



ANCHOR
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NEW PHILADELPHIA
CENTER

324-408 Bluebell Drive NW
New Philadelphia, Ohio 44663

FOR LEASE

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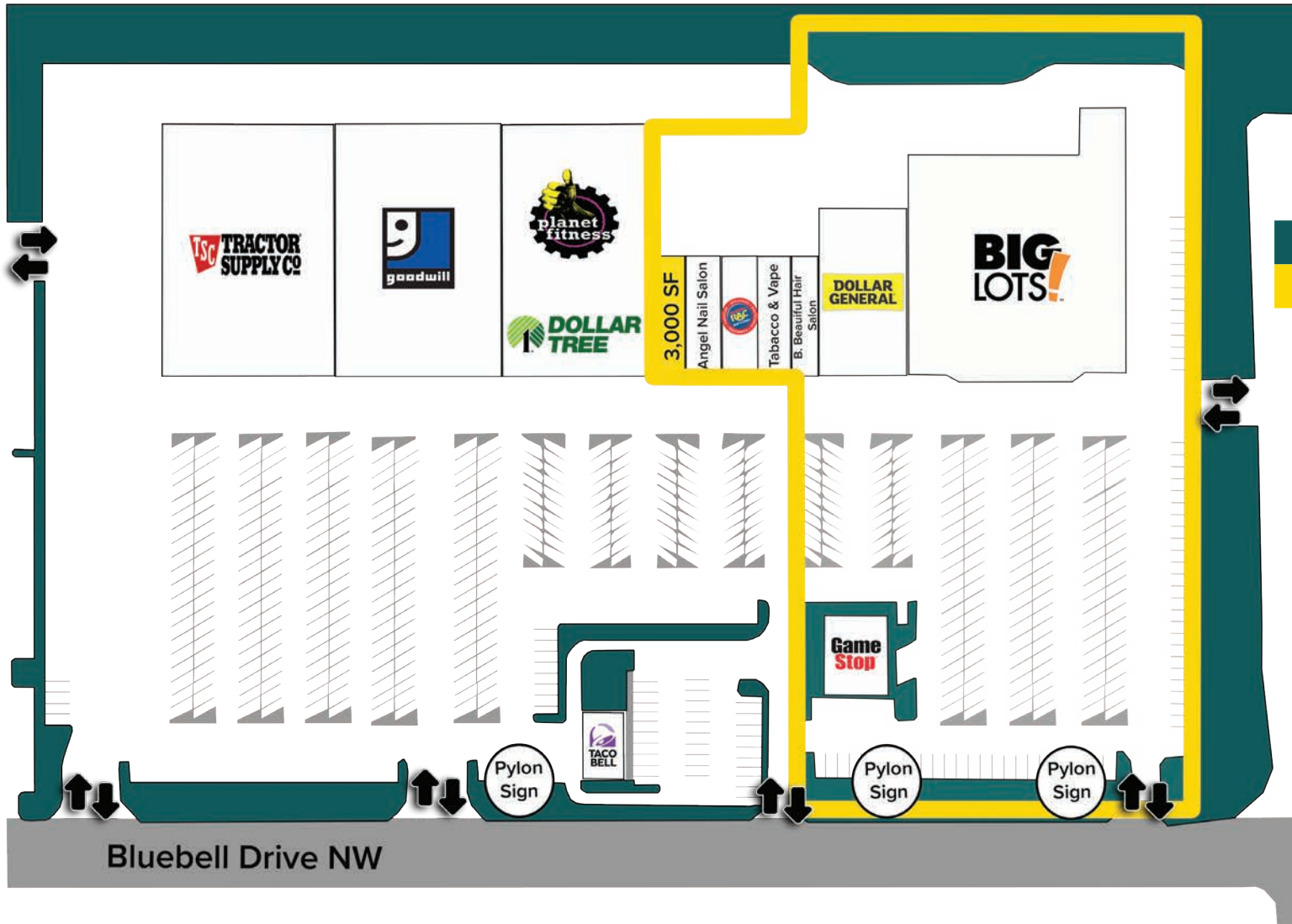
HIGHLIGHTS

- ▶ New Philadelphia Center - 3,000 SF inline unit available
- ▶ One of Ohio's most desirable county seat markets
- ▶ Strategically located at the intersection of I-77 and RT 250
- ▶ Across from, and sharing access with, Menard's and one of Ohio's top performing Walmart locations

