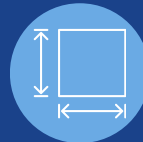


**FOR SALE**

**1133 - 1141 N MEMORIAL DR**  
LANCASTER, OHIO 43130



**FOR SALE: \$1,100,000**



**14,645 SF - TWO BUILDINGS**  
**HARDWARE - 12,573 SF**  
**PAWN SHOP - 2,070 SF**



**25,797 VEHICLES PER DAY**  
**N. MEMORIAL DRIVE**



**NEW HVAC, ROOF,**  
**WINDOWS**



**UP TO 14' CEILING CLEARANCE**



**USABLE BASEMENT -**  
**FREIGHT ELEVATOR**



**TWO BUILDINGS - ONE WITH**  
**IN-PLACE TENANT**

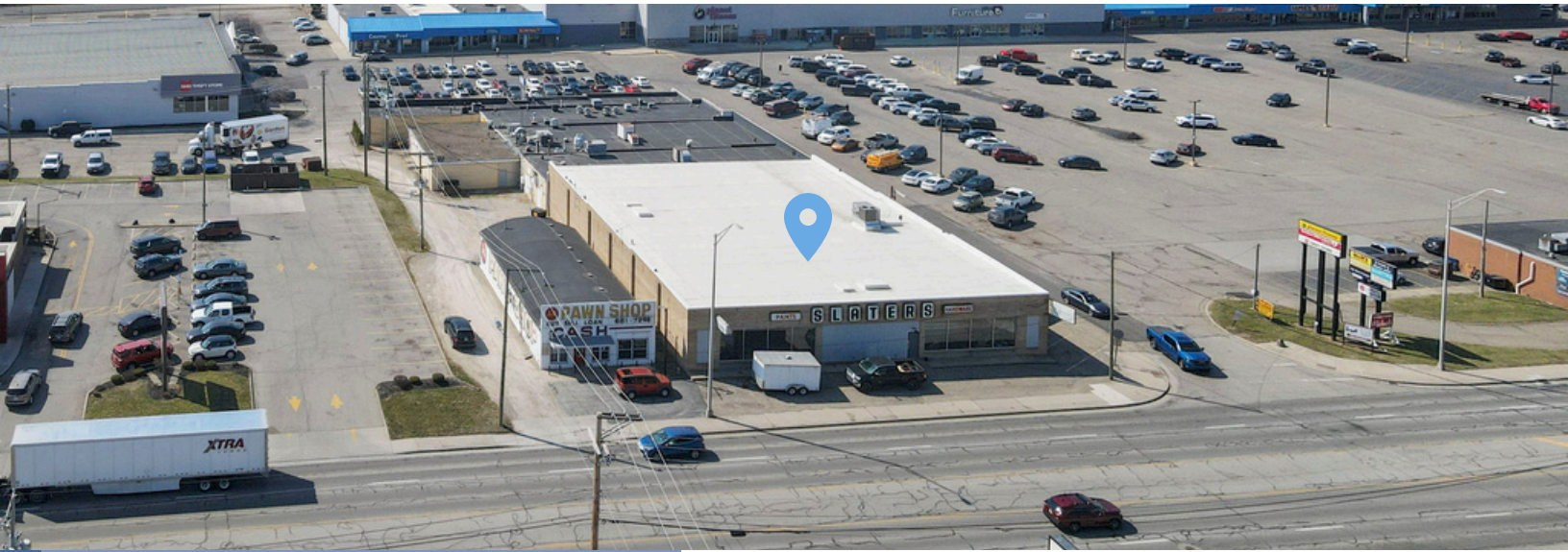


**AVAILABLE: NOW**



# OVERVIEW

# 1133 - 1141 N MEMORIAL DR LANCASTER, OHIO 43130



## POPULATION

1 MILE	11,577
3 MILES	47,228
5 MILES	56,849

## HOUSEHOLD INCOME

1 MILE	\$62,059
3 MILES	\$70,248
5 MILES	\$76,037

## CONSUMER SPENDING

1 MILE	\$124.26M
3 MILES	\$542.27M
5 MILES	\$664.37M

## DAYTIME EMPLOYMENT

1 MILE	6,893
3 MILES	19,790
5 MILES	21,636

Step into history with this iconic Lancaster property, formerly the renowned Slater Hardware, a beloved staple of the community for over 65 years. Located in the heart of Lancaster, Ohio, at 1133-1141 North Memorial Drive, this property presents an exceptional opportunity for a new owner with vision to revitalize and make their mark on a piece of local history.

