

LEASE

6133 STATE ROUTE 95

6133 State Route 95 Mount Gilead, OH 43338

LOCATION DESCRIPTION

Situated in Morrow County, this area offers excellent visibility and high traffic flow, making it an ideal location for retail. Nearby, Morrow County Hospital and Mount Gilead State Park attract steady foot traffic and provide a built-in customer base. Local dining options, such as The Alcove Restaurant and Ellie's at the Airport, add to the area's appeal. With its strategic position and strong community presence, this location presents an enticing opportunity for businesses to thrive in Morrow County's dynamic market.

PROPERTY HIGHLIGHTS

- +/- 2,500 SF for available for lease
- I-71 highway pylon sign available
- High visibility from State Route 95
- Restricted for restaurant uses, which included carry out and/or full service
- Ample parking
- I-71 - 60,000+ ADT
- I-95 - 10,000 ADT



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,500 SF
Lot Size:	3.222 Acres
Building Size:	5,760 SF

PROPERTY WEBSITE

bit.ly/6133SR95

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6133 RT 05 STREET | MT GILEAD, OH 43338 |

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PROJECT NUMBER
32156

DATE
29 AUGUST 2022

SHEET NAME
FIRST FLOOR PLAN

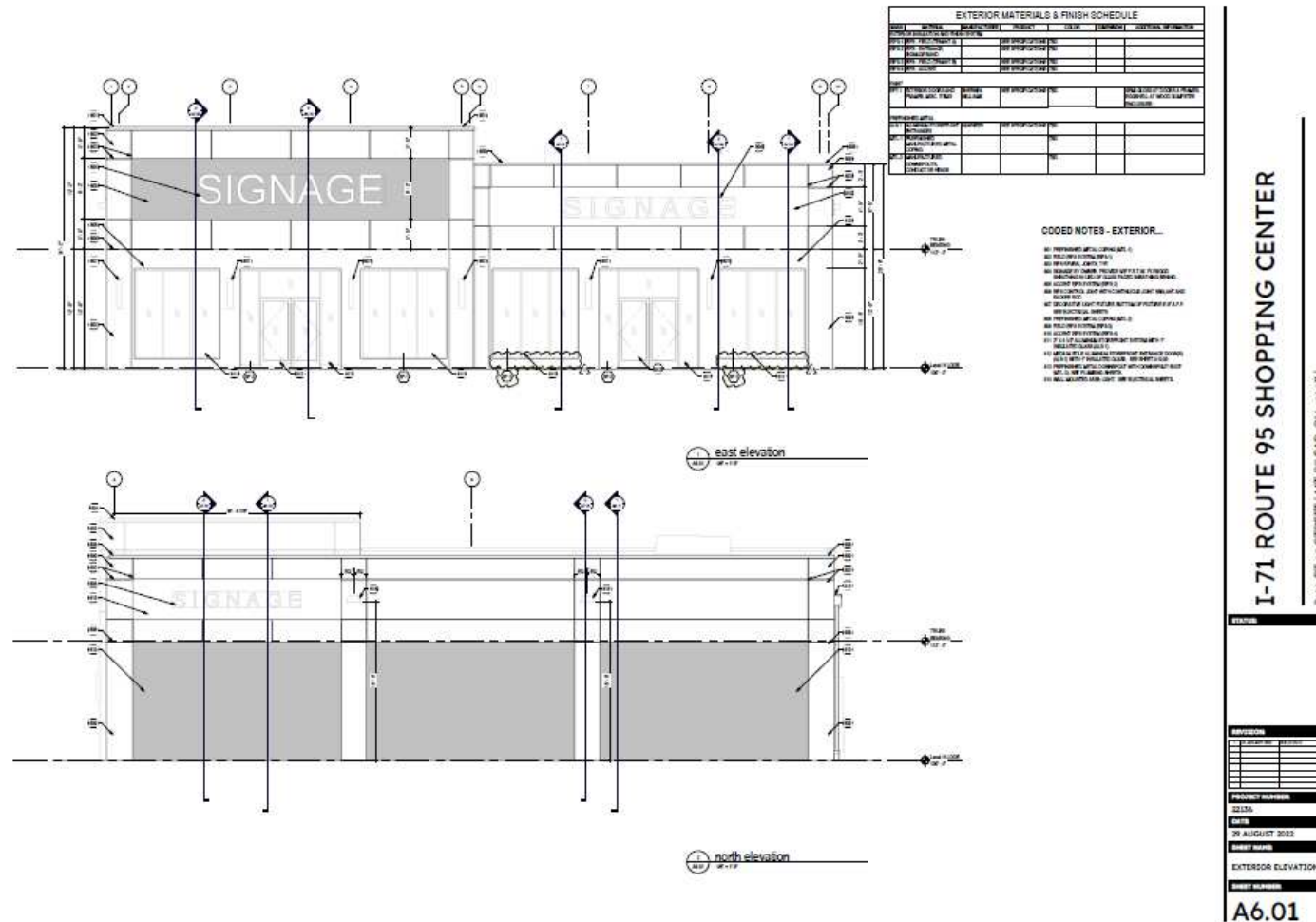
SHEET NUMBER
A2.11

