

1012 WESTERN AVENUE

CHILLICOTHE, OH 45601

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,162 SF

Lease Rate: Negotiable

Building Size: 4,695 SF

PROPERTY OVERVIEW

Legacy Commercial Property has prime retail space available at 1012 WESTERN AVENUE in Chillicothe, OH. This retail or office space has strongly visible on the southeast corner of Western Ave and Plyeys Ln with up to 4695 Sq Ft available. Excellent location in a well established area with incredible on-site parking. The 4,695 SF building sits in the heart of the Chillicothe business district. Property has been a staple of the Chillicothe community for years. Give our team of Ross County leasing experts a call at 847-904-9200 to learn more about this leasing opportunity. This is the perfect opportunity to expand your business on the southeast corner of Western Ave and Plyeys Ln.

PROPERTY HIGHLIGHTS

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

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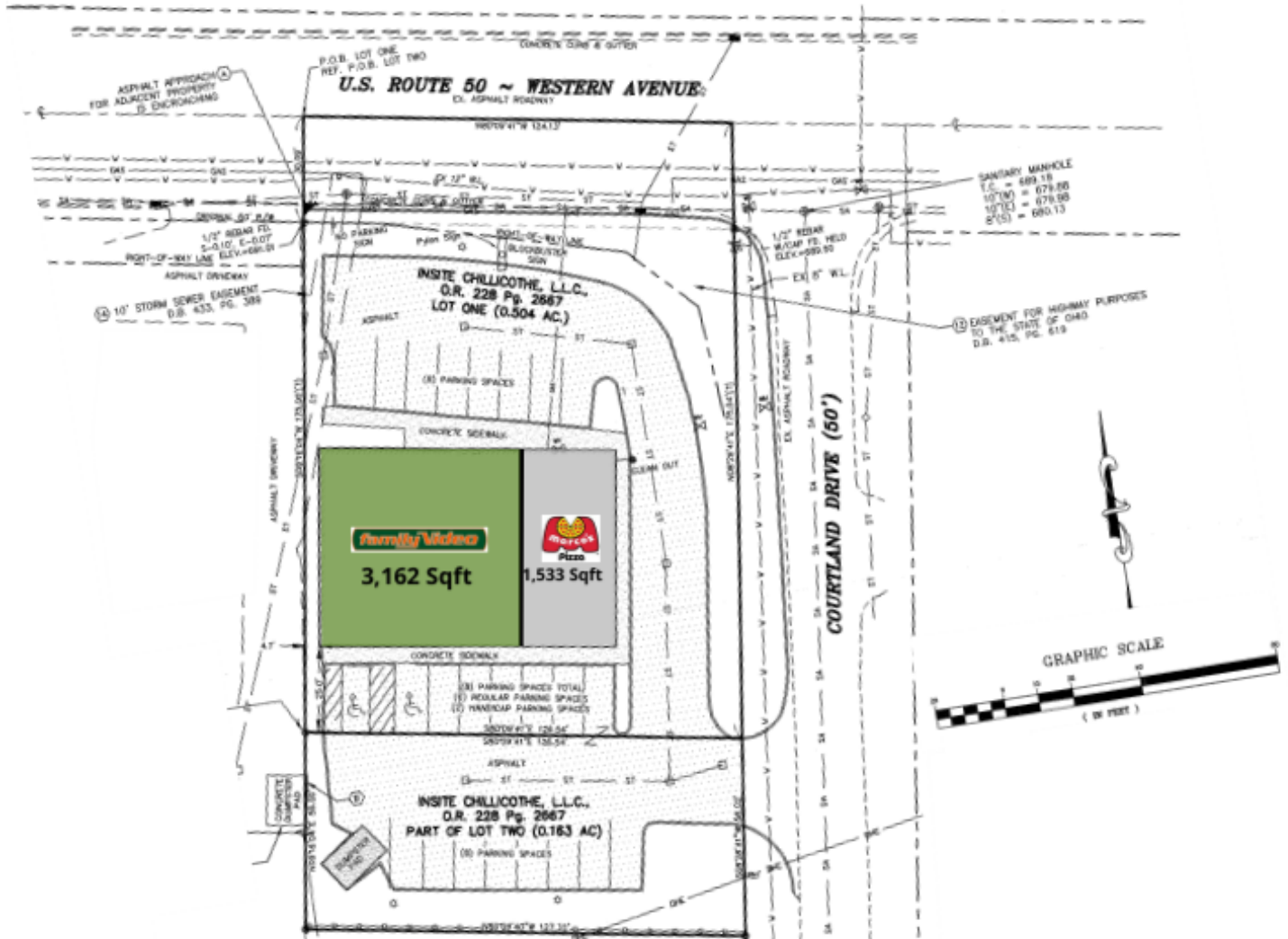
AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 3,162 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
FAMILY VIDEO #814	Available	3,162 SF	NNN	Negotiable	-
MARCO'S PIZZA #3571	MARCO'S PIZZA	1,533 SF	NNN	-	-

