



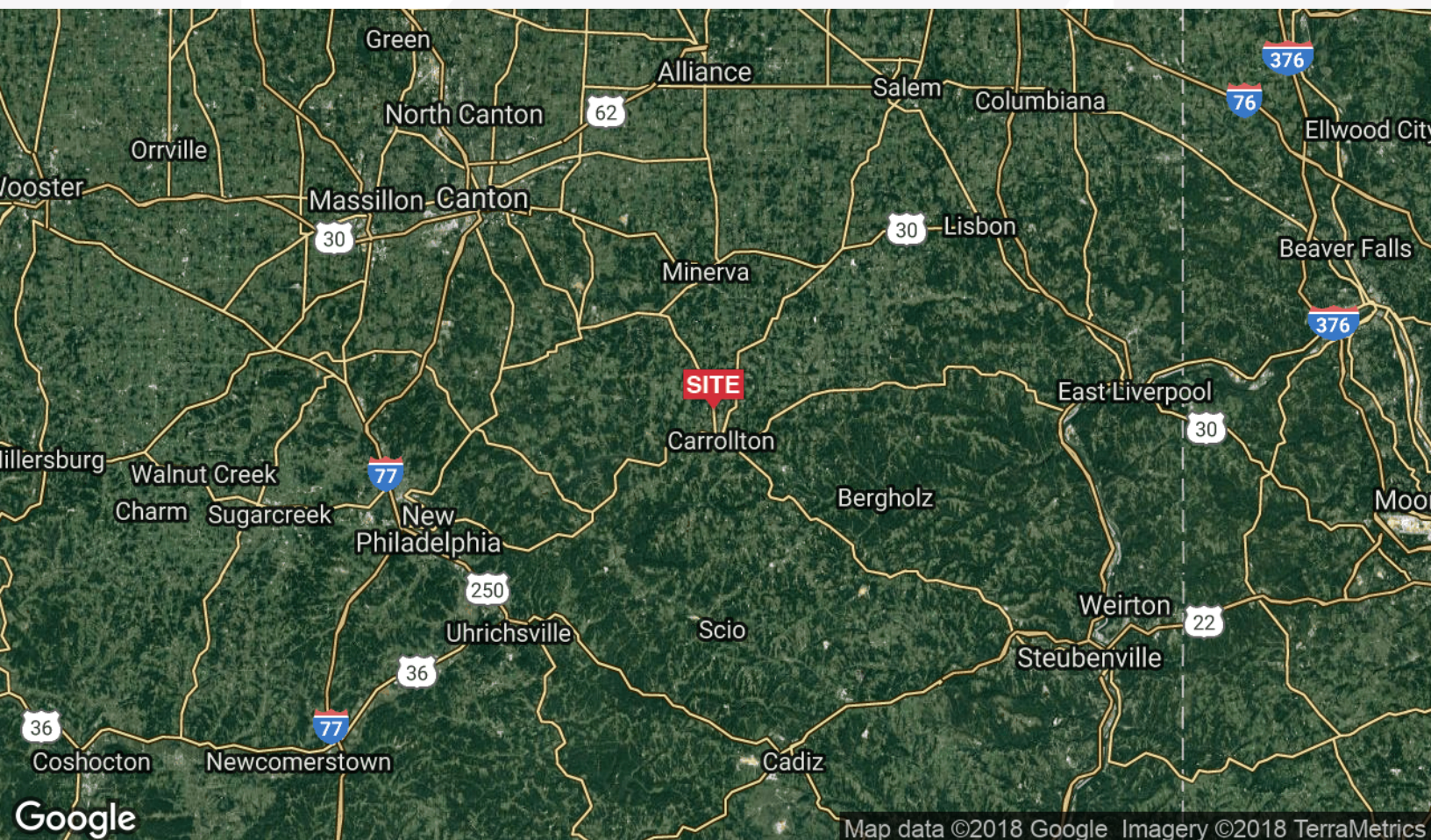
## Additional Photos



NO BUILDINGS ARE ONSITE- THIS IS A LAND LEASE ONLY

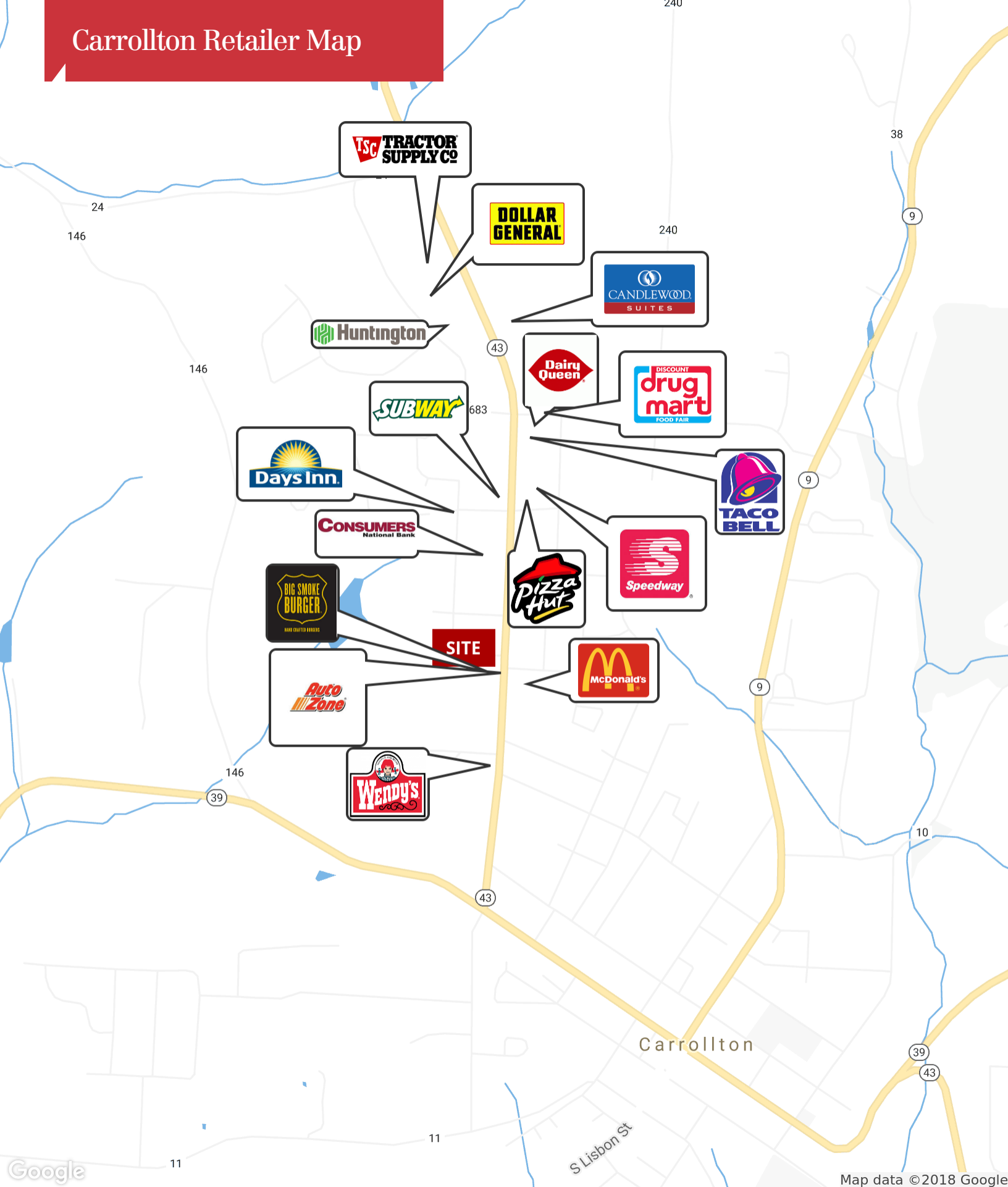


## Location Maps

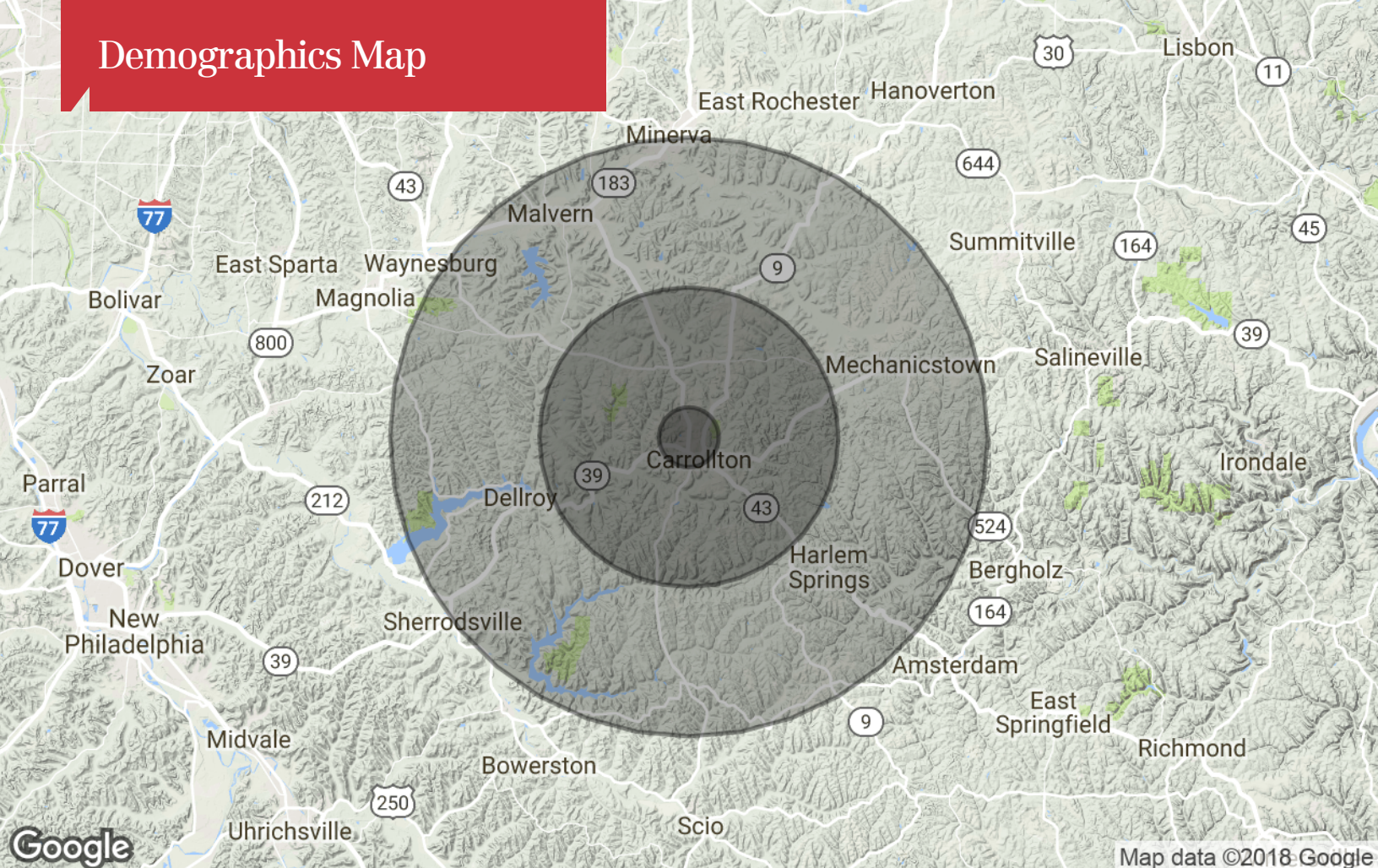




# Carrollton Retailer Map



# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	662	8,860	26,005
MEDIAN AGE	40.4	40.8	41.9
MEDIAN AGE (MALE)	37.1	38.3	40.6
MEDIAN AGE (FEMALE)	43.0	42.6	42.8

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	262	3,511	10,249
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$49,998	\$50,569	\$53,190
AVERAGE HOUSE VALUE	\$137,527	\$142,220	\$137,298

\* Demographic data derived from 2010 US Census

For Lease

# Land

0.79 Acres | \$2,000 per month



## Bryce Custer

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### Memberships & Affiliations

Bryce is a CCIM and MRICS designee, and a member of SIOR Society of Industrial and Office Realtors

### Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

### Professional Background

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development of office, retail and industrial projects. As an active real estate investor for over 20 years, Custer understands the challenges facing both buyers and sellers in sale and lease transactions. Utilizing his experience from prior businesses, he works to discover critical success factors to develop solutions that meet the needs of both parties.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.