



**ANCHOR  
RETAIL**

**REALTY  
RESOURCES**  
MEMBER

W HIGH AVE



BLUEBELL DRIVE NW



**NEW PHILADELPHIA  
CENTER**

324-408 Bluebell Drive NW  
New Philadelphia, Ohio 44663



# FOR LEASE

# NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663



## HIGHLIGHTS

- ▶ New Philadelphia Center - up to 34,019 SF
- ▶ One of Ohio's most desirable county seat markets
- ▶ Strategically located at the intersection of I-77 and RT 250
- ▶ Across from, and sharing access with, Menard's and one of Ohio's top performing Walmart locations
- ▶ 3,000 SF inline unit available
- ▶ Potential opportunity in 4,000 SF pad building



**ANCHOR**  
RETAIL



**REALTY**  
**RESOURCES**  
MEMBER

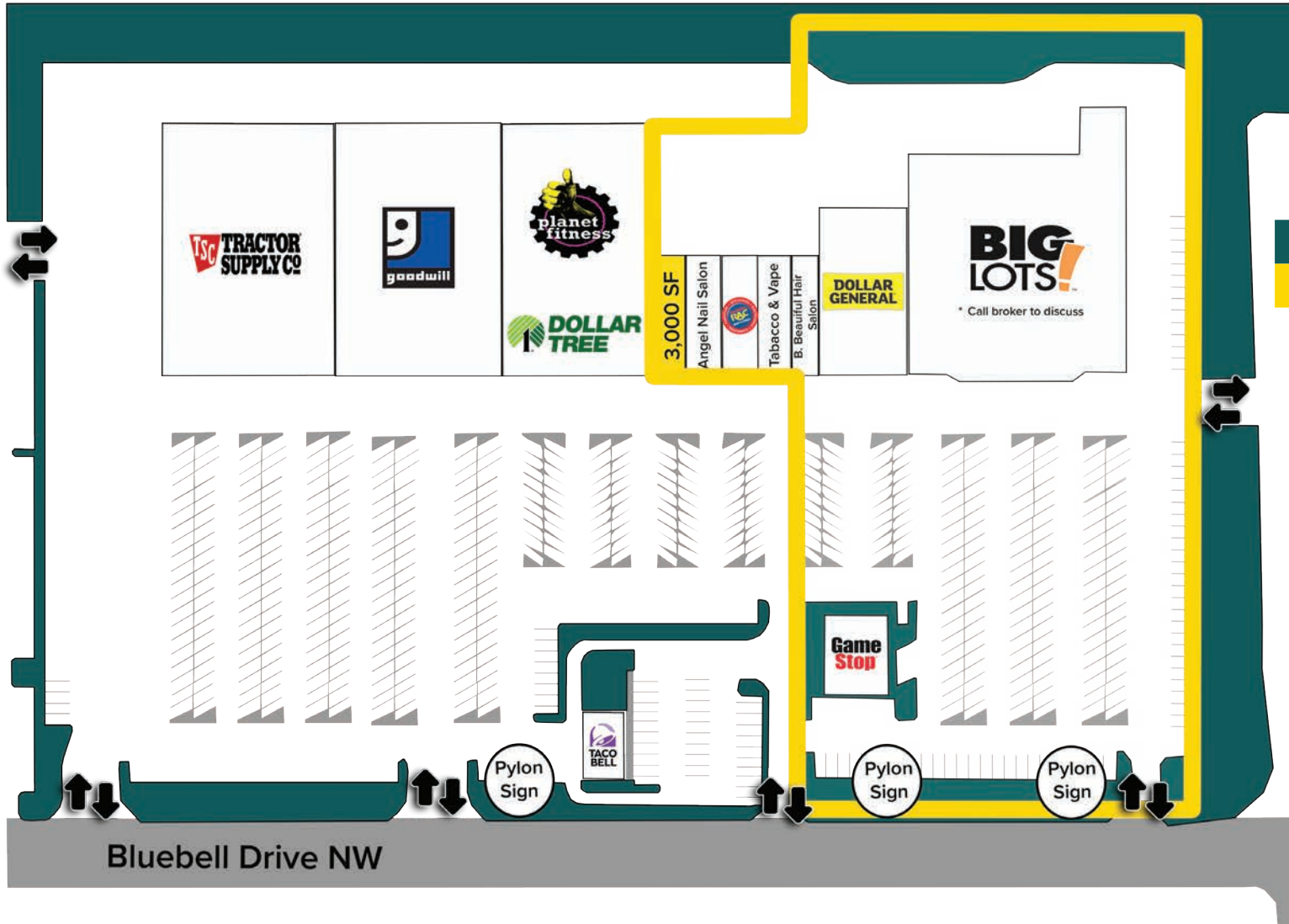
**GREG GUYURON** | 216.342.2564 | [gguyuron@anchorretail.com](mailto:gguyuron@anchorretail.com)