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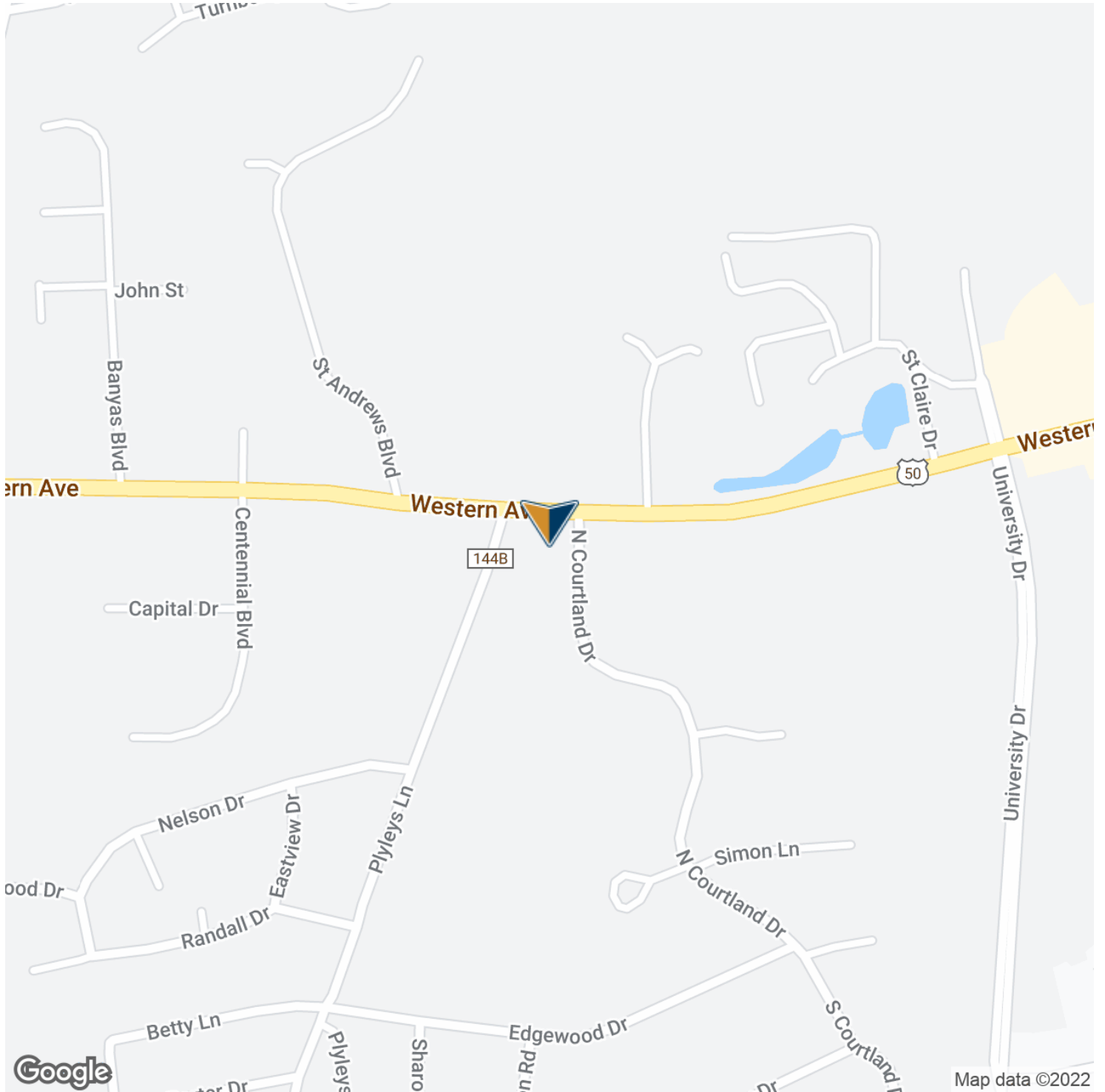
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LOCATION MAPS



