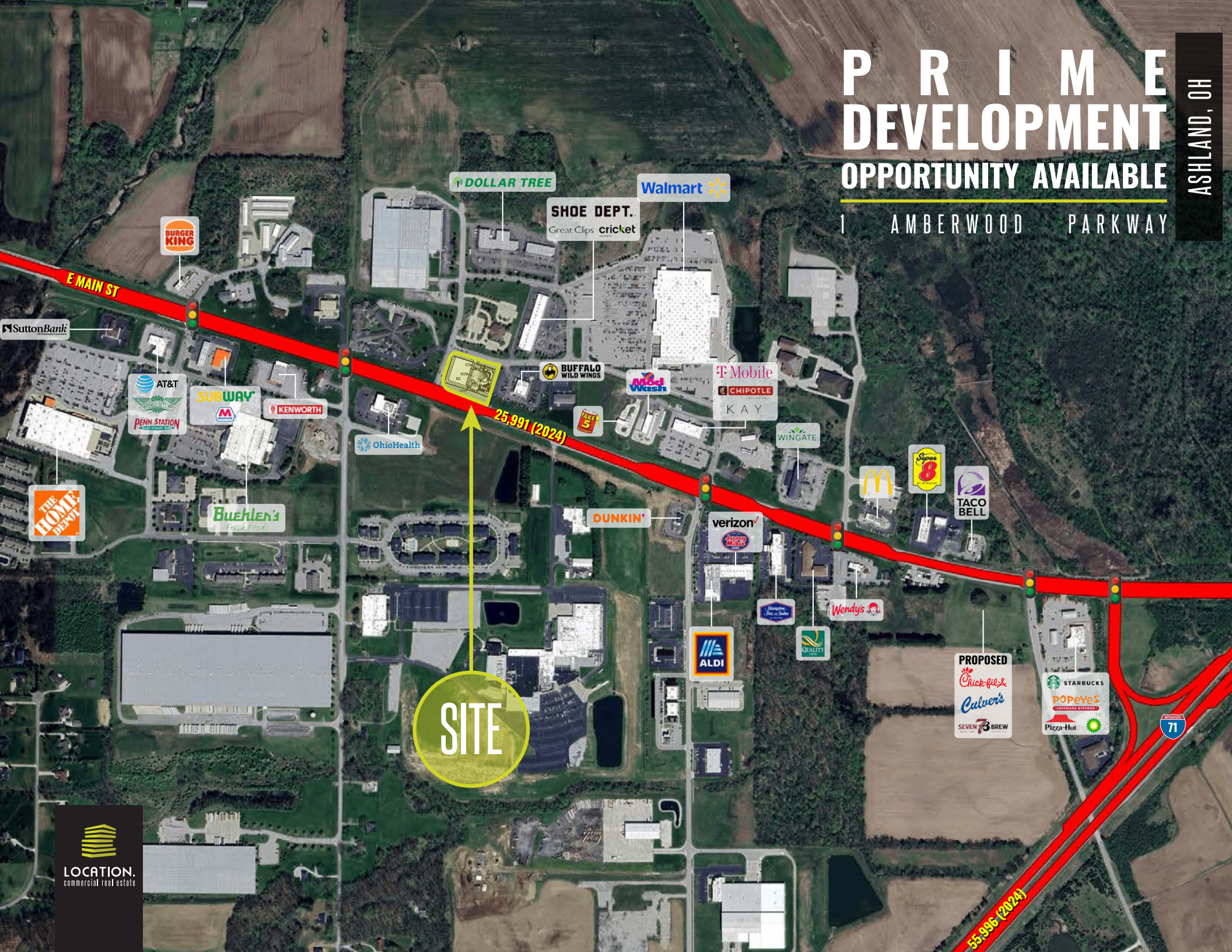


PRIME DEVELOPMENT OPPORTUNITY AVAILABLE

ASHLAND, OH

1 AMBERWOOD PARKWAY



DOLLAR TREE

Walmart

SHOE DEPT.
Great Clips cricket

BURGER KING

Sutton Bank

AT&T
PENN STATION

SUBWAY

KENWORTH

OhioHealth

THE HOME DEPOT

Buehler's
Fresh Foods

25.991 (2024)

BUFFALO WILD WINGS

Wash

T Mobile

CHIPOTLE

KAY

WINGATE

8

TACO BELL

DUNKIN'

verizon

Wendy's

Wendy's

ALDI

QUALITY

PROPOSED
Chick-fil-A
Culver's
SEVEN 7 BREW

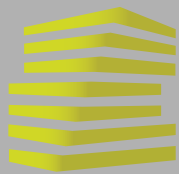
STARBUCKS
POPEYES
PIZZA HUT

71

55.995 (2024)