FOR LEASE

# NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663



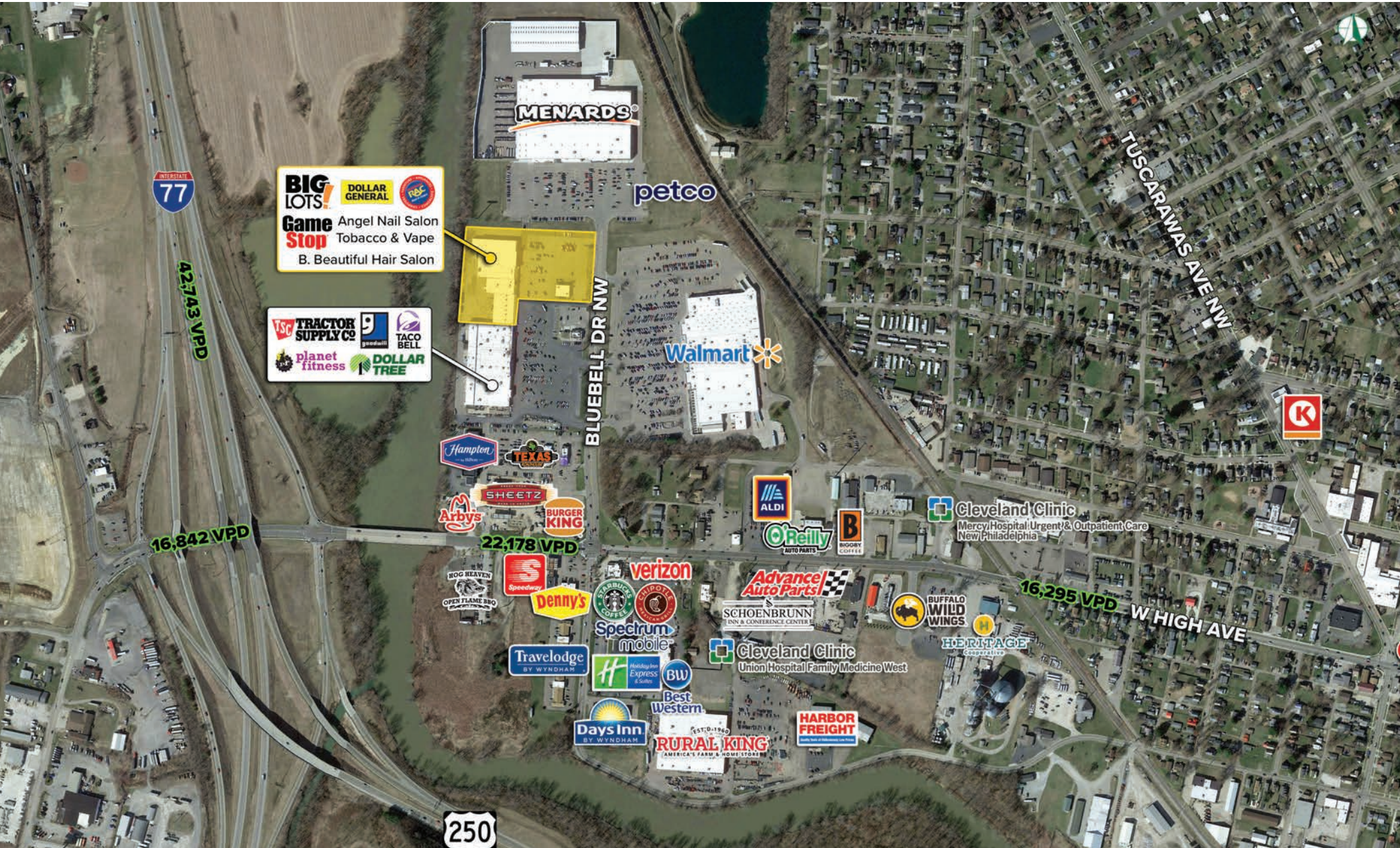
Tenant	SF
VACANT	3,000
Angel Nail Salon	2,000
Rent-A-Center	2,000
Tobacco & Vape	2,500
B.Beautiful Hair Salon	1,500
Dollar General	10,069
Big Lots	34,019



