



**LANCASTER RETAIL
OUTLETS FOR SALE**



**RETAIL OUTLETS FOR SALE:
MEMORIAL DRIVE & RIVER VALLEY
LANCASTER, OHIO**

PROPERTY OVERVIEW

LOCATION: INTERSECTION MEMORIAL DRIVE AND RIVER VALLEY

LAND AVAILABLE: 1.70 ACRES - SOLD TO FIFTH-THIRD BANK
1.70 ACRES
1.70 ACRES
2.45 ACRES

TRAFFIC COUNTS: 30,000 CARS PER DAY ON MEMORIAL DRIVE

DEMOGRAPHICS: 30,696 PEOPLE WITHIN A 3 MILE RADIUS
\$44,101 AVERAGE HOUSEHOLD INCOME
THOUSANDS OF NEW HOMES IN AREA

COMMENTS: ADJACENT TO LOWES, BOB EVANS, & WHITE CASTLE
SHARES TRAFFIC SIGNAL WITH RIVER VALLEY MALL

CONTACT: FOR MORE INFORMATION, PLEASE CONTACT **MICHAEL SIMPSON** @
614-629-5236



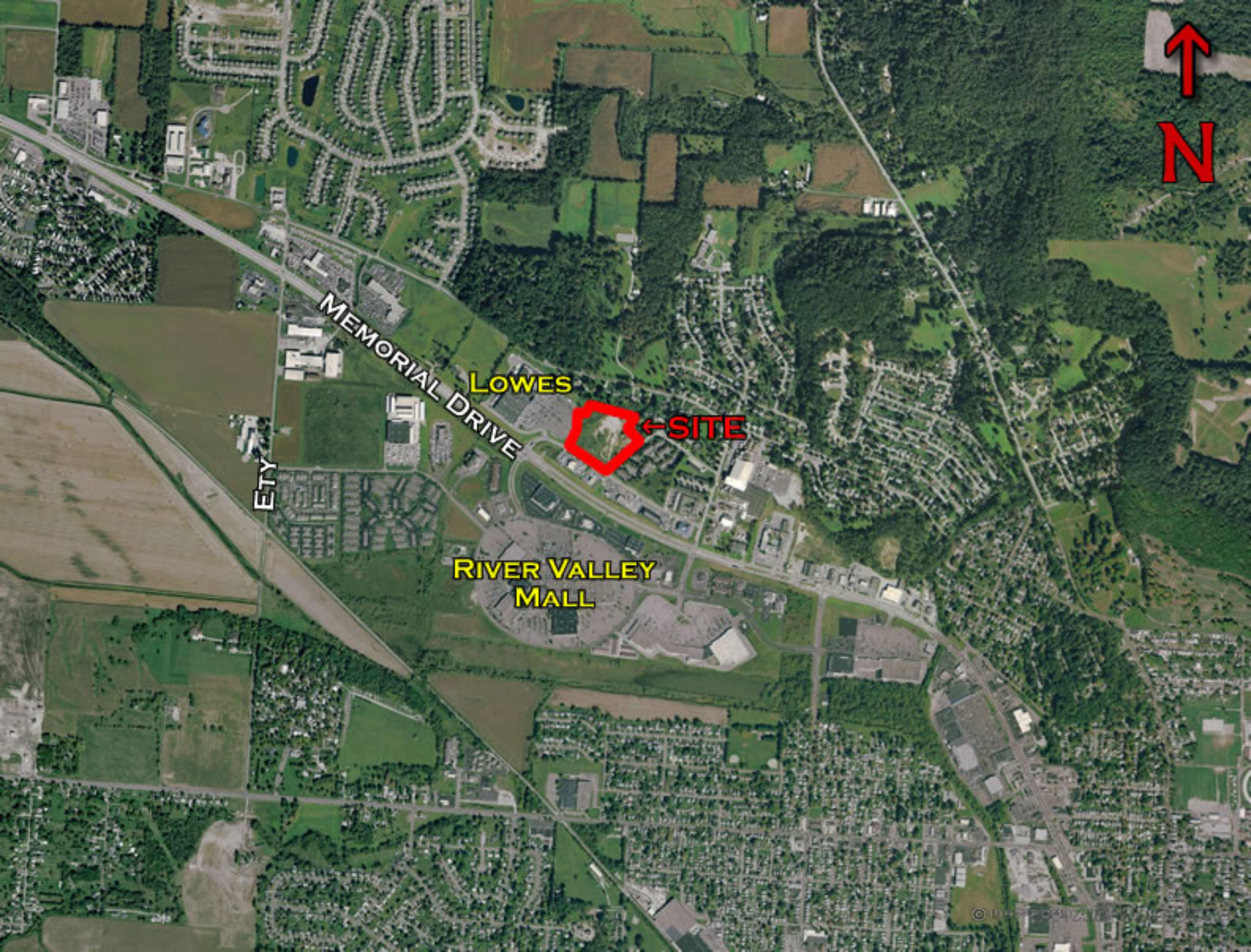
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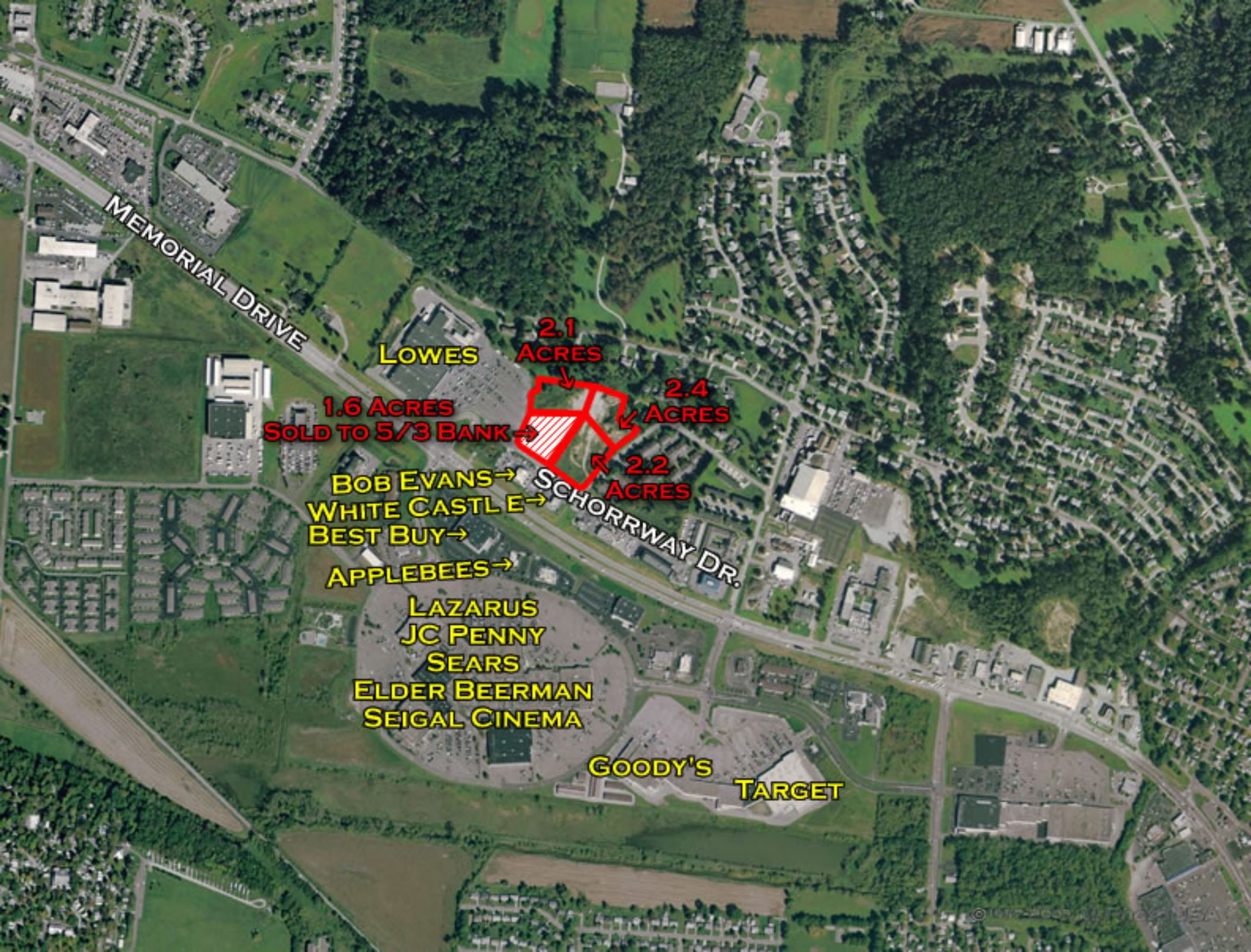
MEMORIAL DRIVE