LOCATION.
commercial real estate



1 AMBERWOOD PKWY

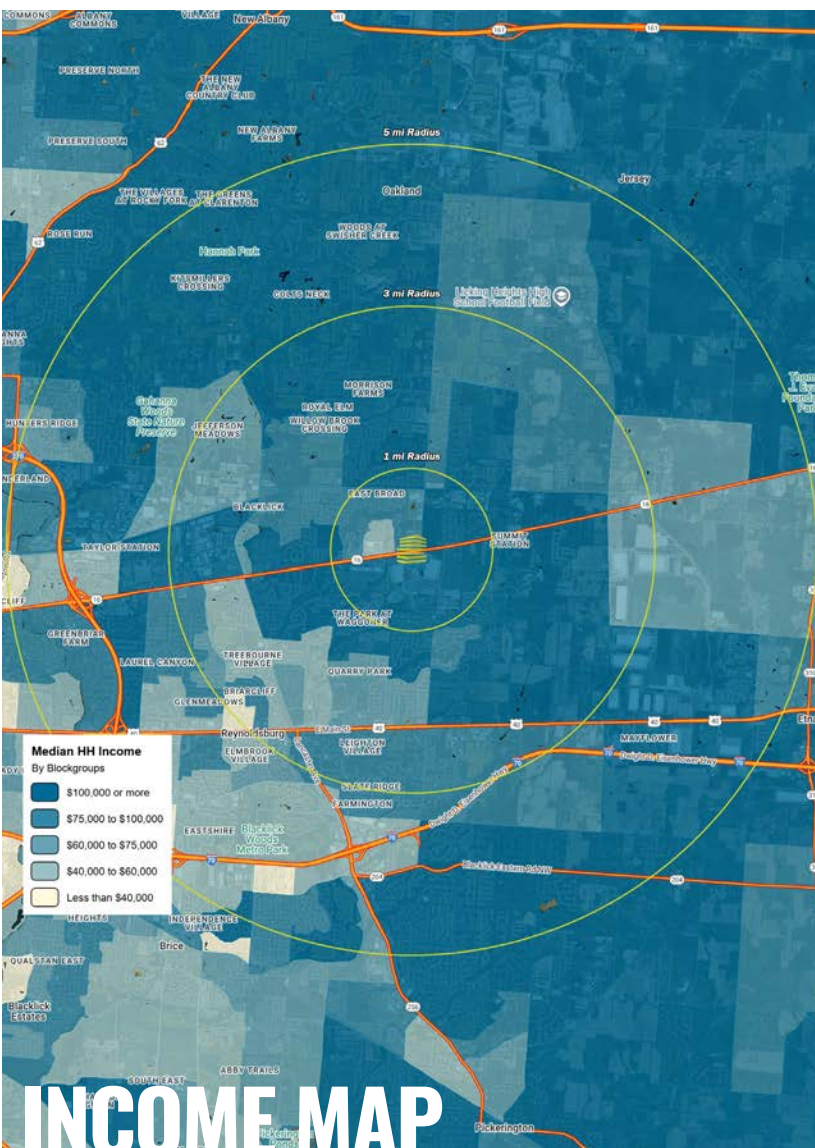
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Ashland is a well-established community located in North-Central Ohio, approximately 65 miles southwest of Cleveland and 70 miles northeast of Columbus, offering convenient access to I-71 and US-250. As the county seat of Ashland County, the city serves as a regional hub for healthcare, education, manufacturing, and retail, drawing consumers from a broad surrounding rural trade area.

The local economy is anchored by Ashland University, UH Samaritan Medical Center, and major employers such as TruHitch (Hitch Manufacturing), Claremont Manufacturing, and Armstrong Air & Space Museum-related operations. This diverse employment base supports a stable daytime population and consistent consumer demand throughout the year.

Ashland's primary commercial corridors along Claremont Avenue, US-250, and I-71 interchanges feature a strong mix of national retailers, restaurants, grocery, and service-oriented businesses. The city continues to see reinvestment in housing, healthcare, and commercial development, further strengthening its position as a retail and service destination for the region.

With its strategic highway access, diversified employment base, and role as a regional service center, Ashland offers a stable and resilient trade area with long-term appeal for retail, medical, and commercial users.

DEMOGRAPHICS

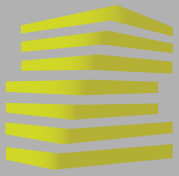
	3 mile	5 mile	10 mile
POPULATION	17,051	25,088	46,110
HOUSEHOLDS	7,306	10,644	18,549
EMPLOYEES	12,106	16,162	17,366
MED HH INCOME	\$60,560	\$64,212	\$68,671

AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



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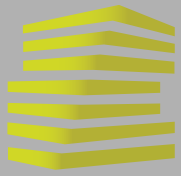
SITE PLAN & DETAILS

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- **PRIME DEVELOPMENT OPPORTUNITY AT 1 AMBERWOOD PARKWAY IN ASHLAND LOCATED ALONG US ROUTE 250, ASHLAND'S DOMINANT RETAIL AND COMMERCIAL CORRIDOR.**
- **IMMEDIATE PROXIMITY TO WALMART, ONE OF THE MARKET'S STRONGEST TRAFFIC DRIVERS, AS WELL OTHER STRONG RETAILERS IN THE MARKET - INCLUDING HOME DEPOT, ALDI AND BUEHLER'S FRESH FOODS.**
- **SUITABLE FOR QSR, RETAIL, FINANCIAL, MEDICAL OR SERVICE USERS.**
- **SHARED ACCESS WITH WAL-MART SUPERCENTER AND STRONG VISIBILITY TO US 250 WITH OVER 25,000 VPD'S.**
- **CALL BROKER FOR PRICING**



1 AMBERWOOD PKWY

MARKET AERIAL

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