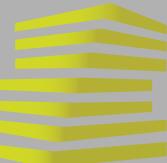


0.75 ACRE PAD FOR LEASE OR BUILD TO SUIT

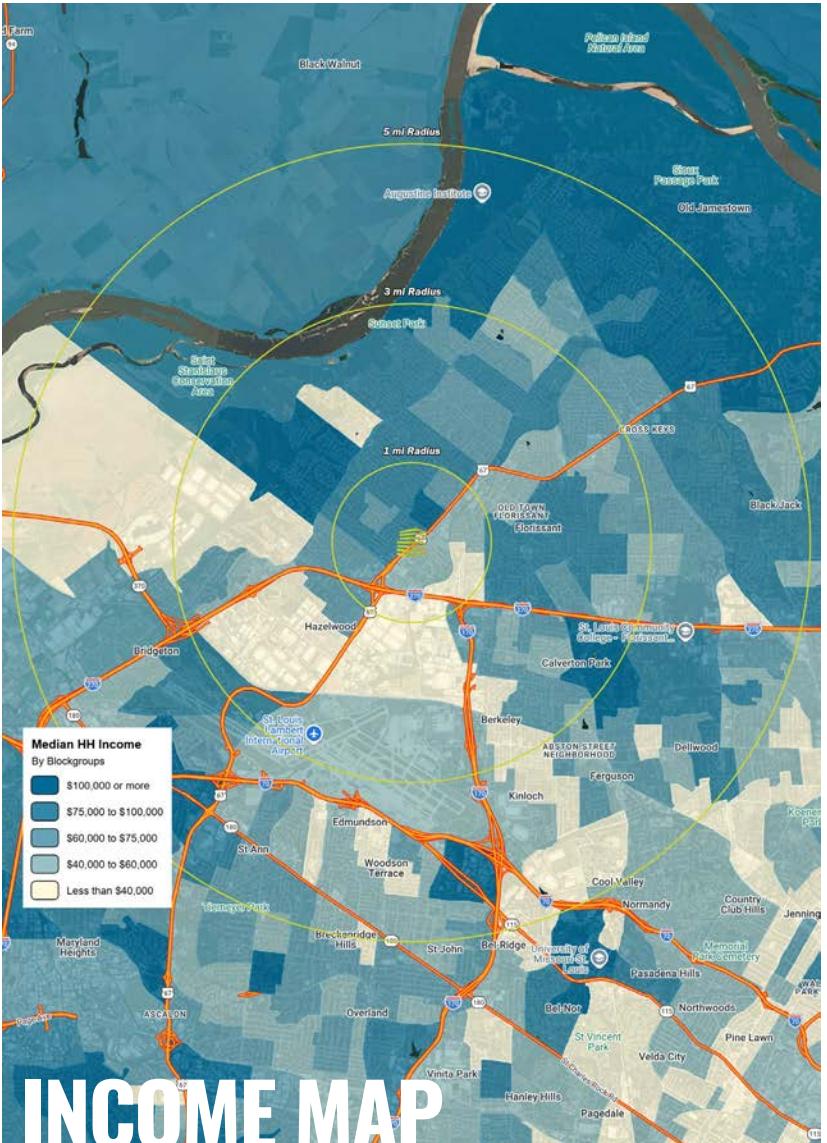
1130 NORTH MAIN STREET
BELLEFONTAINE, OH





1130 N MAIN ST

NEIGHBORHOOD VIBE



URI STARR

614.401.8110 (OFFICE)

617.733.0387 (MOBILE)

Uri@LocationCRE.com

TONY CAROSELLO

614.401.8110 (OFFICE)

330.732.7250 (MOBILE)

