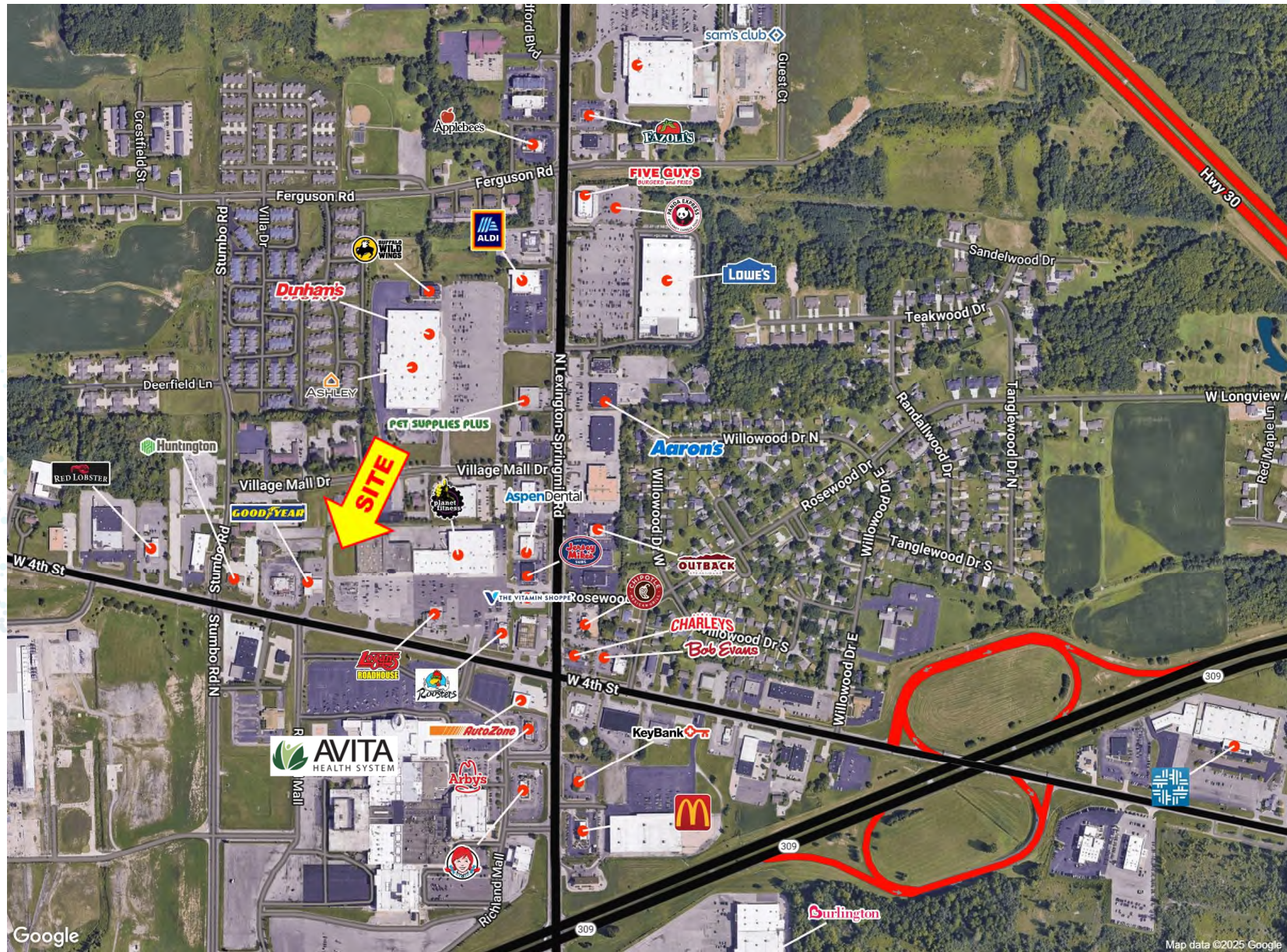
LAND FOR GROUND LEASE/B-T-S  
0 W. 4<sup>TH</sup> STREET, ONTARIO, OHIO 44906

- Up to 0.75 acre outparcel for ground lease or BTS
- Up to 20,000 SF build-to-suite inline
- Join Family Farm & Home and Altitude Trampoline Park
- Located across from Avita Ontario Hospital—just across Lexington-Springmill Road
- Great visibility and good traffic counts (9,078 vehicles per day on W. 4<sup>th</sup> Street)



