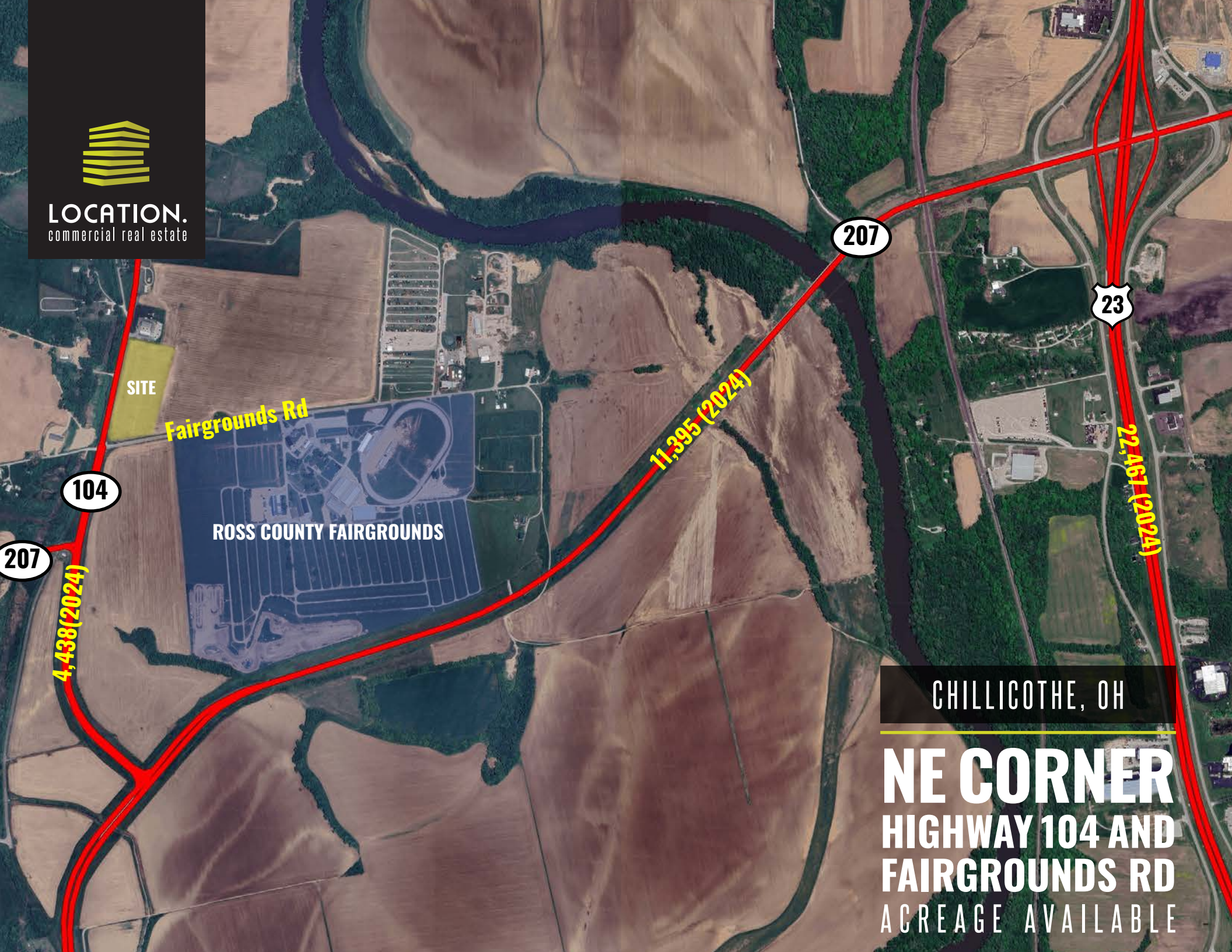




**LOCATION.**  
commercial real estate



SITE

Fairgrounds Rd

ROSS COUNTY FAIRGROUNDS

104

207

23

4,438 (2024)

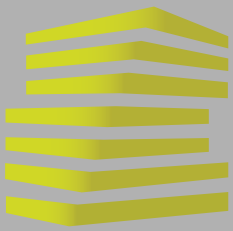
11,395 (2024)