The main building, which once served as Slater Hardware, boasts an expansive 12,573 square feet of wide-open, flexible space. With up to 14 feet of ceiling clearance, the possibilities are endless—whether you're looking to transform it into a retail space, office complex, or something entirely unique. The steel-joisted masonry construction ensures the building's durability for years to come, while an abundance of natural light floods the interior, creating a bright, welcoming atmosphere.

The basement, complete with a freight elevator, provides ample storage and accessibility, adding to the functionality of this versatile property. With the new roof, all-new windows, and HVAC systems installed in the last 5 years, this building is well-equipped to support your business for years to come.

Additionally, the 2,070 square-foot pawn shop is included in the sale. It currently has a month-to-month tenant, providing immediate income for a new owner. This established business is another great asset in an area that sees almost 26,000 vehicles passing by each day, ensuring high visibility and foot traffic.

The location is prime—nestled in the core of Lancaster's retail development district, this property is surrounded by a vibrant mix of commercial businesses, restaurants, and more. With its strategic positioning, you'll have access to a steady flow of potential customers from both the community and the constant stream of passersby.

This property is ready for its next chapter. Whether you're an investor, entrepreneur, or business owner, 1133-1141 North Memorial Drive offers a rare opportunity to own a piece of Lancaster's history, all while setting the stage for a thriving future.