LOWES

← SITE

RIVER VALLEY MALL





MEMORIAL DRIVE

LOWES

2.1 ACRES

1.6 ACRES
SOLD TO 5/3 BANK

2.4 ACRES

BOB EVANS
WHITE CASTLE
BEST BUY

2.2 ACRES

SCHORRWAY DR.

APPLEBEES

LAZARUS
JC PENNY
SEARS
ELDER BEERMAN
SEIGAL CINEMA

GOODY'S

TARGET

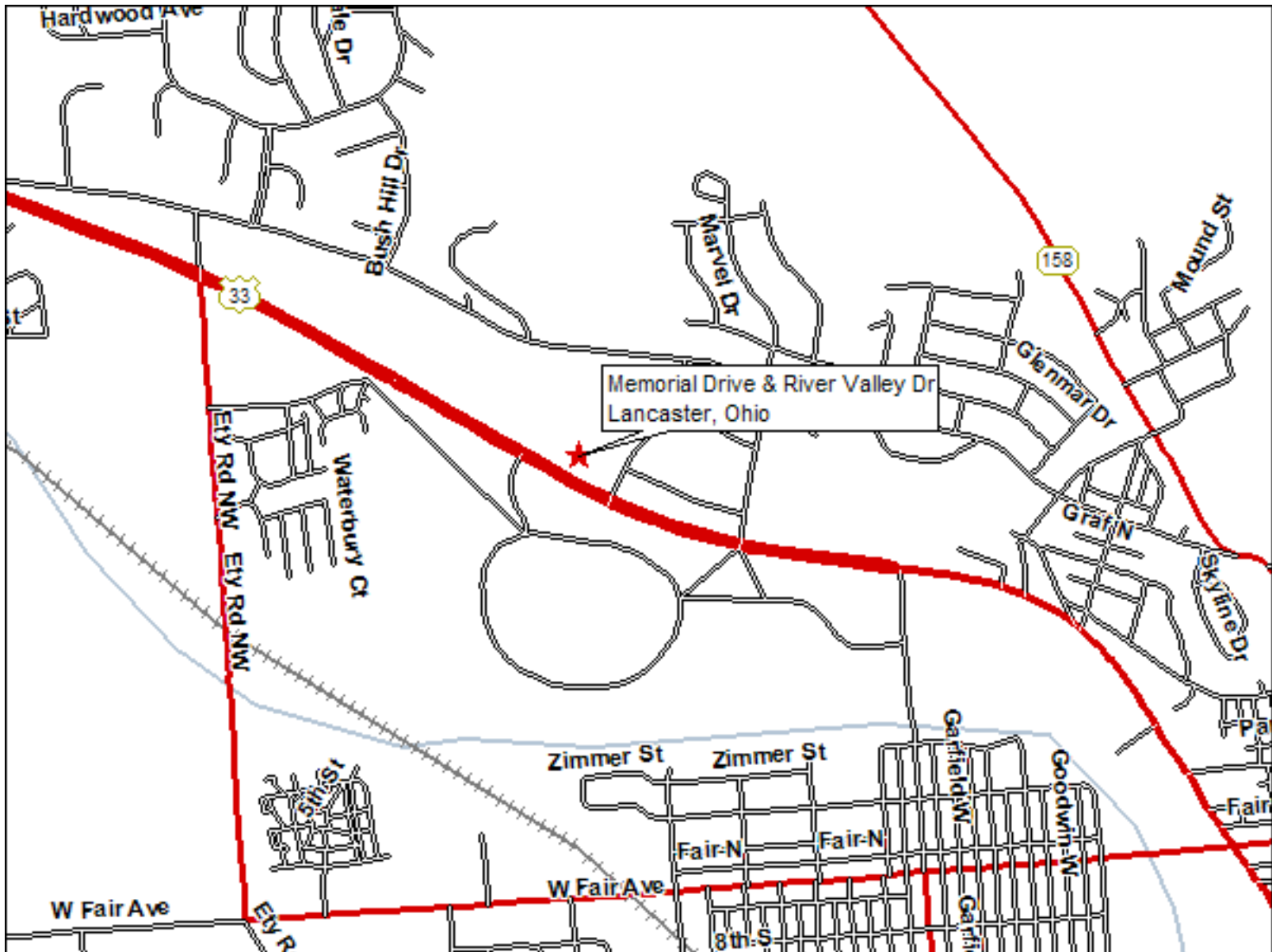


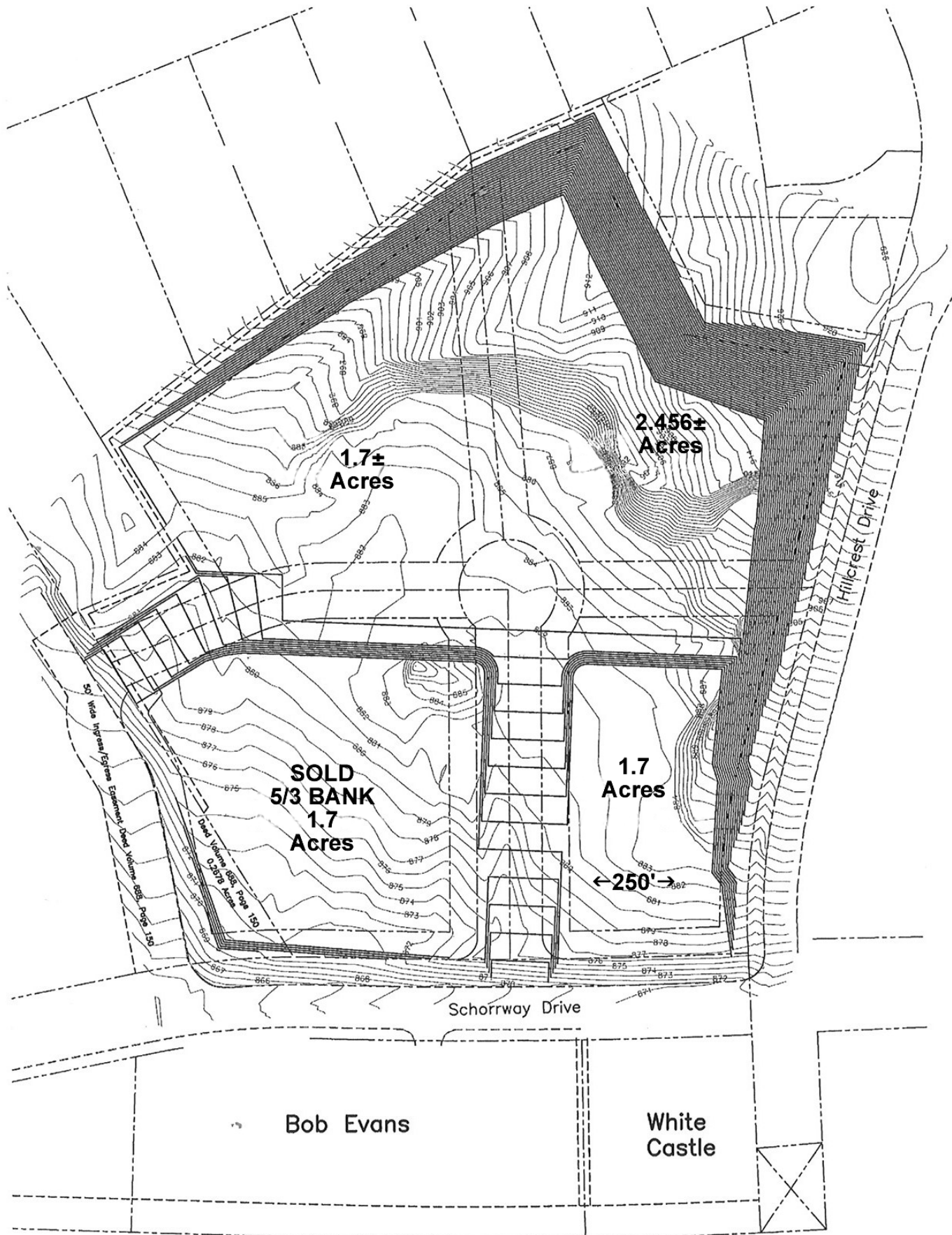
MAP 1



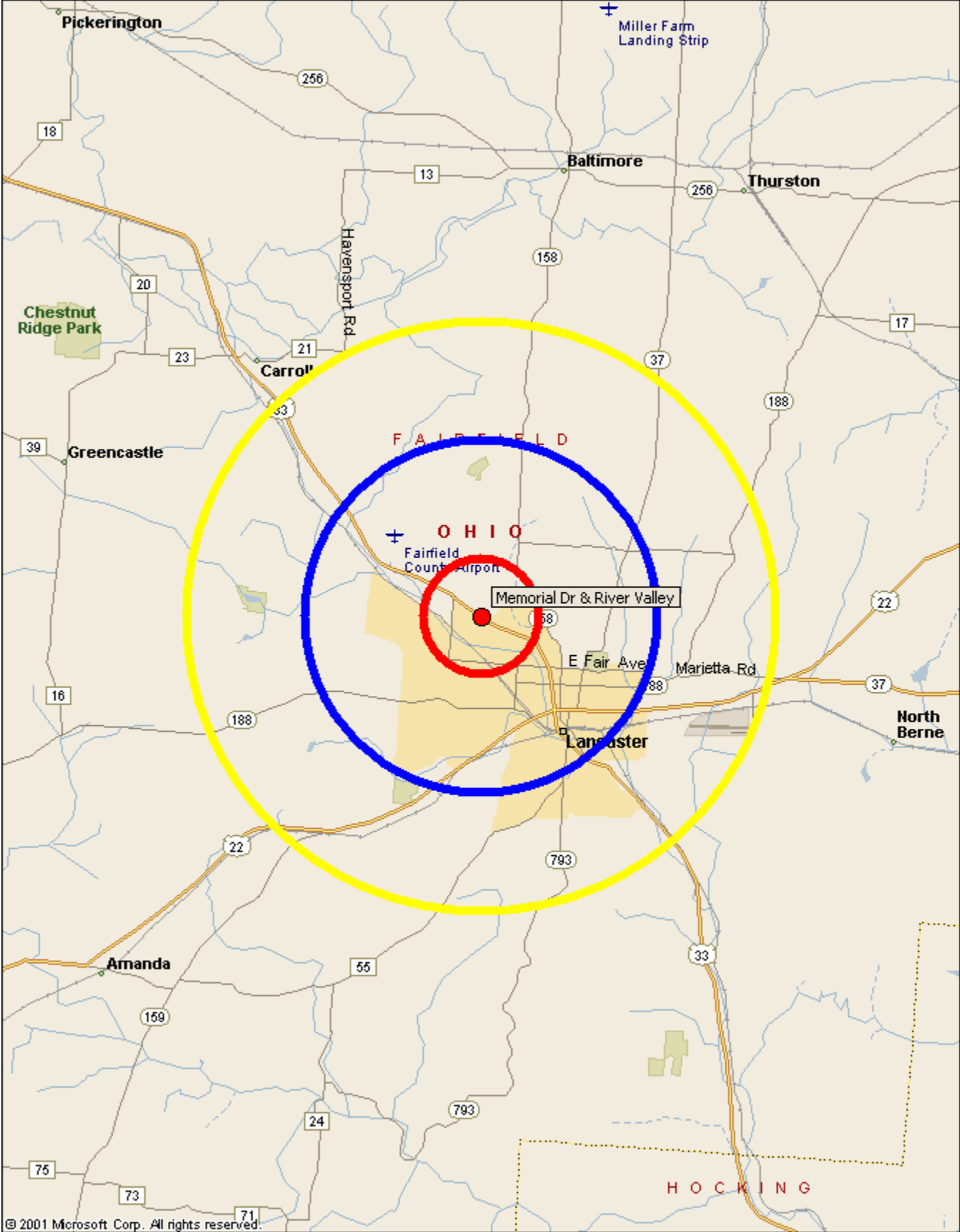


MAP 2





Memorial Dr & River Valley



Summary: Population

Summary: Population	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
Total Population	4,404	%base	30,696	%base	45,302	%base
Population/square mile	1,505.50		1,105.40		581.7	
Land area (square miles)	3		28		78	
Urban	4,159	94%	28,336	92%	38,028	84%
Rural	245	6%	2,361	8%	7,274	16%
Farm	8	0%	53	0%	123	0%
Nonfarm	237	5%	2,308	8%	7,152	16%
Population by Household Type	4,404	%base	30,696	%base	45,302	%base
In family households	3,332	76%	25,243	82%	37,522	83%
In nonfamily households	1,024	23%	5,109	17%	6,810	15%
In group quarters	49	1%	344	1%	970	2%
Population by Sex	4,404	%base	30,696	%base	45,302	%base
Male	1,973	45%	14,782	48%	21,962	48%
Female	2,430	55%	15,914	52%	23,340	52%
Population by Age	4,404	%base	30,696	%base	45,302	%base
Under 5 years	329	7%	2,203	7%	3,150	7%
5 to 9 years	220	5%	2,114	7%	3,052	7%
10 to 14 years	167	4%	1,907	6%	2,896	6%
15 to 19 years	200	5%	1,898	6%	2,767	6%
20 to 24 years	305	7%	1,912	6%	3,052	7%
25 to 34 years	667	15%	4,493	15%	6,151	14%
35 to 44 years	493	11%	4,578	15%	6,806	15%
45 to 54 years	477	11%	3,801	12%	5,914	13%
55 to 59 years	228	5%	1,571	5%	2,510	6%
60 to 64 years	225	5%	1,350	4%	1,966	4%
65 to 74 years	466	11%	2,543	8%	3,709	8%
75 to 84 years	453	10%	1,788	6%	2,566	6%
85 years and over	173	4%	538	2%	763	2%
Median Age	41.4		36.9		37.5	
Average Age	42.8		38.1		38.2	
Dominant Age Group	25 to 34 years		35 to 44 years		35 to 44 years	
Population by Race	4,404	%base	30,696	%base	45,302	%base
One Race	4,343	99%	30,384	99%	44,859	99%