22,461 (2024)

CHILlicothe, OH

**NE CORNER**  
**HIGHWAY 104 AND**  
**FAIRGROUNDS RD**  
ACREAGE AVAILABLE





# NEC HWY 104 & FAIRGROUNDS RD

## AREA INFORMATION

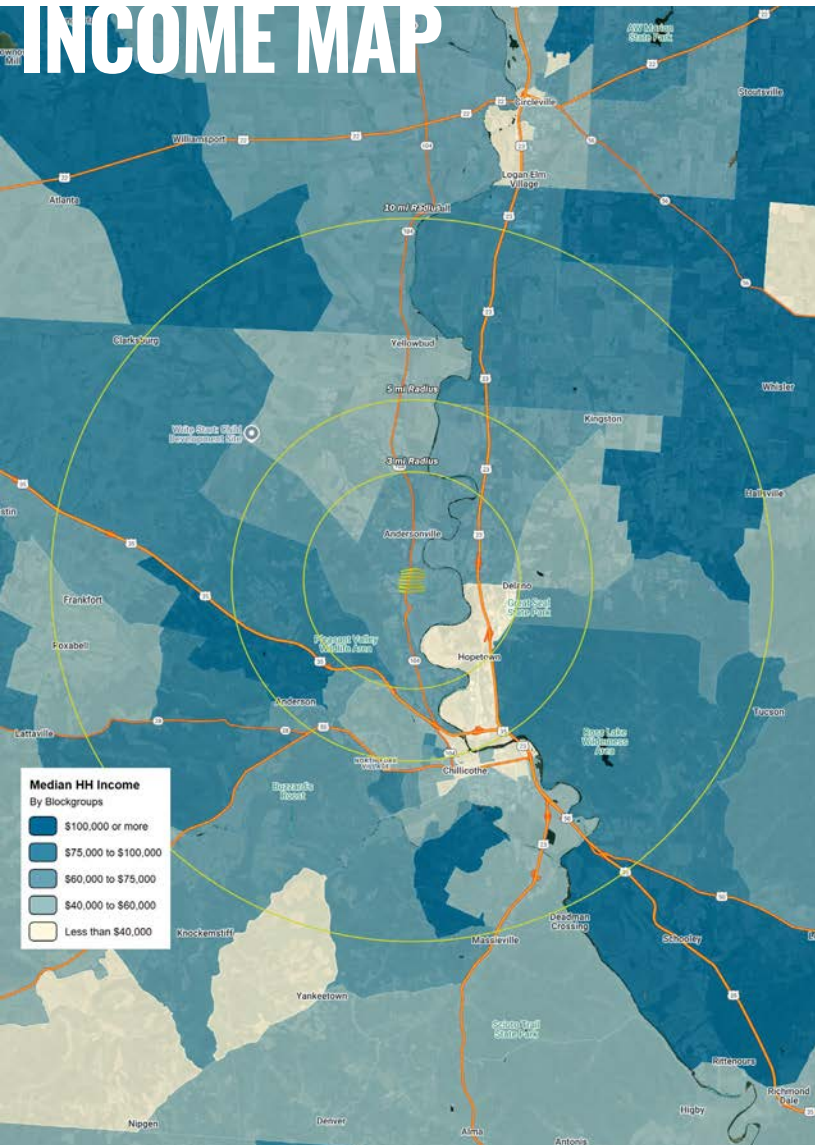
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### INCOME MAP