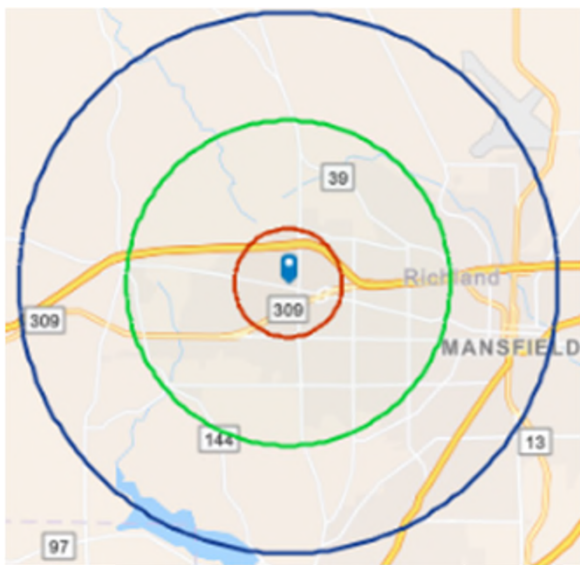


# CORRIDOR AERIAL





# 1-MILE RADIUS DEMOS



## KEY FACTS

**1,387**  
Population

**1.9**  
Average  
Household Size

**43.1**  
Median Age

**\$56,674**  
Median Household Income

## BUSINESS



Total Businesses

**360**



Total Employees

**6,341**

## EDUCATION



**8%**

No High School  
Diploma



**34%**

High School  
Graduate



**33%**

Some  
College



**25%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$35,466**

Per Capita  
Income



**\$56,674**

Median  
Household  
Income



**\$70,648**

Average  
Household  
Income

## EMPLOYMENT



**59.1**

White  
Collar %



**31.7**

Blue  
Collar %



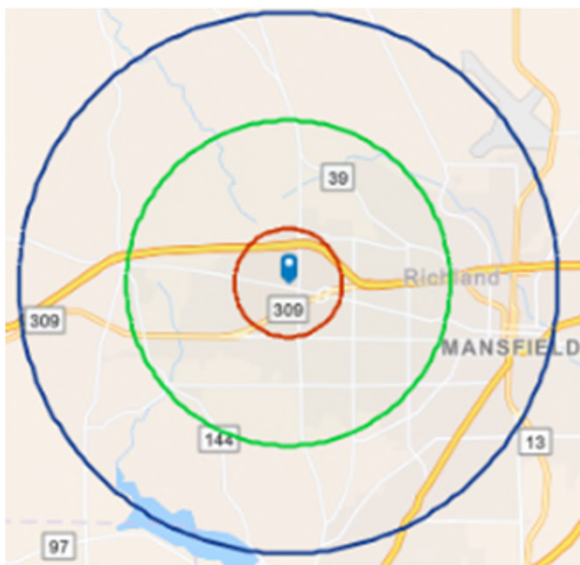
**9.4**

Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**17,385**

Population



**2.2**

Average  
Household Size



**43.6**

Median Age

**\$54,664**

Median Household Income

## BUSINESS



**1,084**

Total Businesses



**17,087**

Total Employees

## EDUCATION



**9%**

No High School  
Diploma



**37%**

High School  
Graduate



**30%**

Some  
College



**24%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$32,639**

Per Capita  
Income



**\$54,664**

Median  
Household  
Income



**\$71,876**

Average  
Household  
Income

## EMPLOYMENT



**57.2**

White  
Collar %



**26.9**

Blue  
Collar %



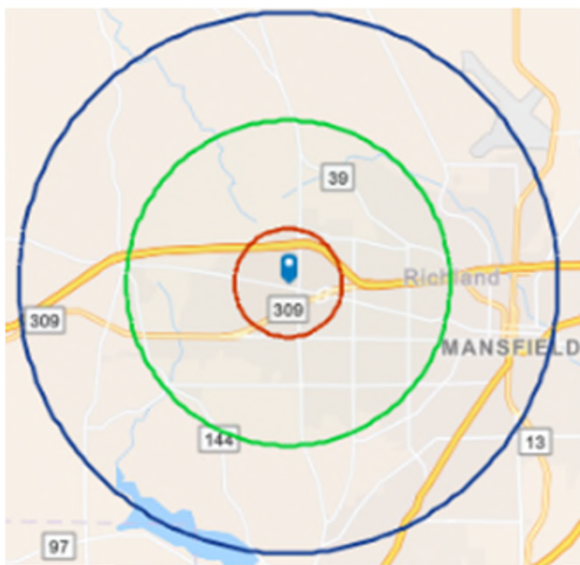
**15.9**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**50,352**

Population



**2.2**

Average  
Household Size



**41.9**

Median Age

**\$50,241**

Median Household Income

## BUSINESS



**2,516**

Total Businesses



**39,531**

Total Employees

## EDUCATION



**11%**

No High School  
Diploma



**40%**

High School  
Graduate



**29%**

Some  
College



**20%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$29,308**

Per Capita  
Income



**\$50,241**

Median  
Household  
Income



**\$69,692**

Average  
Household  
Income

## EMPLOYMENT



**54.1**

White  
Collar %



**27.4**

Blue  
Collar %



**18.5**

Services  
%

**equity** | brokerage

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