White	4,320	98%	29,873	97%	43,874	97%
Black or African American	6	0%	142	0%	458	1%
American Indian & Alaska Native	15	0%	134	0%	206	0%
Asian	0	0%	185	1%	227	1%
Native Hawaiian & Other Pacific Islander	2	0%	18	0%	21	0%
Other race	0	0%	32	0%	73	0%
Two or more races	60	1%	312	1%	443	1%
Hispanic or Latino Origin by Race	26	%base	240	%base	363	%base
One Race	0	0%	195	81%	316	87%

Summary:	Memorial & River Valley		Memorial & River Valley		Memorial & River Valley	
White	0	0%	113	47%	200	55%
Black or African American	0	0%	1	0%	6	2%
American Indian & Alaska Native	0	0%	42	18%	44	12%
Asian	0	0%	18	8%	18	5%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	21	9%	48	13%
Two or more races	26	100%	45	19%	46	13%
Population 15 yrs and over by Marital Status	3,688	%base	24,472	%base	36,204	%base
Never married	619	17%	5,277	22%	7,869	22%
Now married	2,151	58%	14,029	57%	21,230	59%
Married, spouse absent	155	4%	930	4%	1,357	4%
Widowed	454	12%	2,010	8%	2,738	8%
Divorced	464	13%	3,156	13%	4,367	12%
Population 3 yrs and over by School Enrollment	4,196	%base	29,274	%base	43,303	%base
Enrolled in School	705	17%	6,799	23%	10,145	23%
In preprimary school	132	3%	1,016	3%	1,509	3%
In elementary or high school	410	10%	4,772	16%	7,085	16%
In college (undergraduate, graduate or professional school)	163	4%	1,011	3%	1,551	4%
Not enrolled in school	3,491	83%	22,475	77%	33,158	77%
Public school	579	14%	5,770	20%	8,561	20%
Private school	126	3%	1,029	4%	1,584	4%
Population 25 yrs and over by Educational Attainment	3,184	%base	20,662	%base	30,385	%base
Less than 9th grade	101	3%	878	4%	1,185	4%
9th to 12th grade, no diploma	291	9%	2,562	12%	3,469	11%
High school graduate (includes equivalency)	1,451	46%	9,127	44%	13,100	43%
Some college, no degree	748	23%	4,167	20%	6,145	20%
College degree	593	19%	3,927	19%	6,485	21%
Population 16 yrs and over by Employment Status	3,645	%base	24,058	%base	35,603	%base
In Armed Forces	0	0%	21	0%	30	0%
Employed	1,997	55%	14,828	62%	21,702	61%
