

# GUERNSEY CROSSING

North Bridge Street (SR 159) at Seney Road  
Chillicothe, OH 45601

## FOR LEASE

## 0.61 Acre Outparcel Available

### HIGHLIGHTS

- 105,000 SF retail power center with a .61 AC Outparcel available
- Excellent visibility and access
- Tenants include Dick's Sporting Goods, Ulta, Petco, Cato, Five Below, Panera Bread, Pearle Vision, Verizon, Five Guys, Sports Clips, Sally Beauty, and Rally House
- With convenient access from US 35 in Chillicothe, it is the most desirable regional shopping destination in a 20 mile trade area
- More than 125,000 residents within the trade area
- Nearby retailers along North Bridge Street include TJ Maxx, Kroger, Kohl's, Walmart, Sam's Club, Lowe's, Menards, JCP and more

### TRAFFIC COUNTS

- 21,150 VPD on US 35 at North Bridge Street
- 24,318 VPD on North Bridge Street south of Seney Road

### DEMOGRAPHICS

2024 Estimates	5 miles	10 miles	20 miles
Population	37,305	57,797	125,246
Households	14,622	22,551	49,634
Average HH Income	\$87,022	\$88,731	\$90,361
Daytime Employees	20,980	22,796	37,489

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**Anchor**  
ASSOCIATES



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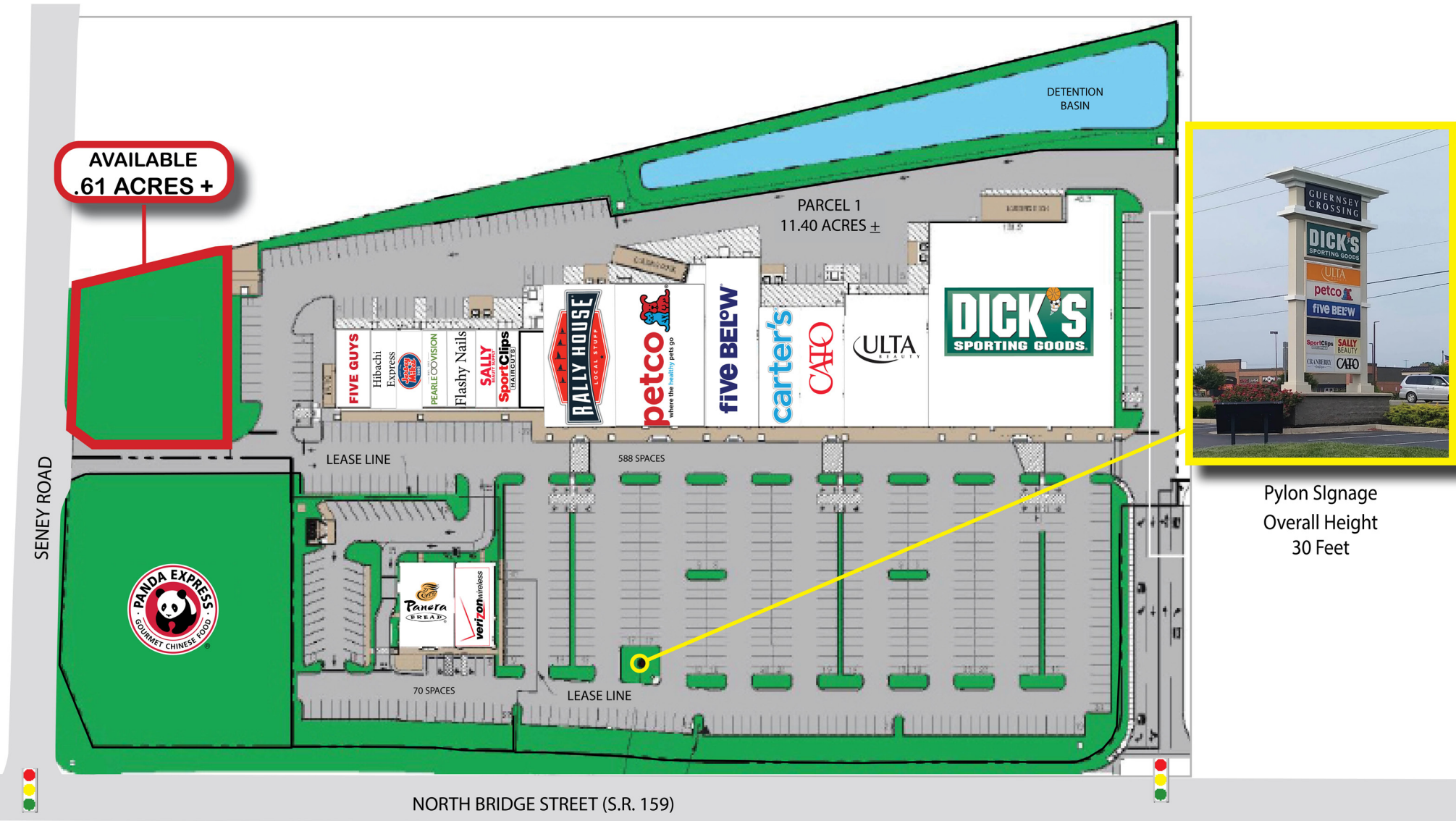
513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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Anchor  
ASSOCIATES



Pylon Signage  
Overall Height  
30 Feet



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