



## Guernsey Crossing

1251 N. Bridge St., Chillicothe, OH 45601

### Property Description

Power center located just north of U.S. Route 35 along the main retail corridor in Chillicothe, OH. Offers convenient access to more than 140,000 residents in the trade area and is the most convenient regional shopping destination in the trade area.

### Property Highlights

- Three spaces available for lease: 1,500 SF -- 1,837 SF -- 4,500 SF
- Prime .61 Acre Outparcel Available
- Great visibility and monument signage available
- Nearby retailers along N. Bridge St. include TJMaxx, Kohl's, Walmart, Sam's Club, Kroger, Lowe's, Menards and Rural King
- 43,807 VPD on US 35 at North Bridge Street
- 27,941 VPD on North Bridge Street S of Seney Road



### Shopping Center Summary

Center Size:	104,209 SF
Available SF:	1,500 SF
	1,837 SF
	4,500 SF

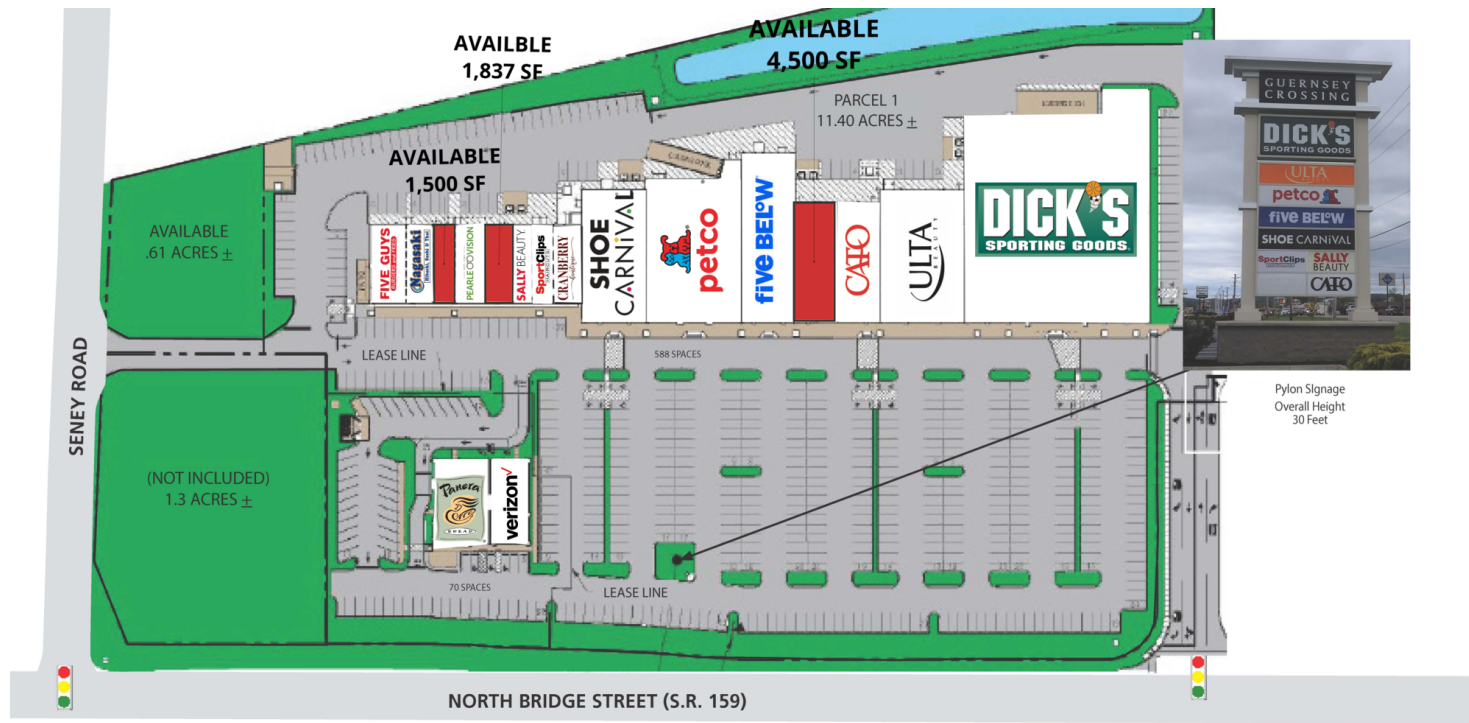




Site Plan

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1251 N. Bridge St., Chillicothe, OH 45601



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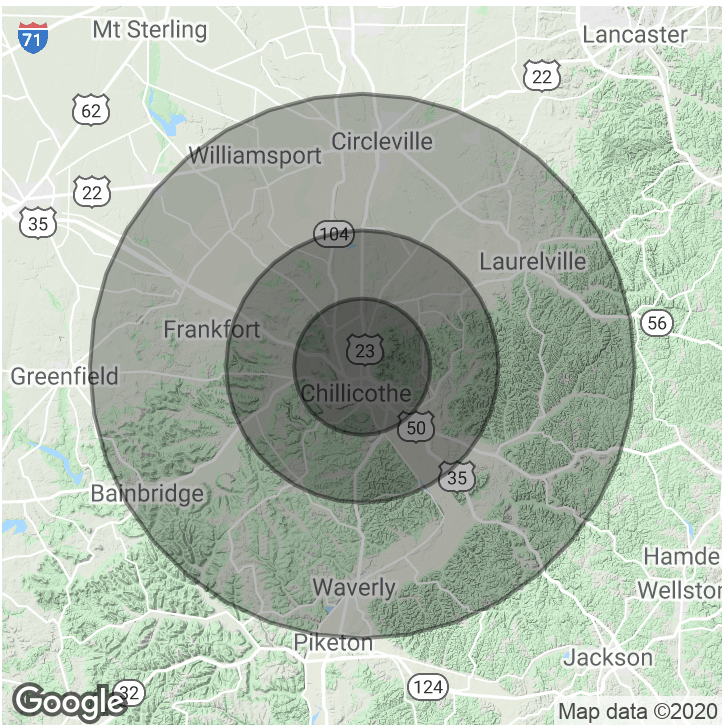
# Aerial & Demographics

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DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Population	40,765	62,589	144,670
Total Households	13,596	22,064	53,806
Average Household Income	\$51,723	\$54,758	\$53,641
Daytime Population	68,820	71,177	95,987



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