



GOODMANREALESTATE.COM  
216.381.8200

# DEVELOPMENT OPPORTUNITY

## Ashland, Ohio



### HIGHLIGHTS

#### 9.49 ACRE DEVELOPMENT SITE FOR SALE OR LEASE

- **LOCATION** - U.S. Route 250, directly off of Interstate 71
- **ZONING** - B-2 General Business: appropriate for restaurants, retail business, theaters, banks, business or commercial schools, medical and dental clinics, offices, auto sales, and recreational facilities. The site has been designated a Community Entertainment District, which is designed to create an area along East Main Street for restaurants, hotels, shopping and entertainment. The district is bordered by George Road on the west, East Main Street on the north and Interstate 71 on the east.
- **TRADE AREA ANCHORS** - Walmart Supercenter, The Home Depot, and Aldi
- **AREA EMPLOYERS** - Bookmasters, McGraw Hill, Charles River Labs, Ohio Tool Works

### DEMOGRAPHICS

POPULATION	5 MILE	7 MILE	10 MILE
2023 Projection	26,578	33,149	46,997
2018 Estimate	26,342	32,805	46,556
INCOME	5 MILE	7 MILE	10 MILE
2018 Average	\$56,799	\$58,045	\$59,674
2018 Median	\$44,657	\$46,988	\$49,704
DAYTIME POPULATION	5 MILE	7 MILE	10 MILE
2018 Employees	14,993	16,267	18,176

**LEASING INFORMATION**  
www.goodmanrealestate.com  
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**CLEVELAND** THE OFFICES AT LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

**COLUMBUS** CORPORATE HILL II, SUITE 108  
100 W. OLD WILSON BRIDGE ROAD  
COLUMBUS, OH 43085

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# LEASING INFORMATION

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