Unemployed	72	2%	686	3%	955	3%
Civilian participation rate	56.80%		64.50%		63.70%	
Male civilian participation rate	67.10%		71.90%		70.30%	
Female civilian participation rate	48.20%		58.00%		57.60%	
Unemployment rate	3.50%		4.40%		4.20%	
Male unemployment rate	5.10%		4.20%		3.90%	
Female unemployment rate	1.60%		4.70%		4.60%	

Summary: Households and Families

Summary: Households and Families	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
Total Households	2,122		12,821		18,559	
Households by Type	2,122	%base	12,821	%base	18,559	%base
Family households	1,195	56%	8,389	65%	12,672	68%
Married-couple households	980	46%	6,515	51%	9,983	54%
With own children under 18 yrs	352	17%	2,835	22%	4,129	22%
No own children under 18 yrs	628	30%	3,680	29%	5,854	32%
Other households	215	10%	1,874	15%	2,688	14%
Other, male householder	60	3%	439	3%	609	3%
Own children under 18 yrs	33	2%	259	2%	350	2%
No own children under 18 yrs	27	1%	179	1%	259	1%
Other, female householder	155	7%	1,435	11%	2,079	11%
Own children under 18 yrs	87	4%	830	6%	1,323	7%
No own children under 18 yrs	69	3%	605	5%	757	4%
Nonfamily households	927	44%	4,432	35%	5,887	32%
Householder living alone	829	39%	3,857	30%	5,076	27%
Households by Race of Householder	2,122	%base	12,821	%base	18,559	%base
One race	2,102	99%	12,723	99%	18,420	99%
White	2,090	98%	12,580	98%	18,197	98%
Black or African American	0	0%	38	0%	74	0%
American Indian & Alaska Native	12	1%	68	1%	97	1%
Asian	0	0%	37	0%	50	0%
Native Hawaiian & Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	1	0%	3	0%
Two or more races	20	1%	98	1%	138	1%
Hispanic or Latino (any race)	8	0%	94	1%	122	1%
Persons in Households	4,355	%base	30,352	%base	44,332	%base
In family households	3,332	76%	25,243	83%	37,522	85%
In nonfamily households	1,024	24%	5,109	17%	6,810	15%
Persons per household	2.1		2.4		2.4	
Persons per family household	2.8		3		3	
Persons per nonfamily household	1.1		1.2		1.2	
Total Families	1,192		8,374		12,538	