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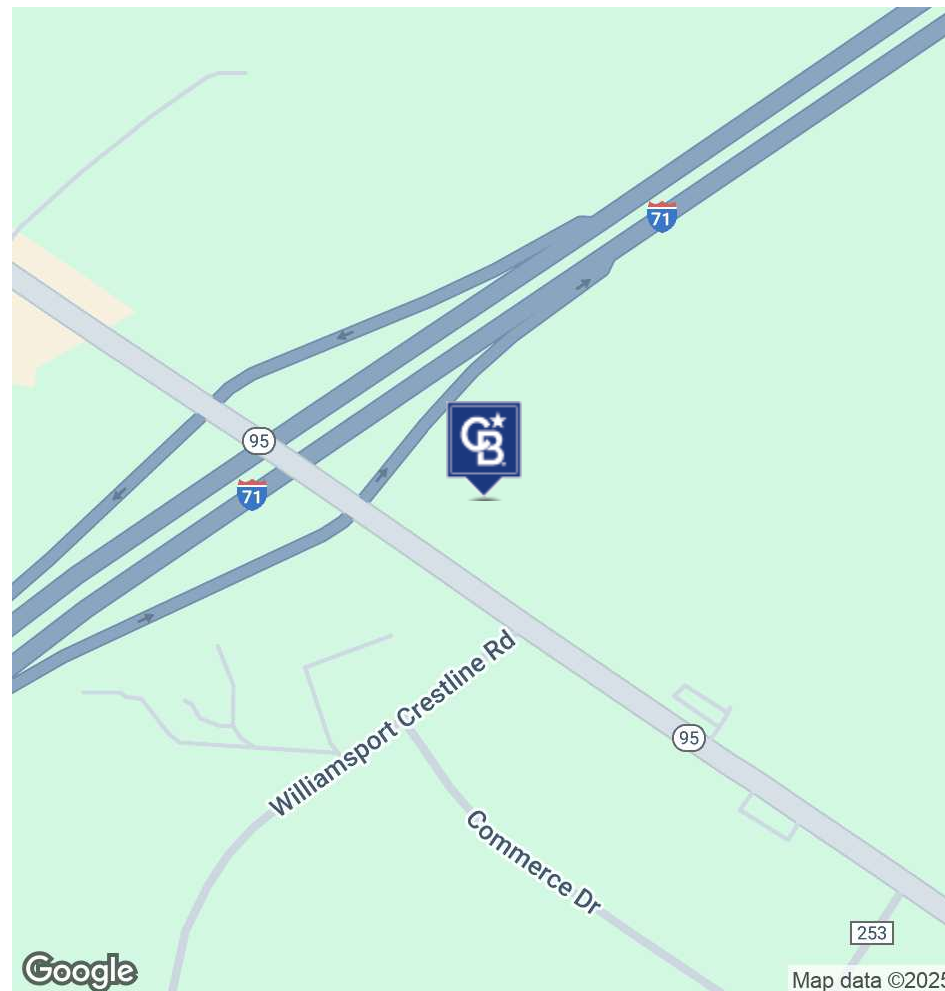
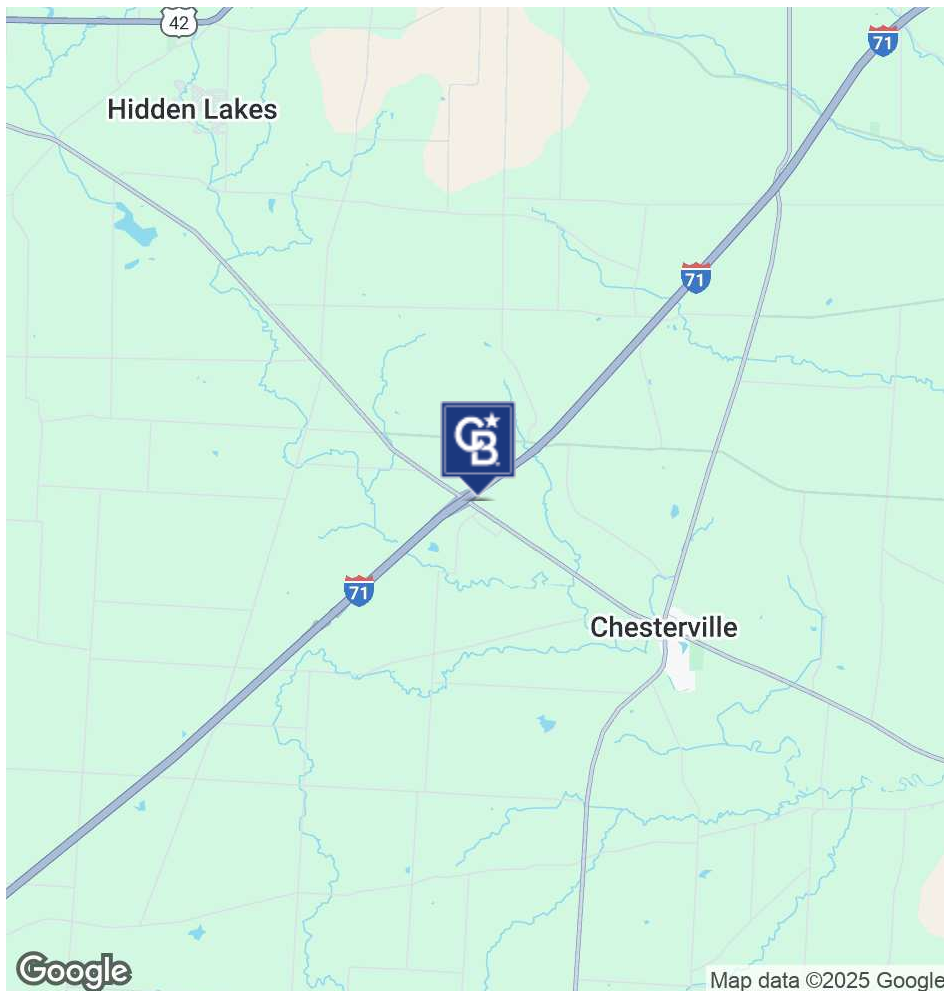
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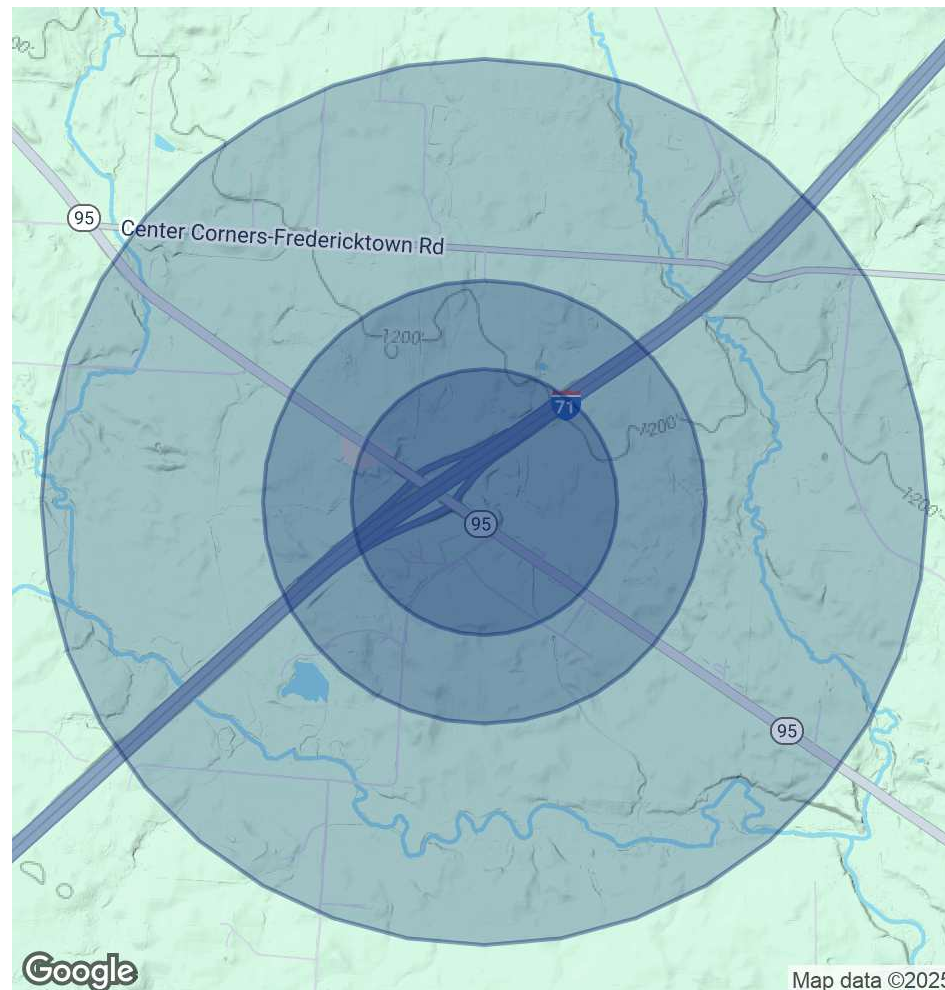
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7	24	143
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	9	54
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$89,323	\$89,205	\$96,492
Average House Value	\$230,685	\$230,350	\$240,038

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	AADT COUNT
SR-95 W OF RAMPS W OF I-71, NW OF CHESTERVILLE	2-WAY	2024	6,819
SR-95 E OF RAMPS E OF I-71, NW OF CHESTERVILLE	2-WAY	2024	10,061



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