

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, Rally House and Cranberry Boutique
- 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

2023 Estimates	5 miles	10 miles	20 miles
Population	37,864	58,095	124,418
Households	14,515	22,303	48,693
Average HH Income	\$81,795	\$83,694	\$86,142
Daytime Employees	21,007	22,789	37,333

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Pylon Signage
Overall Height
30 Feet

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