Anthony@LocationCRE.com

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

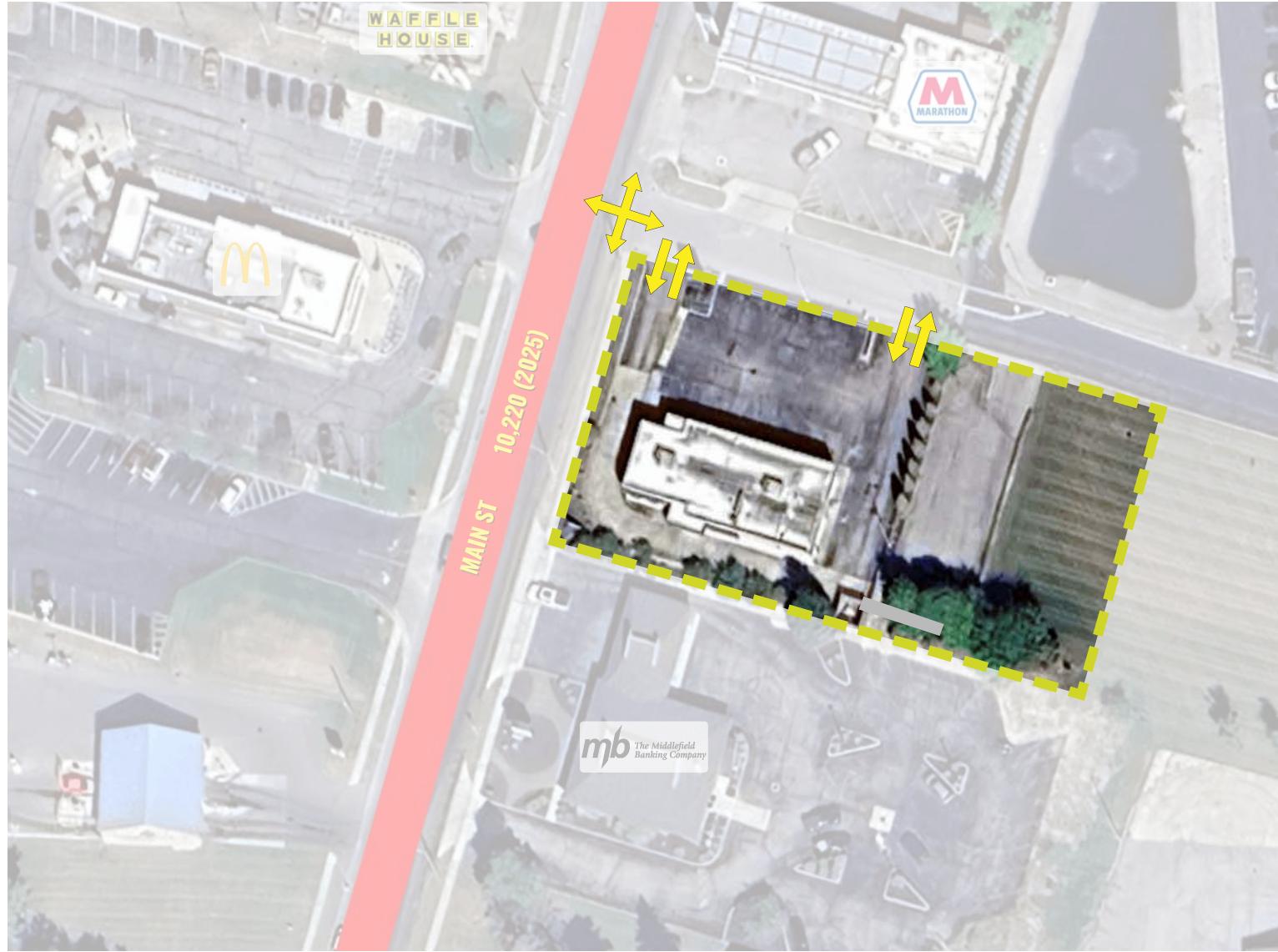
AREA RETAIL | RESTAURANTS





1130 N MAIN ST

ZOOM AERIAL & DETAILS



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- **0.75 ACRE PAD**
- **FULL ACCESS SITE WITH HIGH VISIBILITY — IDEAL FOR RETAIL, RESTAURANTS, SERVICE PROVIDERS, AND DESTINATION USES.**
- **LOCATED RIGHT OFF THE HIGHWAY (EASY INGRESS/EGRESS FOR CUSTOMERS)**
- **POSITIONED ACROSS FROM A STRONG MCDONALD'S, DRIVING CONSISTENT DAILY TRAFFIC AND STRONG CONSUMER AWARENESS AT THE INTERSECTION.**
- **EXCELLENT REGIONAL ACCESS — EASY DRIVE FROM SURROUNDING COMMUNITIES AND NEARBY POPULATION CENTERS.**
- **CALL BROKER FOR PRICING**



