



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

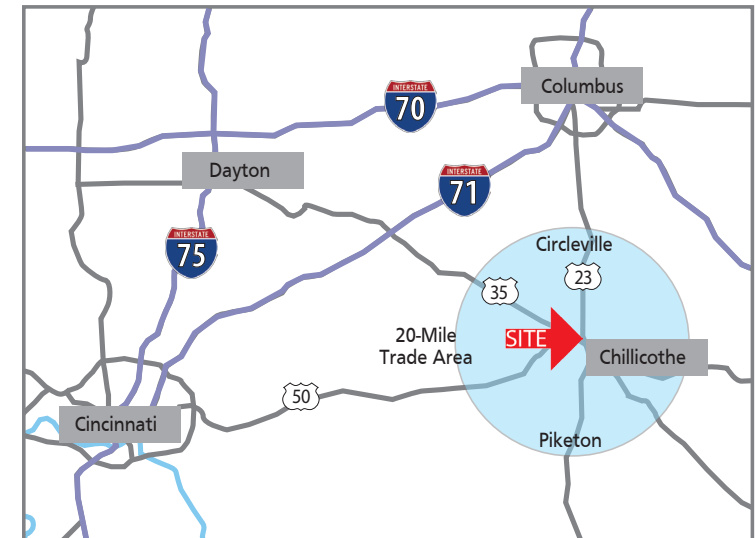
GUERNSEY CROSSING

Bringing new retailers to an under-served market



DEVELOPMENT HIGHLIGHTS

- 105,000 square feet of new retail development with three spaces available: 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, Sally Beauty and Cranberry Boutique
- 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



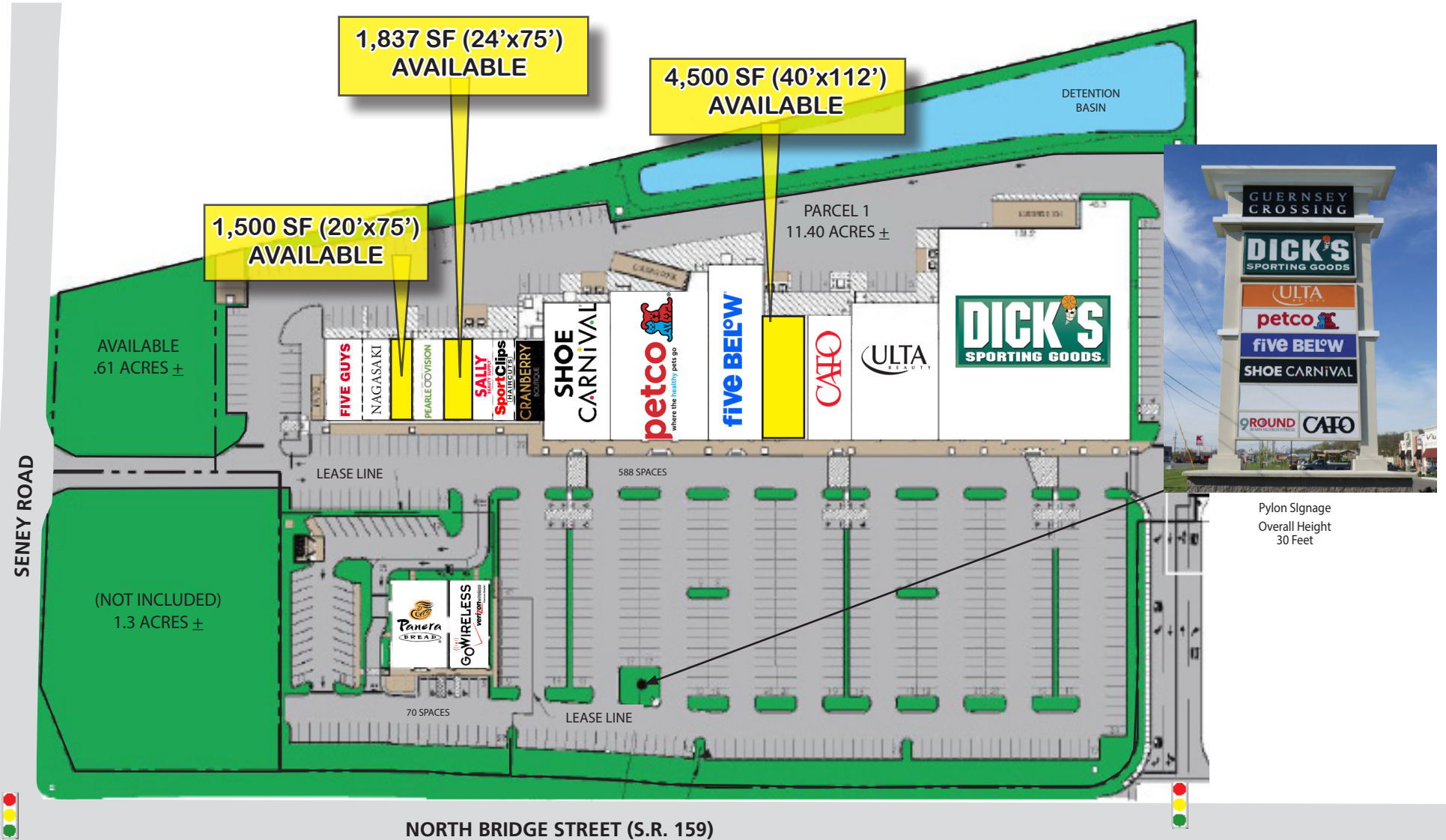
LOCATION

- 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

DEMOGRAPHICS (2019)	5 Mile	10 Mile	20 Mile	TRAFFIC COUNTS
Population	37,619	58,089	125,002	N Bridge St south of Seney Rd: 27,941 ADT (2018)
Households	14,206	22,454	49,364	U.S. 35 at N Bridge Street: 43,807 ADT (2018)
Average HH income	\$62,234	\$64,372	\$63,516	
Daytime Employees	68,820	71,177	95,857	

GUERNSEY CROSSING

Excellent visibility and multiple signaled access points



Anchor
ASSOCIATES

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

GUERNSEY CROSSING

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



FOR LEASING INFORMATION

Scott Mitchell

Anchor Associates

513-349-1201

smitchell@anchor-associates.com

Anchor
ASSOCIATES

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630

Cincinnati, OH 45209

513-784-1106

www.anchor-associates.com