



GUERNSEY CROSSING

CHILlicothe, OH



GREAT SPACES
AVAILABLE FOR LEASE

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

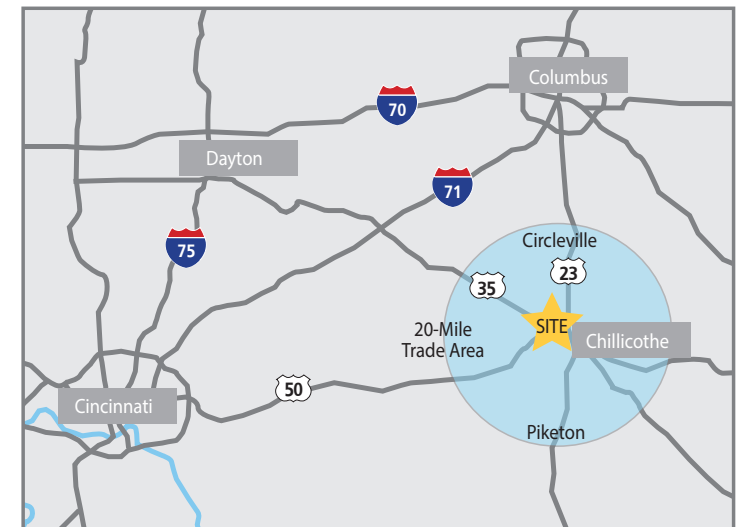
GUERNSEY CROSSING

Bringing new retailers to an under-served market



DEVELOPMENT HIGHLIGHTS

- 105,000 square feet of new retail development with four spaces available: 2,100 square feet, 1,837 square feet, 1,500 square feet and 4,500 square feet
- Outparcel available (.61 acres)
- Tenants include Dick's Sporting Goods, Ulta, Petco, Cato, Five Below, Shoe Carnival, Panera Bread, Pearle Vision, Verizon, Five Guys, 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

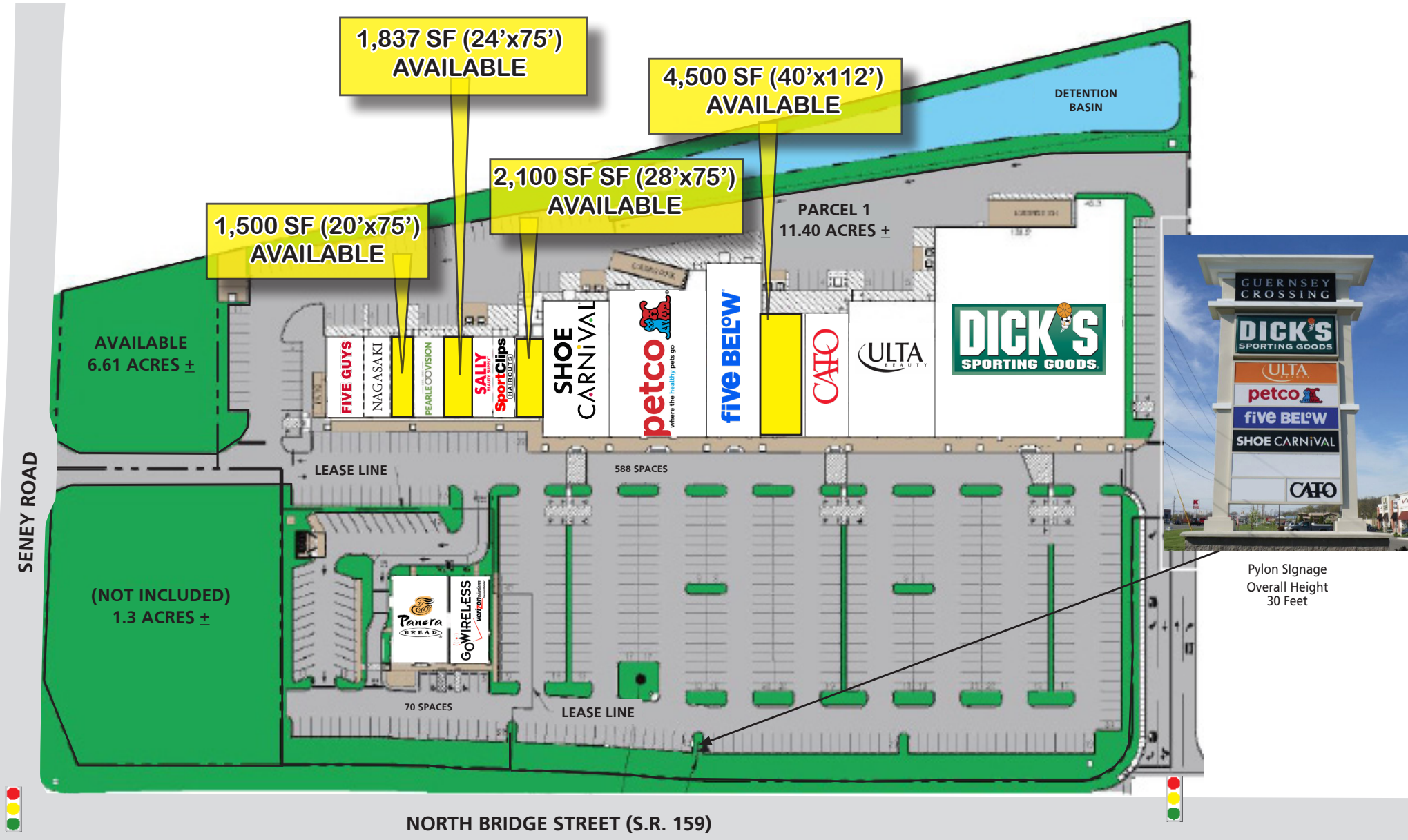
	5 Mile	10 Mile	20 Mile	TRAFFIC COUNTS
Population	37,640	57,985	125,169	N Bridge St south of Seney Rd:
Households	14,275	22,327	49,237	27,941 ADT (2017)
Average HH income	\$64,770	\$66,254	\$52,982	U.S. 35 at N Bridge Street:
Daytime Employees	34,910	37,251	56,692	43,807 ADT (2017)

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



GUERNSEY CROSSING

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



FOR LEASING INFORMATION

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