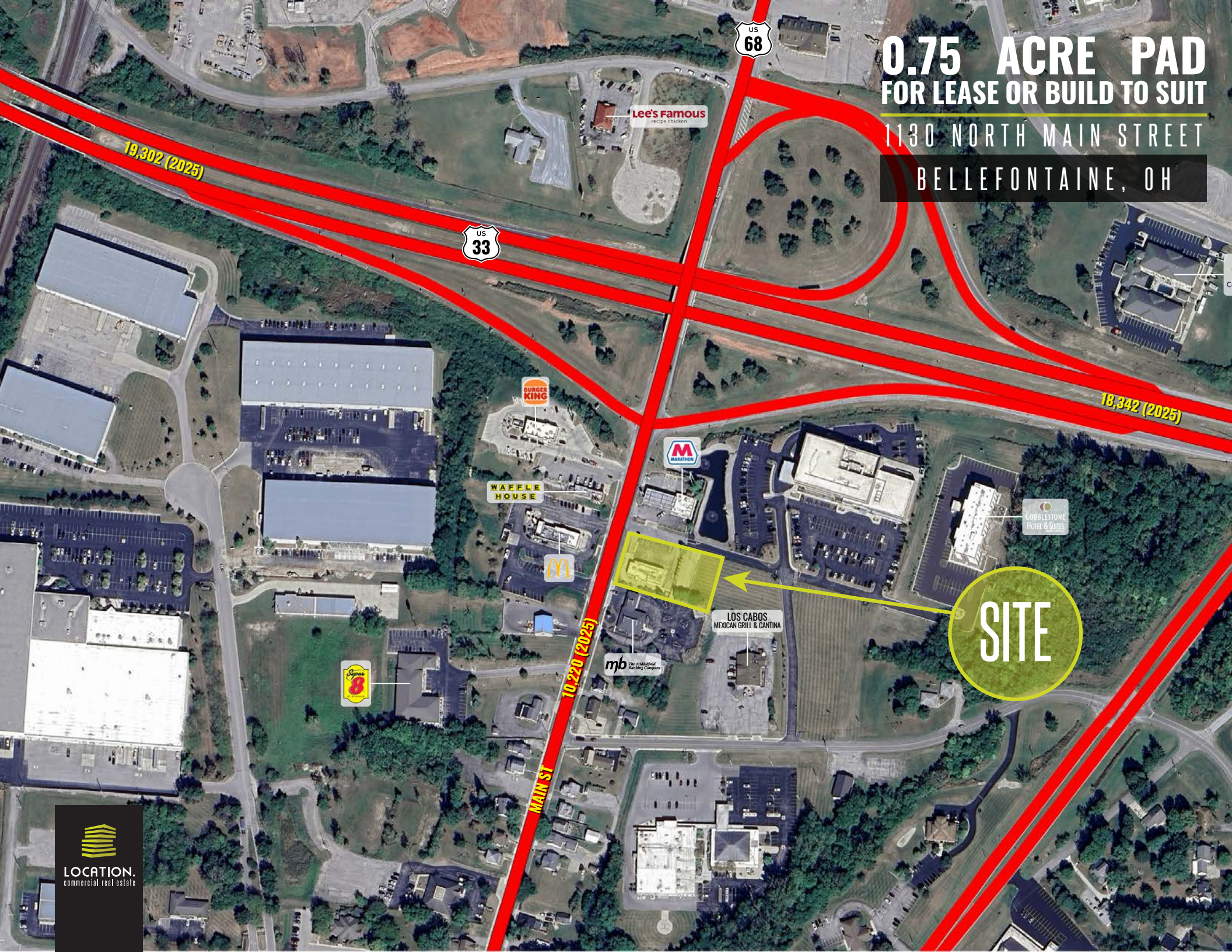
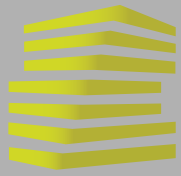


