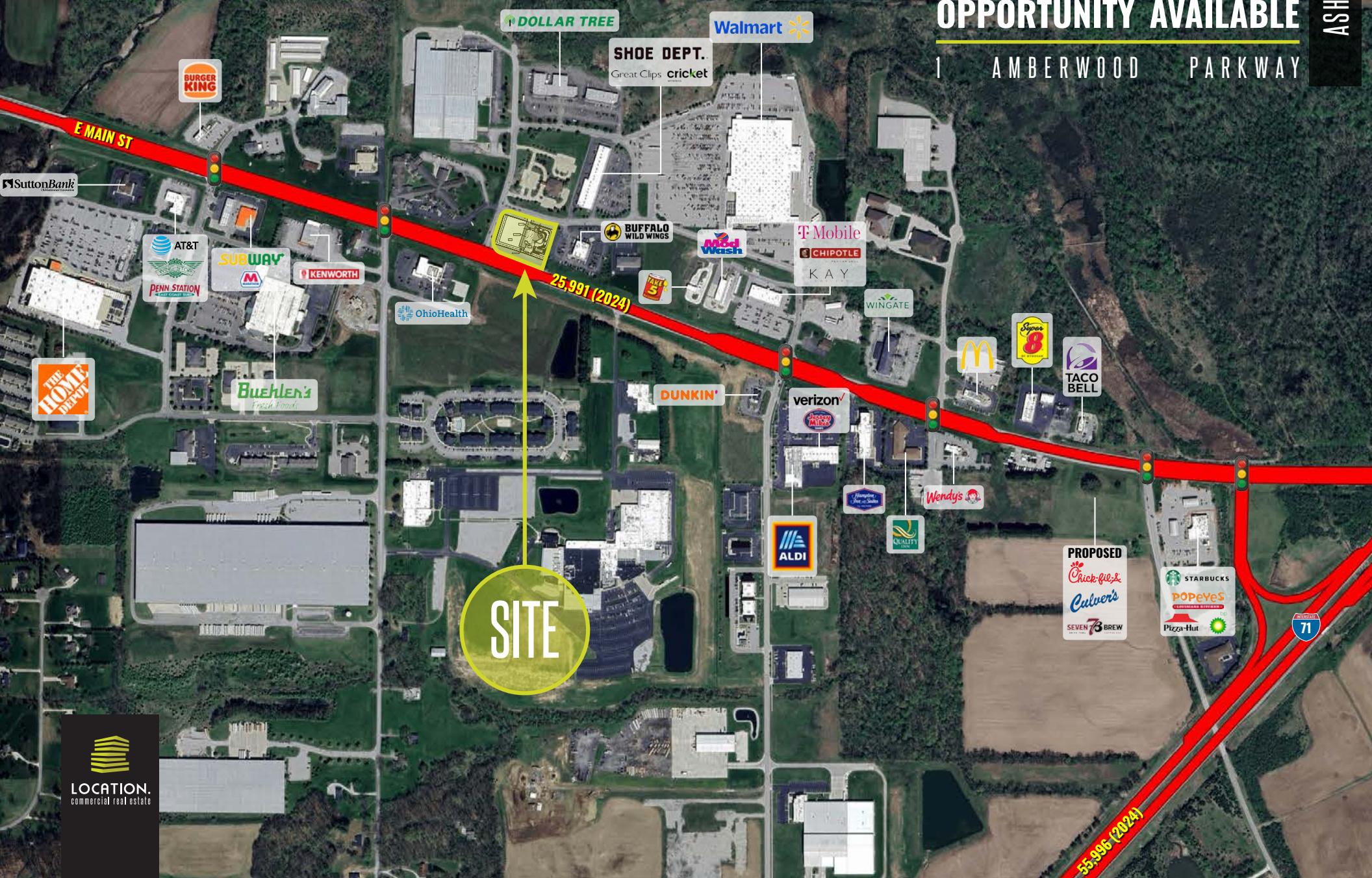


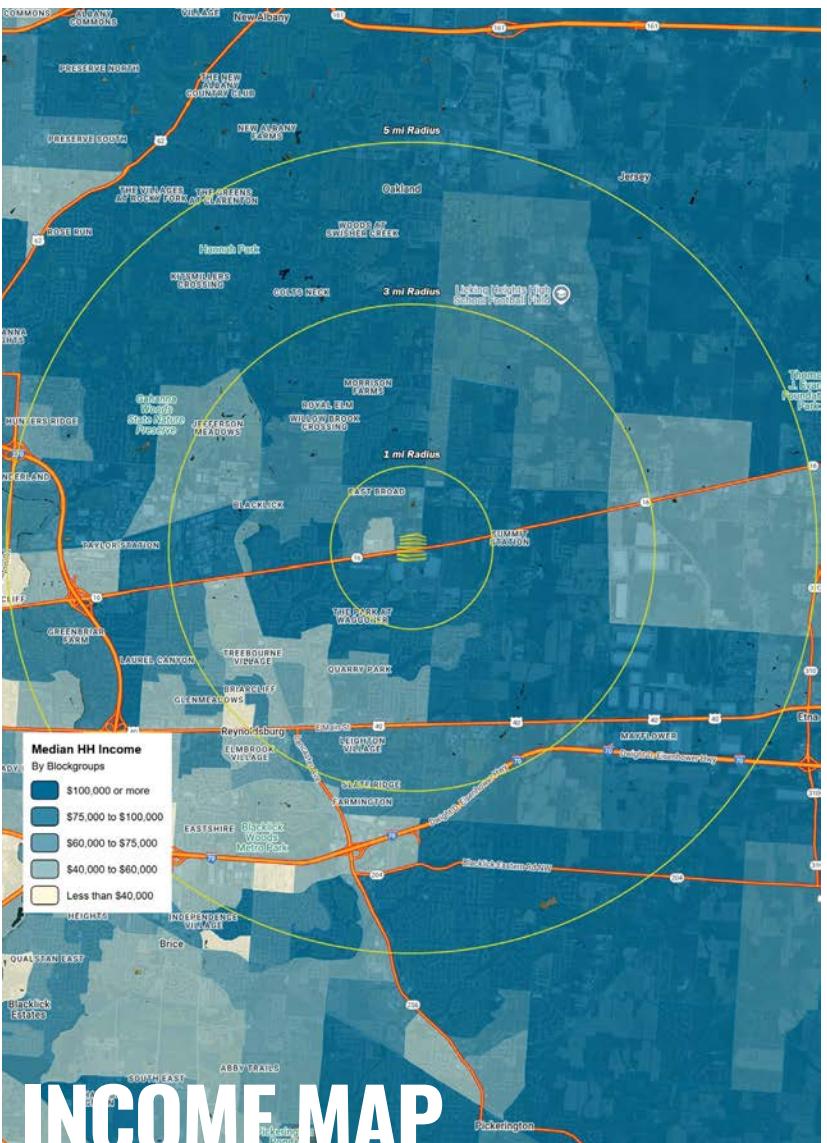
PRIME DEVELOPMENT OPPORTUNITY AVAILABLE

ASHLAND, OH



1 AMBERWOOD PKWY

NEIGHBORHOOD VIBE



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.

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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





1 AMBERWOOD PKWY

SITE PLAN & DETAILS