# FOR LEASE

# NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663





# FOR LEASE

# NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663

- 1 McDonald's
- 2 Wendy's
- 3 KFC
- 4 Bob Evans
- 5 DQ Grills & Chill
- 6 TACO BELL
- 7 BURGER KING
- 8 McDonald's
- 9 Arby's
- 10 Wendy's
- 11 TACO BELL
- 12 TEXAS ROADHOUSE
- 13 Arby's
- 14 BURGER KING
- 15 Denny's
- 16 STARBUCKS
- 17 BIGGBY COFFEE

- 1 Quality Inn
- 2 Comfort
- 3 Hampton by Hilton
- 4 TOWNEPLACE SUITES MARRIOTT
- 5 Travelodge BY WYNDHAM
- 6 Holiday Inn Express & Suites
- 7 BW Best Western
- 8 Days Inn BY WYNDHAM
- 9 SCHOENBRUNN INN



## Dover-New Philadelphia, Ohio



Heritage Square  
giant eagle getGo  
ANYTIME FITNESS  
COSMO PROF SALLY BEAUTY  
Cleveland Clinic  
Union Hospital - Orthopaedic Care

Cadillac BUICK  
CHEVROLET TOYOTA

NEW TOWNE MALL  
KOHL'S JOANN  
ULTA ASHLEY DICK'S  
maurices Marshalls  
SHOE DEPT. ENCORE  
RED LOBSTER Dunham's  
Aspen Dental Applebees We Love Pets!