Summary: 2000 Income

Summary: 2000 Income	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
Households by 2000 Income Level	2,122	%base	12,821	%base	18,559	%base
Less than \$20,000	562	27%	3,084	24%	4,266	23%
\$20,000 to \$34,999	538	25%	3,188	25%	4,463	24%
\$35,000 to \$49,999	447	21%	2,530	20%	3,533	19%
\$50,000 to \$74,999	394	19%	2,557	20%	3,717	20%
\$75,000 to \$99,999	110	5%	805	6%	1,377	7%
\$100,000 to \$149,999	43	2%	418	3%	787	4%
\$150,000 or more	27	1%	240	2%	416	2%
Average household income	\$43,089		\$44,101		\$46,570	
Median household income	\$33,851		\$35,706		\$36,989	
Median Household Income by Race of Householder						
White	\$34,004		\$35,896		\$37,107	
Black or African American	\$No Value		\$30,794		\$33,716	
American Indian and Alaska Native	\$34,048		\$26,266		\$26,580	
Asian	\$No Value		\$31,130		\$31,244	
Native Hawaiian and Other Pacific Islander	\$No Value		\$No Value		\$No Value	
Other Race	\$No Value		\$87,500		\$87,500	
Hispanic or Latino (any race)	\$22,500		\$21,814		\$22,526	
Aggregate Household Income by Source (in thousands of \$)	\$91,427	%base	\$565,432	%base	\$864,288	%base
Wage or salary income	\$59,740	65%	\$408,586	72%	\$629,277	73%
Self-employment income	\$1,834	2%	\$20,827	4%	\$35,719	4%
Interest, dividends, or net rental income	\$9,300	10%	\$37,640	7%	\$55,231	6%
Social Security income	\$9,831	11%	\$44,287	8%	\$64,230	7%
Supplemental Security Income	\$736	1%	\$3,886	1%	\$5,304	1%
Public assistance income	\$37	0%	\$923	0%	\$1,316	0%
Retirement income	\$7,206	8%	\$35,749	6%	\$54,631	6%
Other income	\$2,742	3%	\$13,534	2%	\$18,579	2%
Per Capita Income by Race						
White	\$20,704		\$18,614		\$19,149	
Black or African American	\$16,750		\$12,898		\$11,066	
American Indian and Alaska Native	\$24,803		\$8,346		\$8,052	
Asian	\$Zero Div.		\$5,308		\$22,668	
Native Hawaiian and Other Pacific Islander	\$12,000		\$14,904		\$15,605	
Other race	\$Zero Div.		\$8,746		\$11,094	
Hispanic or Latino (any race)	\$6,991		\$10,959		\$16,009	
Average family income	\$53,694		\$51,542		\$54,143	
Average non-family household income	\$28,856		\$28,158		\$28,110	

Summary: Housing

Summary: Housing	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
Total Housing units	2,283	%base	13,654	%base	19,657	%base
Urban	2,206	97%	12,802	94%	16,979	86%
Rural	78	3%	852	6%	2,678	14%
Farm	4	0%	24	0%	50	0%
Vacant	176	8%	896	7%	1,132	6%
Occupied	2,107	92%	12,758	93%	18,525	94%
Owner occupied	1,276	56%	8,301	61%	12,247	62%
Renter occupied	832	36%	4,457	33%	6,278	32%
Housing Units by Structure Type	2,283	%base	13,654	%base	19,657	%base
Single detached unit	1,420	62%	10,041	74%	14,296	73%
Single attached unit including row	51	2%	327	2%	392	2%
2 to 4 units	209	9%	1,758	13%	2,326	12%
5 to 19 units	325	14%	826	6%	1,489	8%
20 units or more	175	8%	354	3%	535	3%
Mobile home	102	4%	337	2%	608	3%
Boat, RV, van, etc.	2	0%	11	0%	12	0%
Percent of Race Owning Unit						
White	61.20%		65.40%		66.60%	
Black or African American	Zero Div.%		42.20%		31.20%	
American Indian and Alaska Native	19.40%		44.10%		32.10%	
Asian	Zero Div.%		38.20%		41.90%	
Native Hawaiian and Other Pacific Islander	Zero Div.%		Zero Div.%		Zero Div.%	
Other race	Zero Div.%		100.00%		100.00%	
Hispanic or Latino (any race)	0.00%		48.50%		52.70%	
Percent of Age Owning Unit						
15 to 24 years	10.80%		17.60%		14.50%	
25 to 34 years	46.50%		48.30%		46.80%	
35 to 44 years	59.80%		64.60%		66.00%	
45 to 54 years	75.90%		72.90%		75.00%	
55 to 64 years	82.60%		74.60%		78.10%	
65 years and over	63.90%		76.00%		76.70%	
Percent of Age Renting Unit						
15 to 24 years	89.20%		82.40%		85.50%	
25 to 34 years	53.50%		51.70%		53.20%	
35 to 44 years	40.20%		35.40%		34.00%	
45 to 54 years	24.10%		27.10%		25.00%	
55 to 64 years	17.40%		25.40%		21.90%	
65 years and over	36.10%		24.00%		23.30%	
Dominant Owner Group	65 to 74 years		35 to 44 years		45 to 54 years	
Dominant Renter Group	25 to 34 years		25 to 34 years		25 to 34 years	