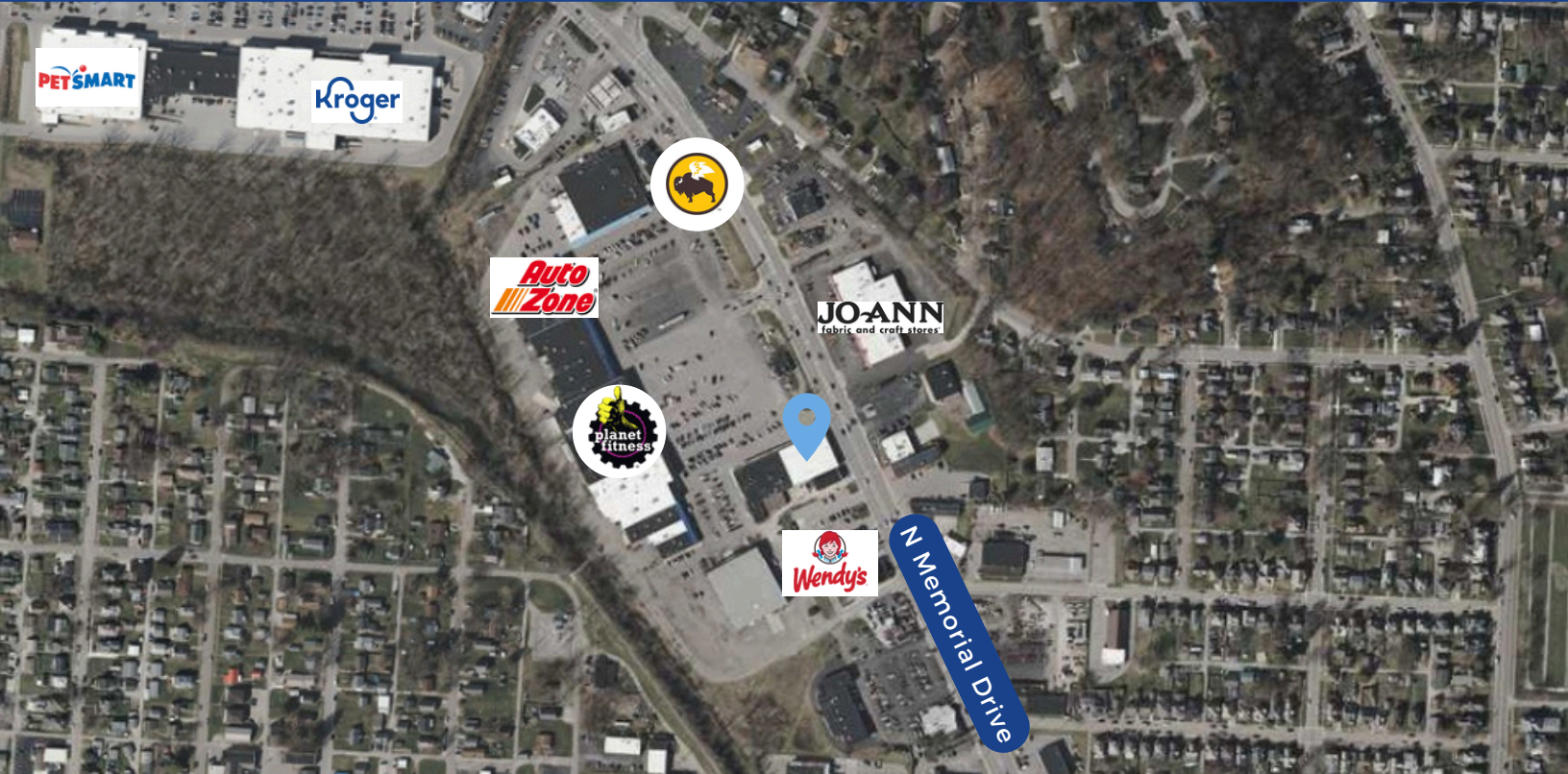




## LOCATION

# 1133 - 1141 N MEMORIAL DR

LANCASTER, OHIO 43130



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KOON  
PROPERTY  
GROUP





# **1133 - 1141 N MEMORIAL DR**

## **LANCASTER, OHIO 43130**

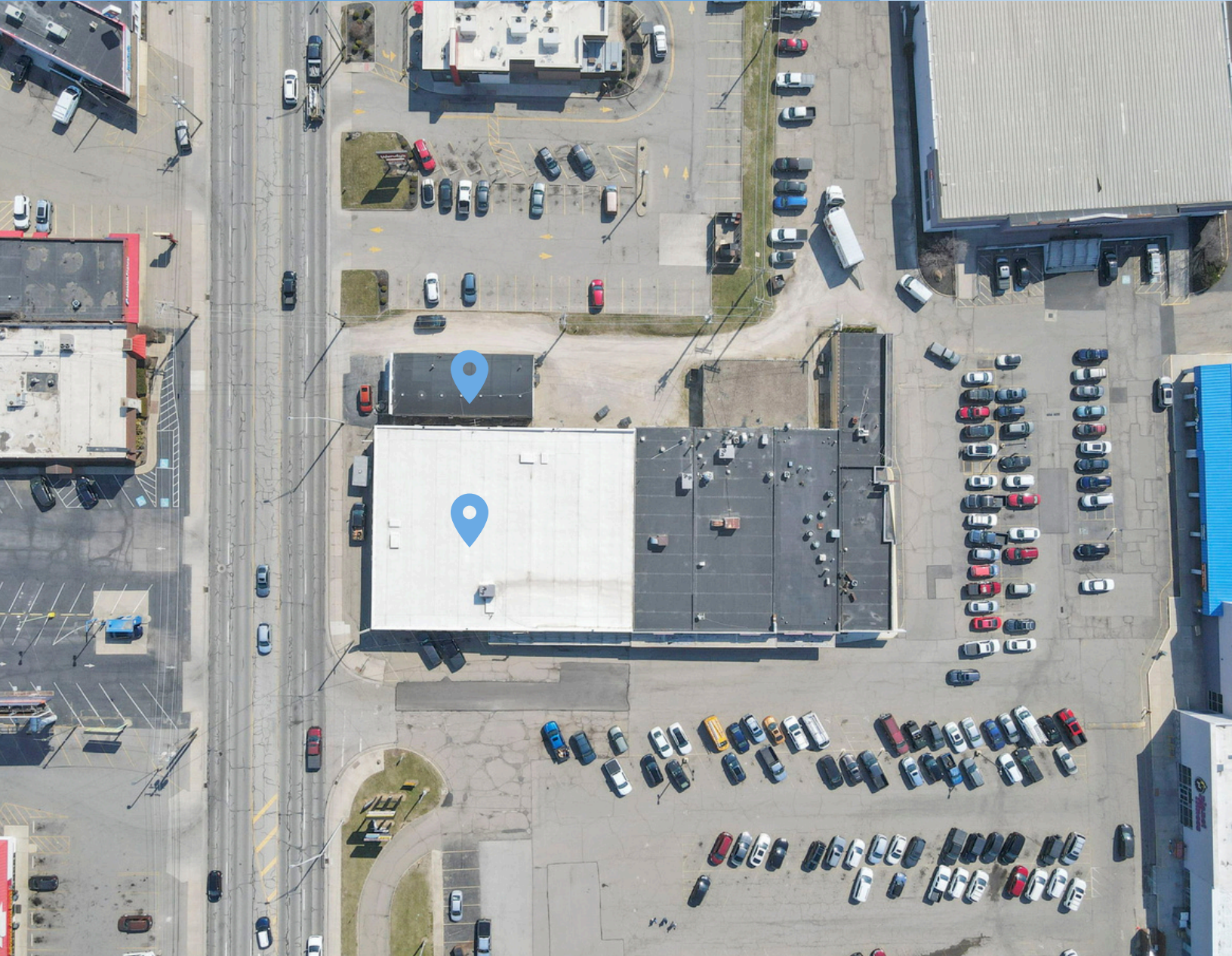




**AERIAL**

# **1133 - 1141 N MEMORIAL DR**

## **LANCASTER, OHIO 43130**



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KOON  
PROPERTY  
GROUP