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1130 N MAIN ST

MARKET AERIAL

URI STARR

614.401.8110 (OFFICE)

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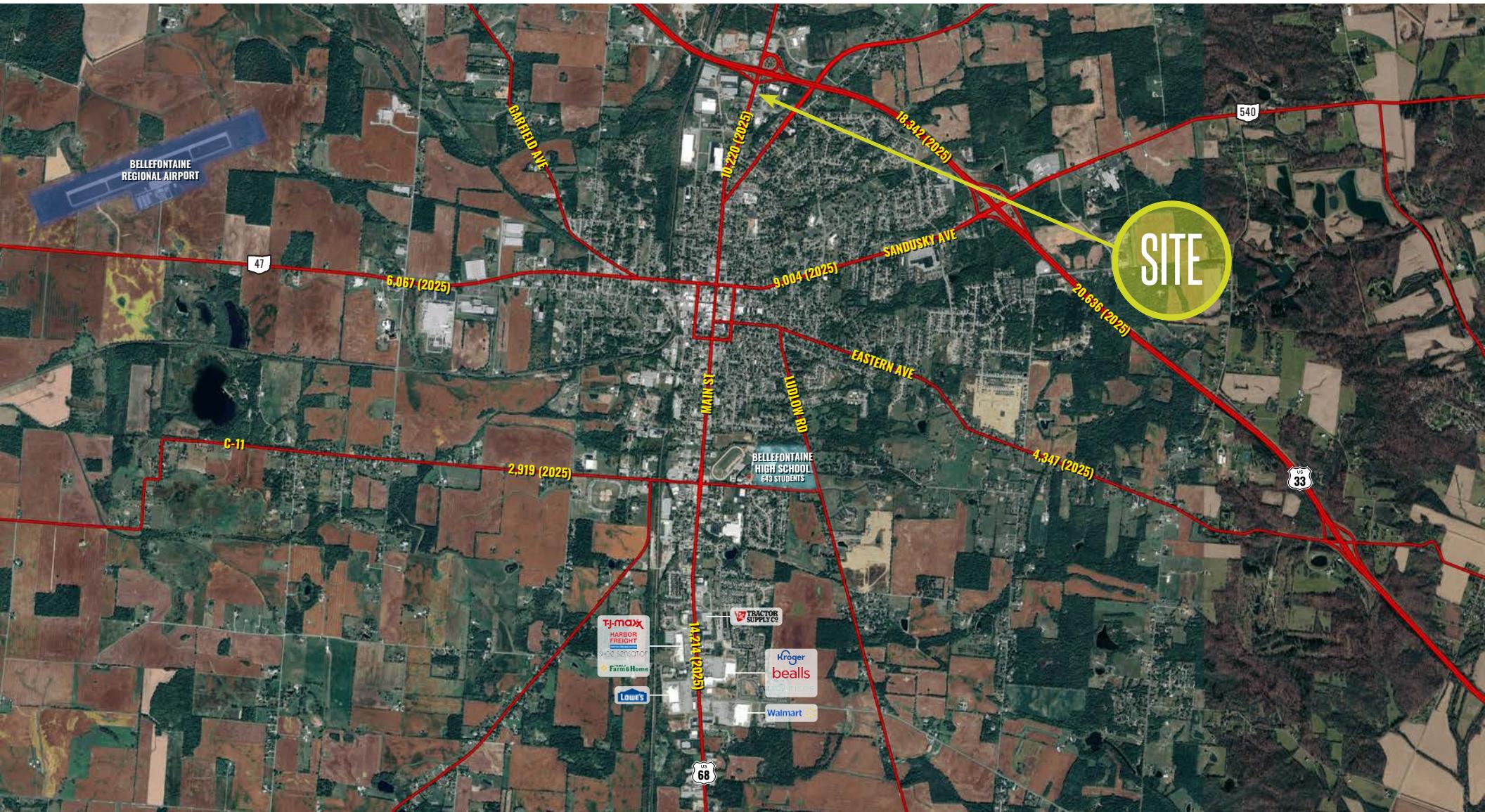
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