### TRADE AREA OVERVIEW

CHILLICOTHE, OHIO, IS A HISTORIC CITY NESTLED ALONG THE SCIOTO RIVER IN ROSS COUNTY, APPROXIMATELY 45 MILES SOUTH OF COLUMBUS. AS OHIO'S FIRST CAPITAL, CHILLICOTHE IS RICH IN HISTORY AND KNOWN FOR ITS VIBRANT DOWNTOWN, SCENIC PARKS, AND CULTURAL ATTRACTIONS. THE CITY IS HOME TO HOPEWELL CULTURE NATIONAL HISTORICAL PARK, PRESERVING ANCIENT NATIVE AMERICAN EARTHWORKS THAT ARE NOW A UNESCO WORLD HERITAGE SITE. RESIDENTS ENJOY A BLEND OF SMALL-TOWN CHARM AND MODERN AMENITIES, WITH A GROWING ARTS SCENE, LOCAL SHOPS, AND COMMUNITY EVENTS LIKE THE ANNUAL FEAST OF THE FLOWERING MOON FESTIVAL. WITH EASY ACCESS TO MAJOR HIGHWAYS, CHILLICOTHE SERVES AS A REGIONAL HUB FOR BUSINESS, HEALTHCARE, AND OUTDOOR RECREATION.

CHILLICOTHE HAS EXPERIENCED STEADY ECONOMIC GROWTH, DRIVEN BY A DIVERSE MIX OF INDUSTRIES, INCLUDING MANUFACTURING, HEALTHCARE, AND LOGISTICS. THE CITY IS HOME TO MAJOR EMPLOYERS LIKE THE KENWORTH TRUCK COMPANY, WHICH OPERATES ONE OF THE LARGEST ASSEMBLY PLANTS IN THE REGION, AS WELL AS ADENA HEALTH SYSTEM, A KEY PROVIDER OF MEDICAL SERVICES AND JOBS. IN RECENT YEARS, DOWNTOWN REVITALIZATION EFFORTS HAVE ATTRACTED NEW BUSINESSES, RESTAURANTS, AND RETAIL SPACES, ENHANCING THE LOCAL ECONOMY. INFRASTRUCTURE IMPROVEMENTS AND BUSINESS-FRIENDLY INITIATIVES CONTINUE TO SUPPORT JOB CREATION AND INVESTMENT, MAKING CHILLICOTHE AN ATTRACTIVE DESTINATION FOR BOTH ENTREPRENEURS AND ESTABLISHED COMPANIES LOOKING TO EXPAND IN SOUTHERN OHIO.

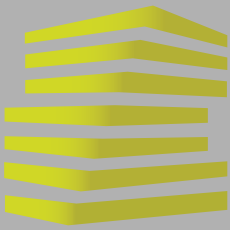
### DEMOGRAPHICS

	3 mile	5 mile	10 mile
<b>POPULATION</b>	<b>7,899</b>	<b>22,423</b>	<b>54,455</b>
<b>HOUSEHOLDS</b>	<b>1,638</b>	<b>7,843</b>	<b>21,167</b>
<b>EMPLOYEES</b>	<b>5,826</b>	<b>12,555</b>	<b>22,974</b>
<b>MED HH INCOME</b>	<b>\$65,925</b>	<b>\$65,339</b>	<b>\$63,234</b>