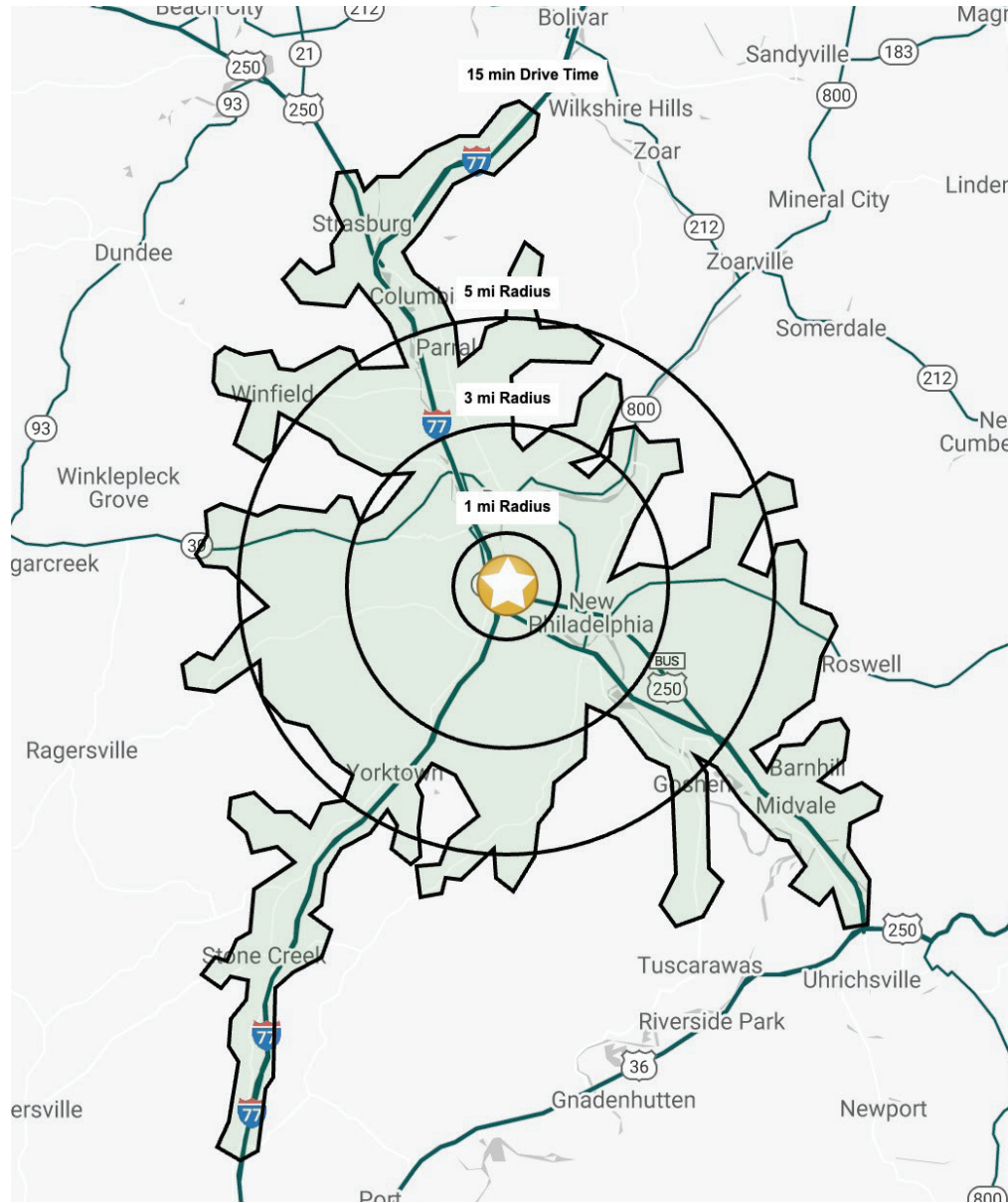
GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com



# FOR LEASE

# NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663



## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	3,775	29,919	37,467	41,022
HOUSEHOLDS	1,638	12,759	15,905	17,439
MEDIAN AGE	36.2	40.2	41.1	41.1
AVERAGE HH INCOME	\$69,557	\$84,004	\$90,845	\$89,387
MEDIAN HH INCOME	\$58,806	\$64,692	\$69,071	\$68,536
BUSINESSES	165	1,238	1,551	1,691
EMPLOYEES	2,608	13,921	20,103	21,483
EDUCATION: BACHELORS +	29.9%	32.2%	32.3%	31.0%



GREG GUYURON | 216.342.2564 | gguyuron@anchorretail.com

Cleveland • Columbus | [www.anchorretail.com](http://www.anchorretail.com)

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC DBA Anchor Retail, and its agents, associates, and employees make no guarantee, warranty, or representation of the property. All images contained here in are the property of Anchor Cleveland, LLC DBA Anchor Retail, and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC DBA Anchor Retail. © 2024