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Tenant	SF
VACANT	3,000
Angel Nail Salon	2,000
Rent-A-Center	2,000
Tobacco & Vape	2,500
B.Beautiful Hair Salon	1,500
Dollar General	10,069
Big Lots	34,019



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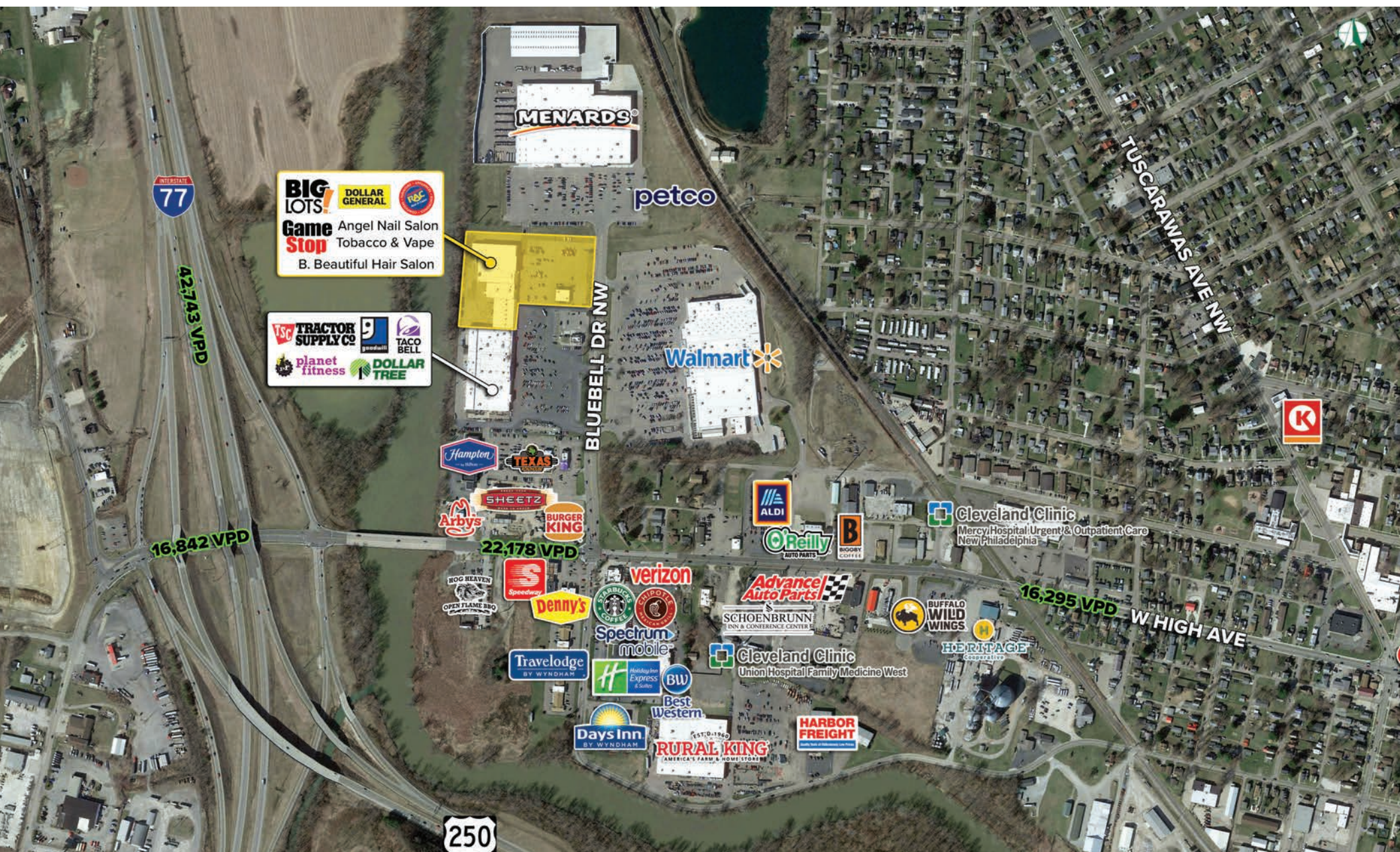
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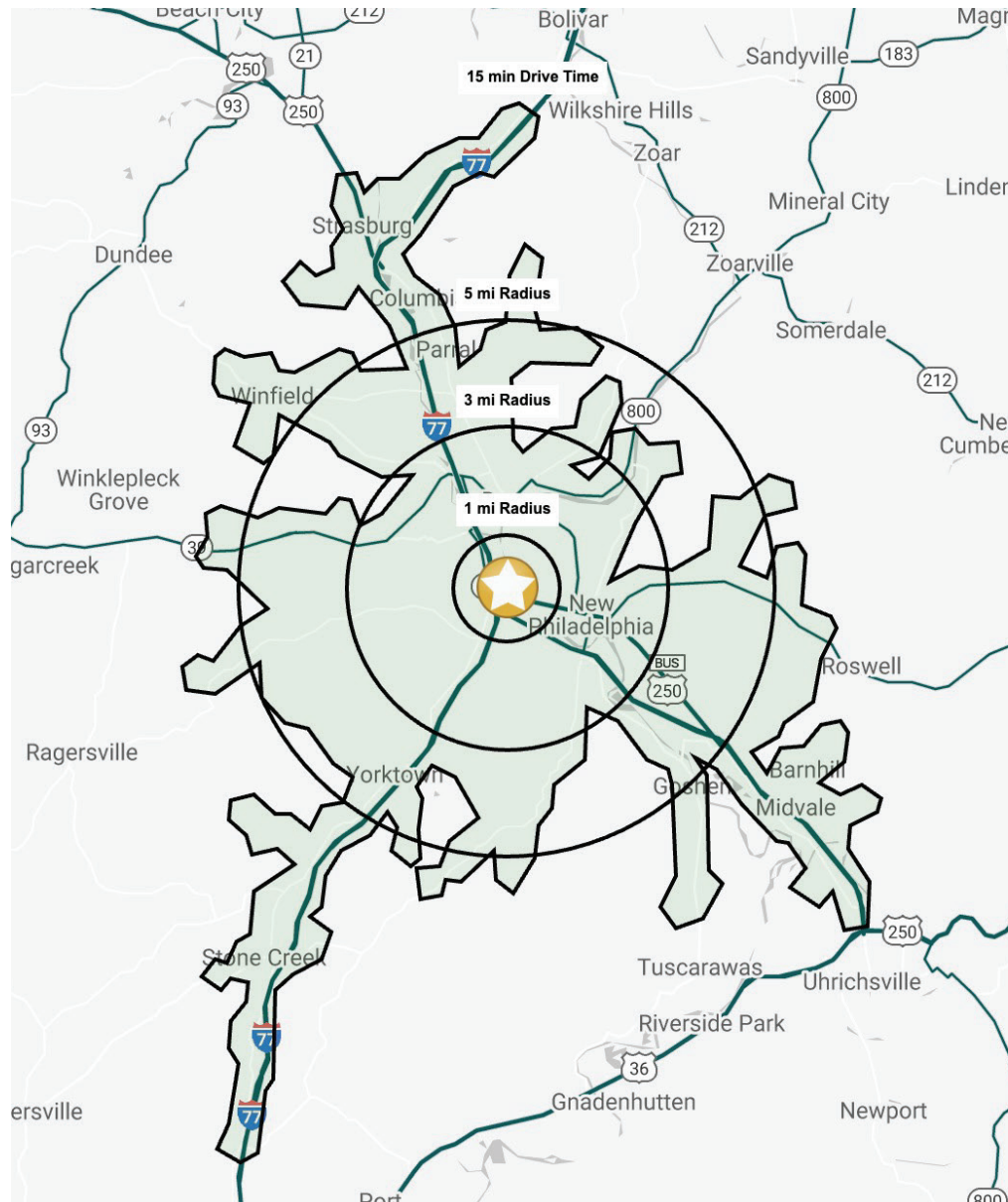
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	3,775	29,919	37,467	41,022
	HOUSEHOLDS			
	1,638	12,759	15,905	17,439
	MEDIAN AGE			
	36.2	40.2	41.1	41.1
	AVERAGE HH INCOME			
	\$69,557	\$84,004	\$90,845	\$89,387
	MEDIAN HH INCOME			
	\$58,806	\$64,692	\$69,071	\$68,536
	BUSINESSES			
	165	1,238	1,551	1,691
	EMPLOYEES			
	2,608	13,921	20,103	21,483
	EDUCATION: BACHELORS +			
	29.9%	32.2%	32.3%	31.0%



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