### AREA RETAIL | RESTAURANTS

**Exxon Walmart \* KOHL'S**





# NEC HWY 104 & FAIRGROUNDS RD

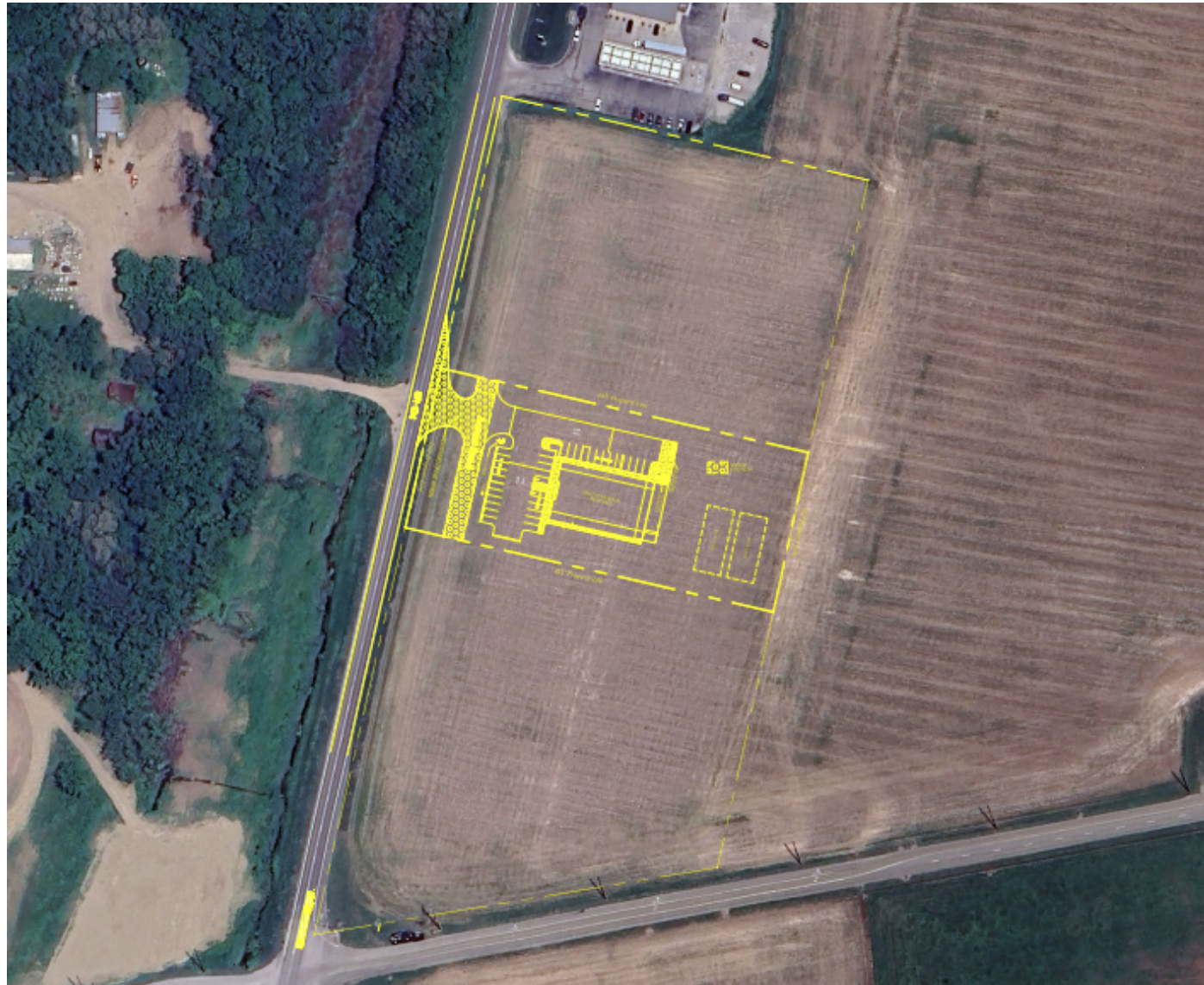
## SITE PLAN & DETAILS

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- **PRIME LOCATION SITUATED ON THE NORTHEAST CORNER OF HWY 104 AND FAIRGROUNDS RD, OFFERING HIGH VISIBILITY AND ACCESSIBILITY.**
- **NEAR MAJOR ATTRACTION ADJACENT TO THE ROSS COUNTY FAIRGROUNDS, THE 5TH LARGEST IN OHIO, WHICH DRAWS OVER 100,000 VISITORS ANNUALLY.**
- **EXCELLENT CONNECTIVITY WITH CLOSE PROXIMITY TO US-23, A MAJOR NORTH-SOUTH CORRIDOR PROVIDING EASY ACCESS TO COLUMBUS AND SURROUNDING AREAS.**
- **DEVELOPMENT POTENTIAL IDEAL FOR COMMERCIAL, RETAIL, OR MIXED-USE DEVELOPMENT WITH STEADY TRAFFIC FROM FAIRGROUNDS EVENTS AND HIGHWAY COMMUTERS.**
- **GROWING ECONOMY IN CHILlicothe WITH STRONG MANUFACTURING, HEALTHCARE, AND RETAIL SECTORS, INCREASING DEMAND FOR BUSINESSES AND SERVICES.**
- **PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION.**





# NEC HWY 104 & FAIRGROUNDS RD

## MARKET AERIAL

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