Summary: Housing facilities, values and rents

Summary: Housing facilities, values and rents	Memorial & River Valley 0.00 - 1.00 mi	Memorial & River Valley 0.00 - 3.00 mi	Memorial & River Valley 0.00 - 5.00 mi
Average rooms per unit	5.2	5.6	5.7
Percentage of units:			
With no bedroom	1.00%	1.00%	0.90%
With 3 or more bedrooms	50.00%	55.10%	58.00%
Lacking complete kitchen facilities	3.10%	0.90%	0.70%
Lacking complete plumbing facilities	0.10%	0.20%	0.10%
Percentage of occupied units:			
With telephones	98%	98%	98%
Home owners	100%	100%	100%
Renters	96%	95%	96%
With vehicle available	91%	91%	92%
Average number of vehicles available			
For home owners	1.8	1.9	2
For renters	1.3	1.4	1.4
Average value of specified owned homes	\$107,300	\$106,215	\$117,741
With a mortgage	\$117,524	\$111,827	\$122,846
Not mortgaged	\$95,563	\$95,279	\$107,741
Median value of owned homes	\$93,272	\$91,349	\$99,919
Percentage of owners paying more than 30% of income on home costs	17.90%	19.40%	18.60%
Average monthly gross rent:			
For those paying cash rent	\$594	\$523	\$516
With meals included in rent	\$1,190	\$1,197	\$923
Percentage of renters paying more than 30% of income on rent	33.20%	32.00%	31.10%

Educational Attainment

Educational Attainment	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
Population 25 years or older	3,184	%base	20,662	%base	30,385	%base
Less than 9th grade	101	3%	878	4%	1,185	4%
9th to 12th grade/no diploma	291	9%	2,562	12%	3,469	11%
High school graduate	1,451	46%	9,127	44%	13,100	43%
Some college, no degree	748	23%	4,167	20%	6,145	20%
Associate degree	223	7%	1,242	6%	1,958	6%
Bachelor's degree	254	8%	1,793	9%	2,969	10%
Graduate/professional degree	117	4%	892	4%	1,558	5%
Less than 9th Grade	101	%base	878	%base	1,185	%base
One race	98	98%	870	99%	1,177	99%
White	93	92%	838	95%	1,125	95%
Black or African American	0	0%	9	1%	21	2%
American Indian and Alaska Native	6	6%	8	1%	14	1%
Asian	0	0%	15	2%	15	1%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	1	0%	3	0%
Two or more races	2	2%	8	1%	8	1%
Hispanic or Latino (any race)	0	0%	29	3%	31	3%
9th to 12th Grade/No Diploma	291	%base	2,562	%base	3,469	%base
One race	286	98%	2,547	99%	3,449	99%
White	277	95%	2,474	97%	3,339	96%
Black or African American	6	2%	24	1%	55	2%
American Indian and Alaska Native	3	1%	42	2%	49	1%
Asian	0	0%	0	0%	0	0%
Native Hawaiian and Other Pacific Islander	0	0%	6	0%	6	0%
Other race	0	0%	0	0%	0	0%
Two or more races	5	2%	16	1%	21	1%
Hispanic or Latino (any race)	0	0%	36	1%	43	1%
High school Graduate	1,451	%base	9,127	%base	13,100	%base
One race	1,451	100%	9,105	100%	13,063	100%
White	1,444	100%	9,032	99%	12,918	99%
Black or African American	0	0%	29	0%	75	1%
American Indian and Alaska Native	4	0%	14	0%	30	0%
Asian	0	0%	16	0%	16	0%
Native Hawaiian and Other Pacific Islander	2	0%	12	0%	15	0%
Other race	0	0%	3	0%	8	0%
Two or more races	0	0%	22	0%	37	0%
Hispanic or Latino (any race)	0	0%	26	0%	36	0%
Some College/No Degree	748	%base	4,167	%base	6,145	%base
One race	736	98%	4,111	99%	6,066	99%
White	736	98%	4,081	98%	5,952	97%
Black or African American	0	0%	12	0%	72	1%