0.75 ACRE PAD FOR LEASE OR BUILD TO SUIT

1130 NORTH MAIN STREET
BELLEFONTAINE, OH



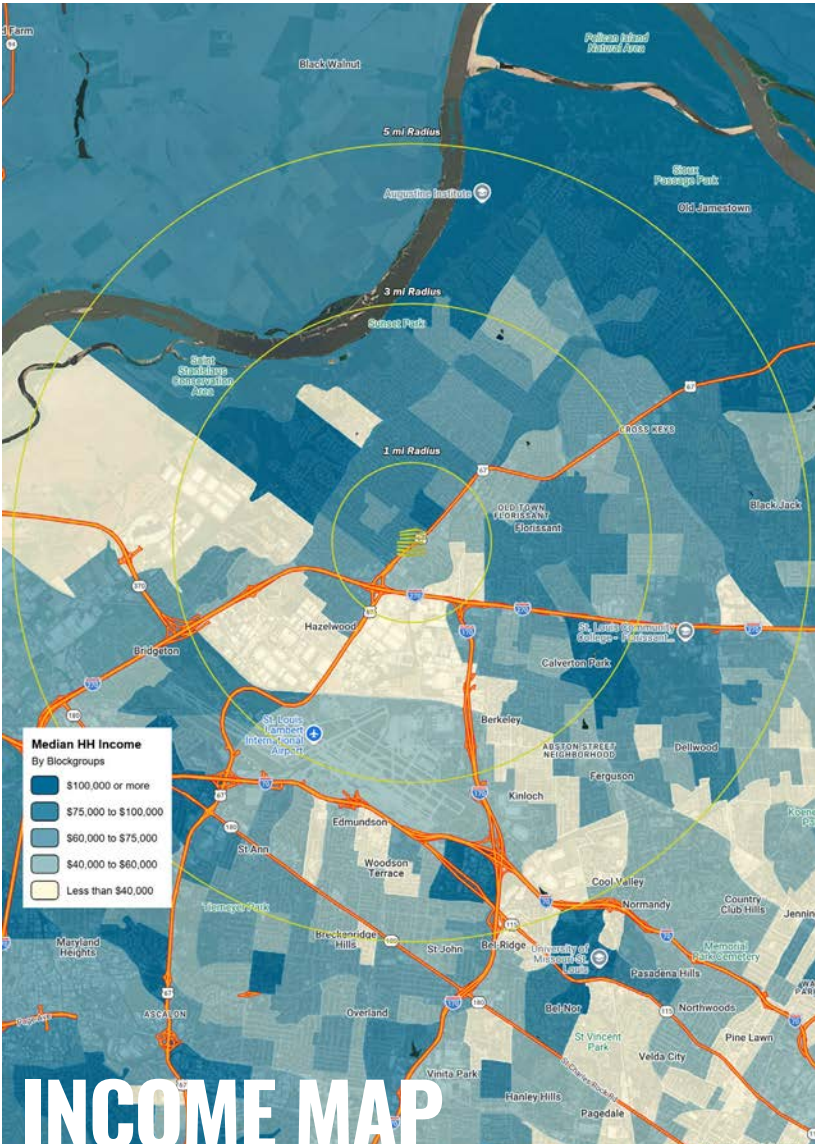


1130 N MAIN ST

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

BELLEFONTAINE IS A REGIONAL HUB LOCATED IN WEST-CENTRAL OHIO AND SERVES AS THE COUNTY SEAT OF LOGAN COUNTY, OHIO. POSITIONED APPROXIMATELY 50 MILES NORTHWEST OF COLUMBUS AND AT THE INTERSECTION OF US-68, US-33, AND US-36, THE CITY OFFERS STRONG CONNECTIVITY TO CENTRAL AND WESTERN OHIO MARKETS, SUPPORTING REGIONAL COMMERCE AND COMMUTER TRAFFIC.

THE LOCAL ECONOMY BENEFITS FROM PROXIMITY TO MAJOR MANUFACTURING AND EMPLOYMENT CENTERS IN THE GREATER COLUMBUS REGION, INCLUDING HONDA OF AMERICA MANUFACTURING, ALONG WITH A SOLID BASE OF HEALTHCARE, EDUCATION, AGRICULTURE, AND LIGHT INDUSTRIAL EMPLOYERS. THIS DIVERSE EMPLOYMENT MIX SUPPORTS A STABLE DAYTIME POPULATION AND CONSISTENT CONSUMER DEMAND.

RETAIL AND COMMERCIAL ACTIVITY IS PRIMARILY CONCENTRATED ALONG MAIN STREET, US-68, AND KEY HIGHWAY CORRIDORS, FEATURING A MIX OF NATIONAL RETAILERS, RESTAURANTS, GROCERY, MEDICAL SERVICES, AND LOCAL BUSINESSES THAT SERVE RESIDENTS OF BELLEFONTAINE AND SURROUNDING RURAL COMMUNITIES.

WITH ITS ROLE AS A REGIONAL SERVICE CENTER, STRONG TRANSPORTATION ACCESS, AND STABLE ECONOMIC BASE, BELLEFONTAINE REPRESENTS A RELIABLE AND WELL-BALANCED TRADE AREA SUITED FOR NEIGHBORHOOD RETAIL, MEDICAL, SERVICE, AND COMMERCIAL DEVELOPMENT.

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	13,851	18,165	34,989
HOUSEHOLDS	5,662	7,407	14,277
EMPLOYEES	6,498	7,395	9,989
MED HH INCOME	\$70,160	\$73,302	\$75,614

AREA RETAIL | RESTAURANTS



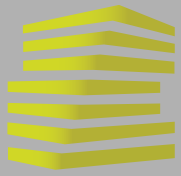


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THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. 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.





1130 N MAIN ST

MARKET AERIAL

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