



## 24805 US-23

Circleville, OH 43113

LEASE



### LEASE RATE

**\$5.50 SF/YR**

### OFFERING SUMMARY

Available SF:	5,000 - 10,000 SF
Lease Rate:	\$5.50 SF/yr (NNN)
CAM / SF:	\$1.20
Lot Size:	5.38 Acres
Year Built:	1999
Building Size:	50,379 SF
Zoning:	General Business
Market:	Pickaway County
Submarket:	Circleville
Traffic Count:	29,720

### LOCATION OVERVIEW

Circleville, Ohio is situated along the Scioto River, is the County seat of Pickaway County. It is located approximately 20 miles south of Columbus, Ohio. Circleville has always been a diverse community balanced by manufacturing, commerce, and agriculture. Pickaway County is centrally located in the state of Ohio and has a well-developed transportation and utility infrastructure system with adequate capacities to accommodate most business needs.

### PROPERTY HIGHLIGHTS

- 10,000 SF end cap space available
- Can demise to 5,000 SF
- Former variety store
- Building and highway pylon signage
- Co-tenant with Just Save Foods, Journey Into Comics, Goodwill, and Capabilities
- Many large employers operate in the area such as Columbia Gas of Ohio, DuPont, TriMold, Ohio Health, PPG, and Georgia Pacific

### PROPERTY WEBSITE

[bit.ly/24805US-23](https://bit.ly/24805US-23)

CBC-ASPIRE.COM

Anthony Maronitis, CCIM, MS  
614 341 9800 x103  
amaronitis@cbc-aspire.com

Chris Howard  
614 341 9800 x104  
choward@cbc-aspire.com

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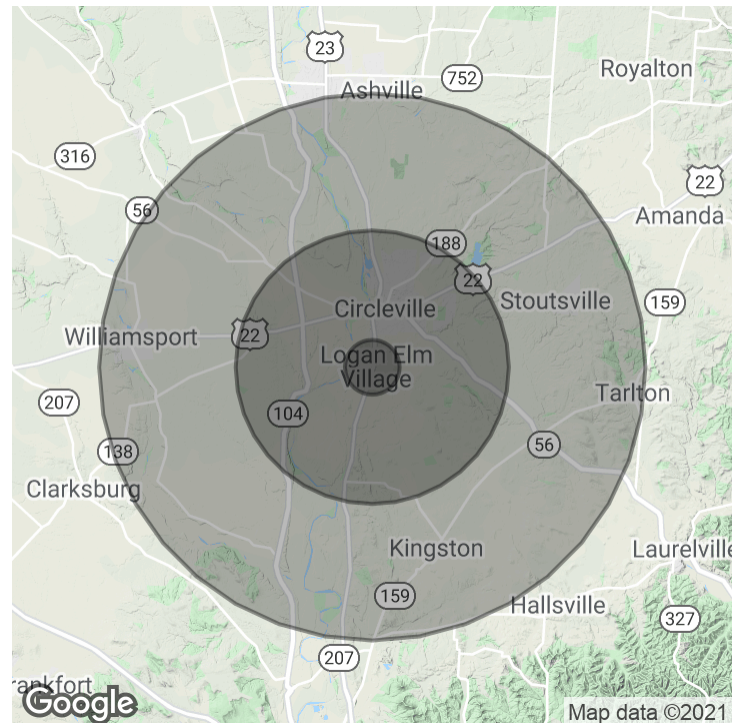
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	834	21,513	37,853
Average age	40.5	39.7	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	335	8,615	14,700
# of persons per HH	2.5	2.5	2.6
Average HH income	\$42,525	\$48,360	\$55,690
Average house value	\$119,690	\$139,173	\$157,397

\* Demographic data derived from 2010 US Census

STREET	DIRECTION	YEAR	AADT COUNT
Walnut St & Logan Elm Rd	S	2003	29,720
Walnut St & Pittsburgh Rd	S	2007	30,120



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