Educational Attainment	Memorial & River Valley 0.00 - 1.00 mi		Memorial & River Valley 0.00 - 3.00 mi		Memorial & River Valley 0.00 - 5.00 mi	
American Indian and Alaska Native	0	0%	8	0%	10	0%
Asian	0	0%	10	0%	15	0%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	1	0%	17	0%
Two or more races	12	2%	55	1%	79	1%
Hispanic or Latino (any race)	10	1%	30	1%	51	1%
Associate Degree	223	%base	1,242	%base	1,958	%base
One race	223	100%	1,238	100%	1,944	99%
White	220	99%	1,229	99%	1,925	98%
Black or African American	0	0%	1	0%	11	1%
American Indian and Alaska Native	3	1%	8	1%	8	0%
Asian	0	0%	0	0%	0	0%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	0	0%	0	0%
Two or more races	0	0%	4	0%	14	1%
Hispanic or Latino (any race)	0	0%	6	0%	12	1%
Bachelor's Degree	254	%base	1,793	%base	2,969	%base
One race	254	100%	1,789	100%	2,958	100%
White	254	100%	1,780	99%	2,935	99%
Black or African American	0	0%	1	0%	9	0%
American Indian and Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	8	0%	14	0%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	0	0%	0	0%
Two or more races	0	0%	4	0%	11	0%
Hispanic or Latino (any race)	0	0%	0	0%	7	0%
Graduate/Professional Degree	117	%base	892	%base	1,558	%base
One race	115	98%	875	98%	1,534	98%
White	115	98%	854	96%	1,502	96%
Black or African American	0	0%	14	2%	14	1%
American Indian and Alaska Native	0	0%	0	0%	0	0%
Asian	0	0%	7	1%	17	1%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%
Other race	0	0%	0	0%	0	0%
Two or more races	2	2%	17	2%	24	2%
Hispanic or Latino (any race)	0	0%	6	1%	14	1%



City of Lancaster, Ohio

Home

City Information

Departments

City Council

Calendar

Links

Economic Development

Marketing Plan

Industrial Site Opportunities

Downtown Office/Retail Opportunities

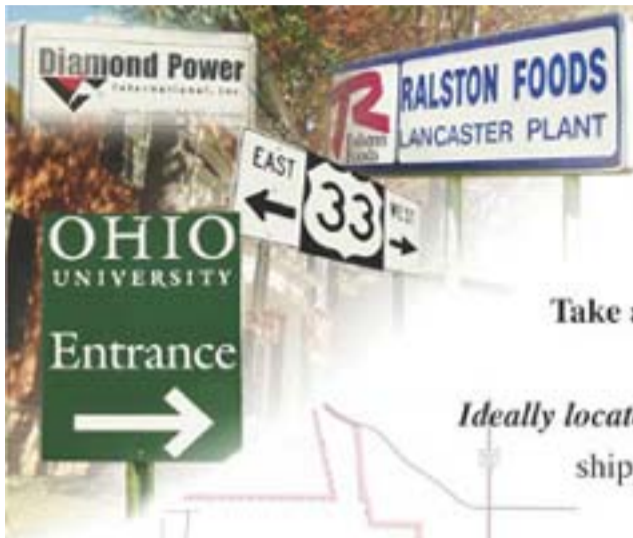
Development Permitting Process

Community Information Resources

Business Incentives

One-Stop Business Contact

[City of Lancaster](#) -> [Departments](#) -> [Economic Development](#)



Looking for a **new** place to grow your **business**?

All signs point to Lancaster, Ohio

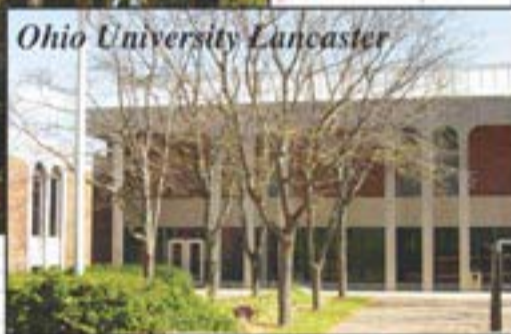
Take advantage of Lancaster's central location, attractive benefits and inviting community to grow your business.

Ideally located. Lancaster is centrally located to easily accommodate air and land shipping and passenger options from the newly constructed US Route 33 bypass through central and southeastern Ohio.

- Two hours or less from Cincinnati, Cleveland, Dayton, Charleston, and Wheeling, WV
- One day's drive from 60% of the North American market
- 30 minutes away from downtown Columbus, Ohio's capital
- 25 minutes from Port Columbus International Airport
- 20 minutes from Rickenbacker International Airport
- Five minutes from Fairfield County Airport
- Rail service to Columbus and beyond



The Georgian



Ohio University Lancaster



Lancaster Festival

Attractive benefits. It makes good business sense to locate your company in Lancaster with its easy accessibility, affordable real estate and available qualified workforce.

- Over 1,500 acres of prime industrial property in three convenient business and industrial park locations
- A competent and capable workforce of over 125,000, generating steady, economic growth
- Attractive tax incentives on real and personal property
- More than 150 local companies active in manufacturing and service operations
- Training programs delivered by a local university and vocational facilities to benefit local workforce



Fairgrounds



Continued

SERVING CENTRAL OHIO'S REAL ESTATE NEEDS SINCE 1971

MICHAEL SIMPSON



EXPERTISE IN LAND, OFFICE, RETAIL AND INVESTMENT BROKERAGE.

COUNSELING CLIENTS SINCE 1989.

BY DEVELOPING RELATIONSHIPS WITH AN EMPHASIS ON PERSONAL SERVICE, MICHAEL FINDS THAT SERVING CLIENTS' REAL ESTATE NEEDS REQUIRES A BALANCE OF BUSINESS SAVVY, MARKET INSIGHT AND EFFECTIVE COMMUNICATION.

STUDIES LOCAL ECONOMIC CONDITIONS INFLUENCING A CLIENT'S BUSINESS AND THEN ANALYZES THAT INFORMATION FOR ITS IMPACT ON THE COMPANY'S REAL ESTATE NEEDS.

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