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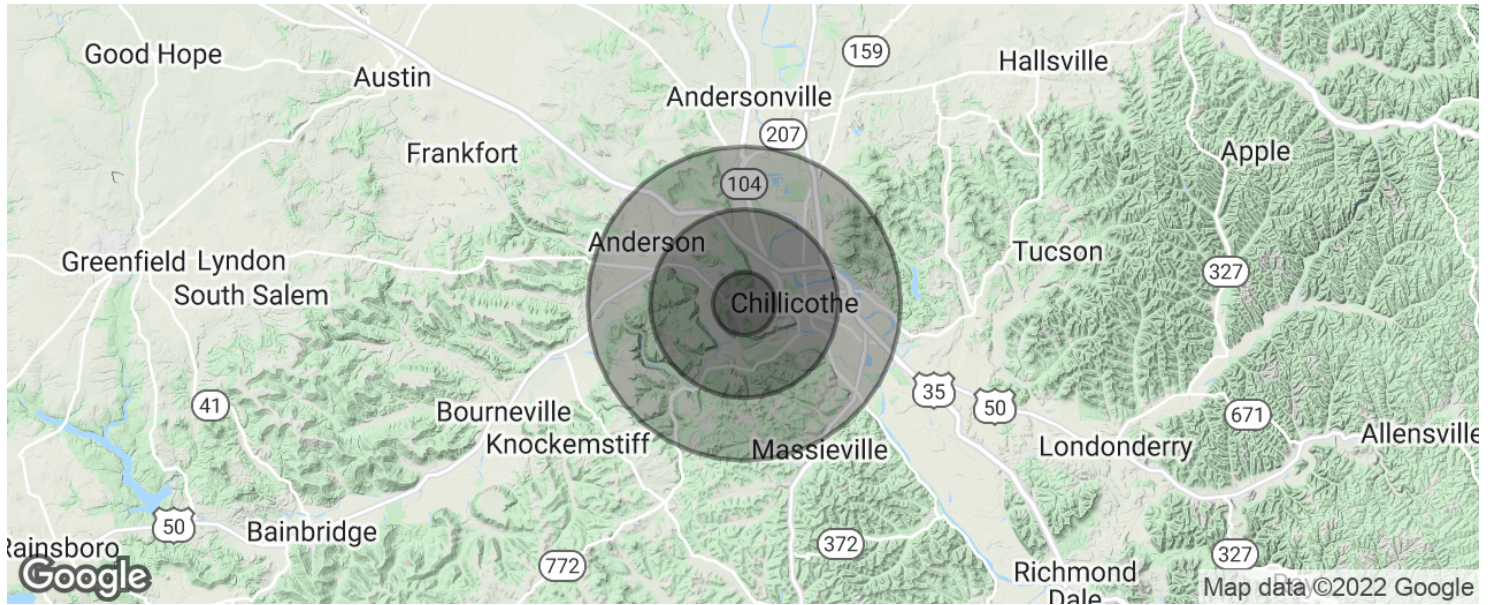
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,323	26,316	41,846
Median age	40.0	39.8	39.3
Median age (Male)	39.5	38.8	38.0
Median age (Female)	41.5	40.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,893	8,788	14,207
# of persons per HH	2.3	3.0	2.9
Average HH income	\$59,288	\$58,637	\$53,911
Average house value	\$161,044	\$150,175	\$133,709

* Demographic data derived from 2010 US Census

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