GUERNSEY CROSSING

CHILLICOTHE, OH

GREAT SPACES AVAILABLE FOR LEASE:

2,100 SF, 1,837 SF &

1,500 SF, 4,500 SF

New 105,000-square-foot retail development

Anchored by an exceptional lineup of leading national retailers

South Central Ohio's dominant retail market

High visibility and signalized access

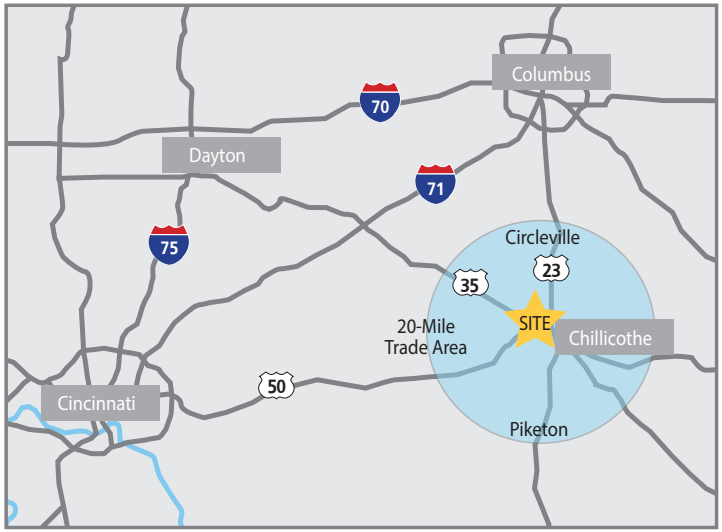
Anchor ASSOCIATES

GUERNSEY CROSSING

Bringing new retailers to an under-served market

DEVELOPMENT HIGHLIGHTS

- 105,000 square feet of new retail development with three spaces available: 2,100 square feet, 1,837 square feet, 1,500 square feet and 4,500 square feet (former Sleep Outfitters)
- Outparcel available (.61 acres)
- Tenants include Dick's Sporting Goods, Ulta, Petco, Cato, Five Below, Shoe Carnival, Panera Bread, Pearle Vision, Verizon, Five Guys, Sleep Outfitters, Sports Clips and Sally Beauty.
- Convenient access from U.S. 35 in Chillicothe, the most convenient regional shopping destination in a 20-mile trade area
- More than 125,000 residents within the trade area
- Adjacent retailers along North Bridge Street include TJMaxx, Kohl's, Walmart, Sam's Club, Kroger, Lowe's, Menards, JCPenney and more



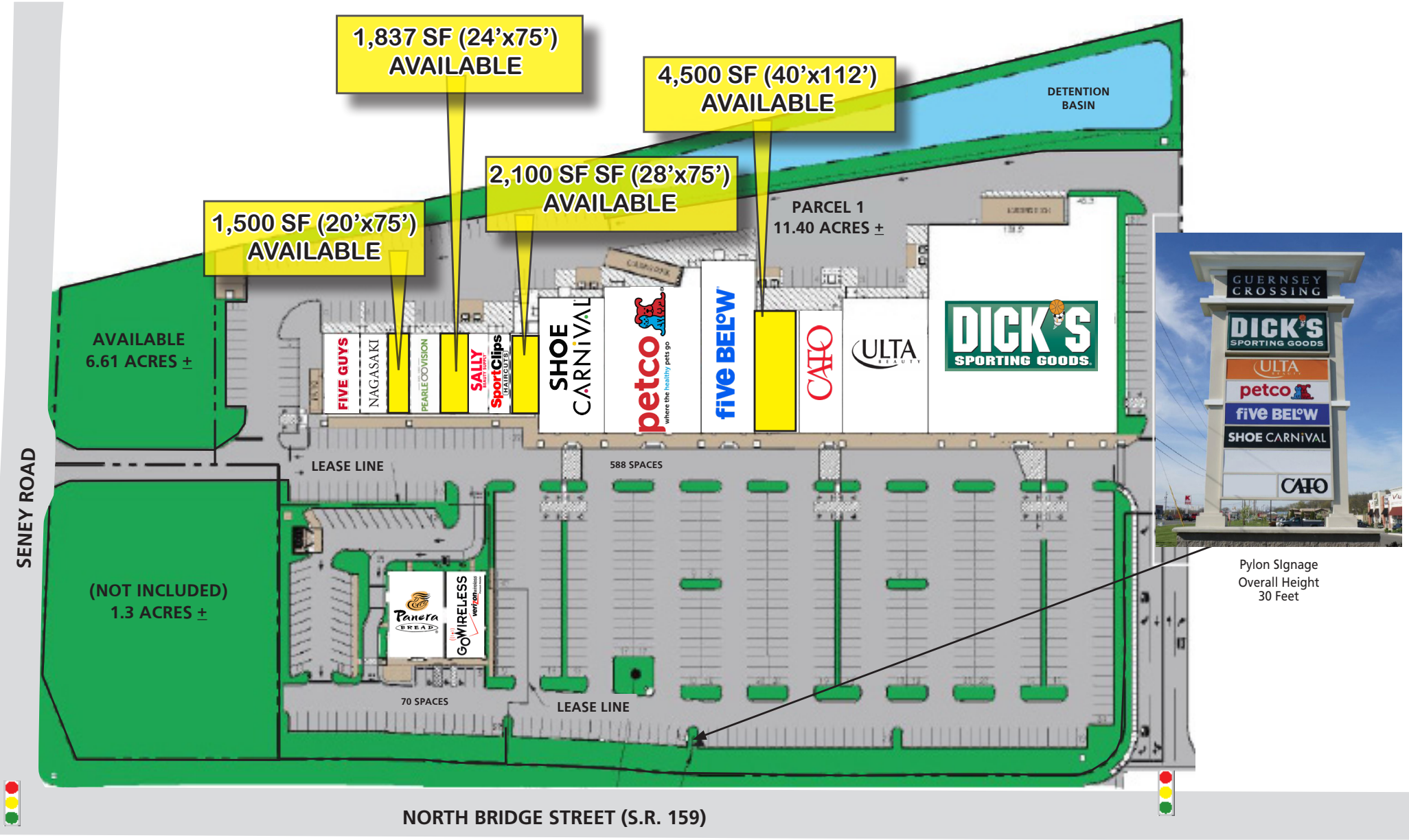
DEMOGRAPHICS (2018)	5 Mile	10 Mile	20 Mile	TRAFFIC COUNTS
Population	37,640	57,985	125,169	N Bridge St south of Seney Rd:
Households	14,275	22,327	49,237	27,941 ADT (2017)
Average HH income	$64,770	$66,254	$52,982	U.S. 35 at N Bridge Street:
Daytime Employees	34,910	37,251	56,692	43,807 ADT (2017)

LOCATION

North Bridge Street (S.R. 159) at Seney Road
Chillicothe, Ohio 45601
- 50 miles south of Columbus
- 78 miles from Dayton
- 100 miles from Cincinnati

GUERNSEY CROSSING

Excellent visibility and multiple signalized access points



Pylon SIgnage
Overall Height
30 Feet

GUERNSEY CROSSING

An exceptional location in the trade area's primary shopping district

FOR LEASING INFORMATION

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