PROPERTY BOUNDARY GENERATED
REFERENCING AVAILABLE GIS SOURCES.



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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



LOCATION.
commercial real estate

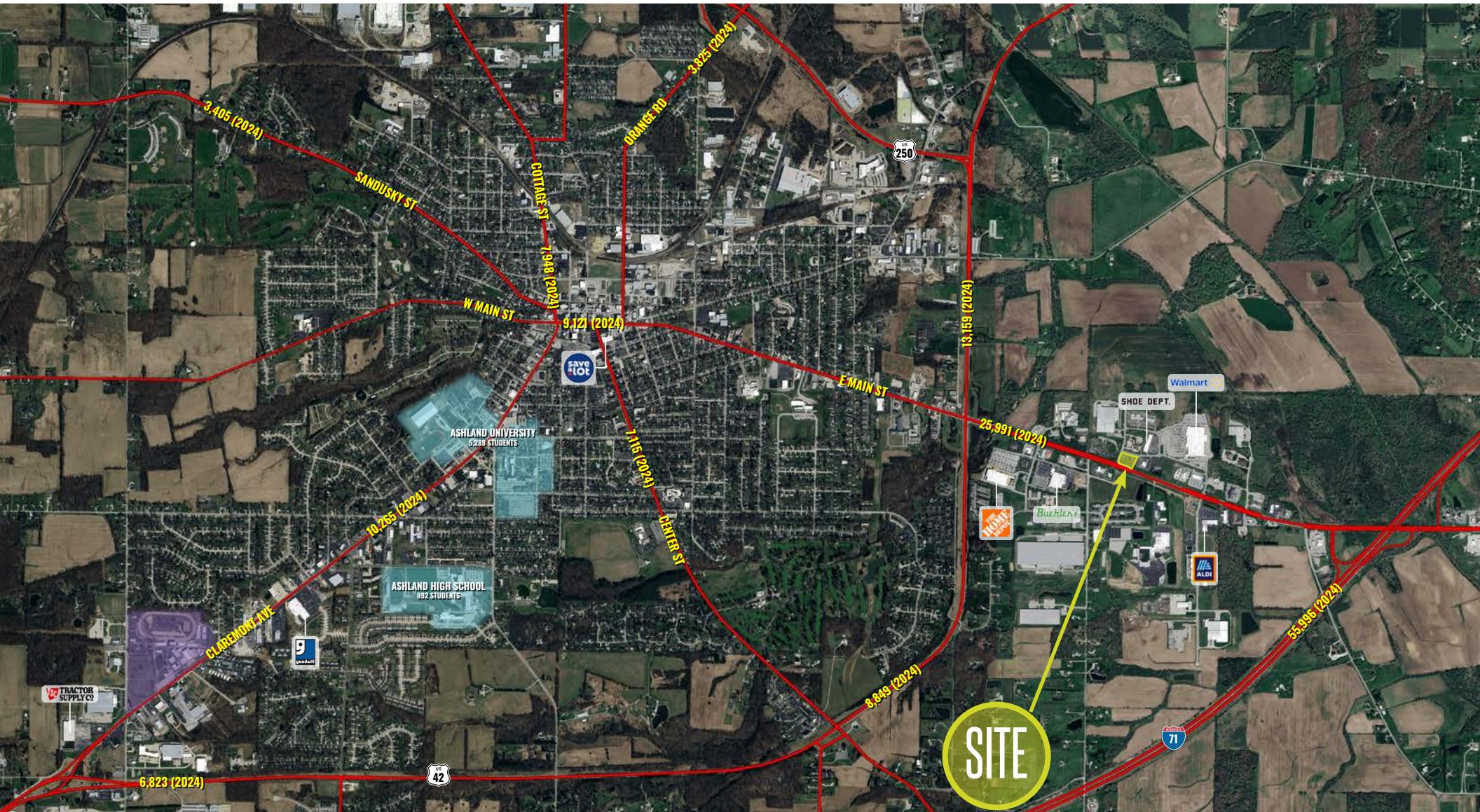


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1 AMBERWOOD PKWY

MARKET AERIAL



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