

SALE/LEASE/ GROUND LEASE

Freestanding Retail
1736 & 1738 N Memorial Drive
Lancaster, OH 43130



Property Highlights

- 5,200 SF free standing retail building on 0.76 acres for sale, lease, or ground lease
- Access to a signaled intersection at Memorial Dr and Pierce Ave
- Located between Sheetz and Burger King and across the street from Hocking Valley Shopping Mall, anchored by Kroger
- Ample paved parking
- 1/2 mile from River Valley Mall
- Zoned commercial general



**COLDWELL BANKER
COMMERCIAL**
ASPIRE REALTY
SERVICES

Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104

SALE / LEASE / GROUND LEASE

1736 & 1738 N Memorial Drive, Lancaster, OH 43130

OFFERING SUMMARY

SALE PRICE: ASK

LEASE RATE: ASK

AVAILABLE SPACE: 5,200 SF

LOT SIZE: 0.76 ACRES

BUILDING SIZE: 5,200 SF

LOCATION

Discover the vibrant potential of the thriving city of Lancaster, Ohio. The area surrounding the property boasts a blend of historic charm and modern convenience, making it an ideal location for retail investment. Located near the heart of the city, the property is surrounded by a mix of local businesses, restaurants, and cultural hotspots, providing an optimum environment for attracting foot traffic. With the nearby historic downtown area, Lancaster offers a unique and inviting atmosphere that appeals to both residents and visitors. Additionally, the property's proximity to major roadways ensures excellent visibility and accessibility, setting the stage for a successful retail venture.



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES

SALE / LEASE / GROUND LEASE

1736 & 1738 N Memorial Drive, Lancaster, OH 43130



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES

[illegible]

Chris Howard
(614) 341-9800 x104

SALE / LEASE /
GROUND LEASE

1736 & 1738 N Memorial Drive, Lancaster, OH 43130

NEARBY RETAILERS



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104

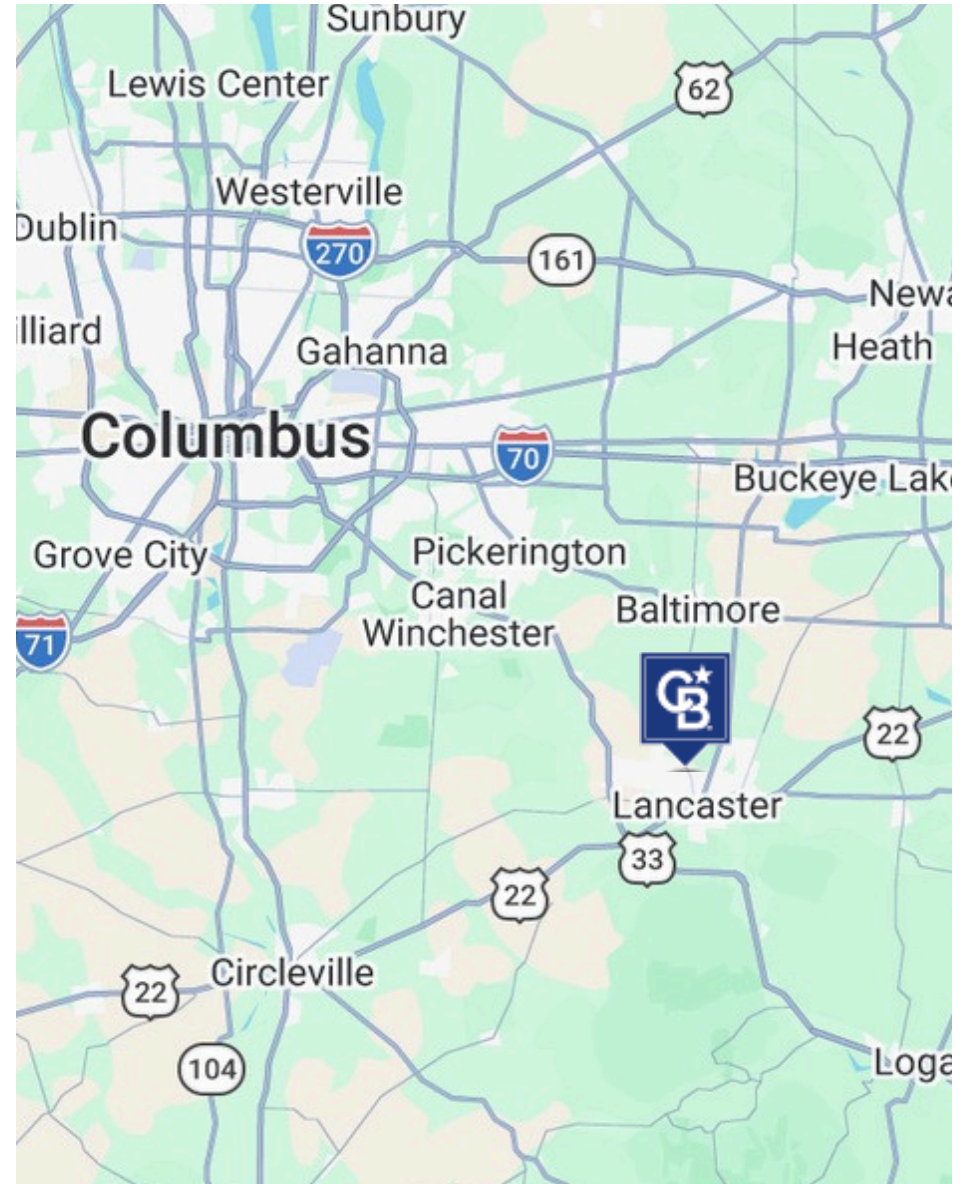
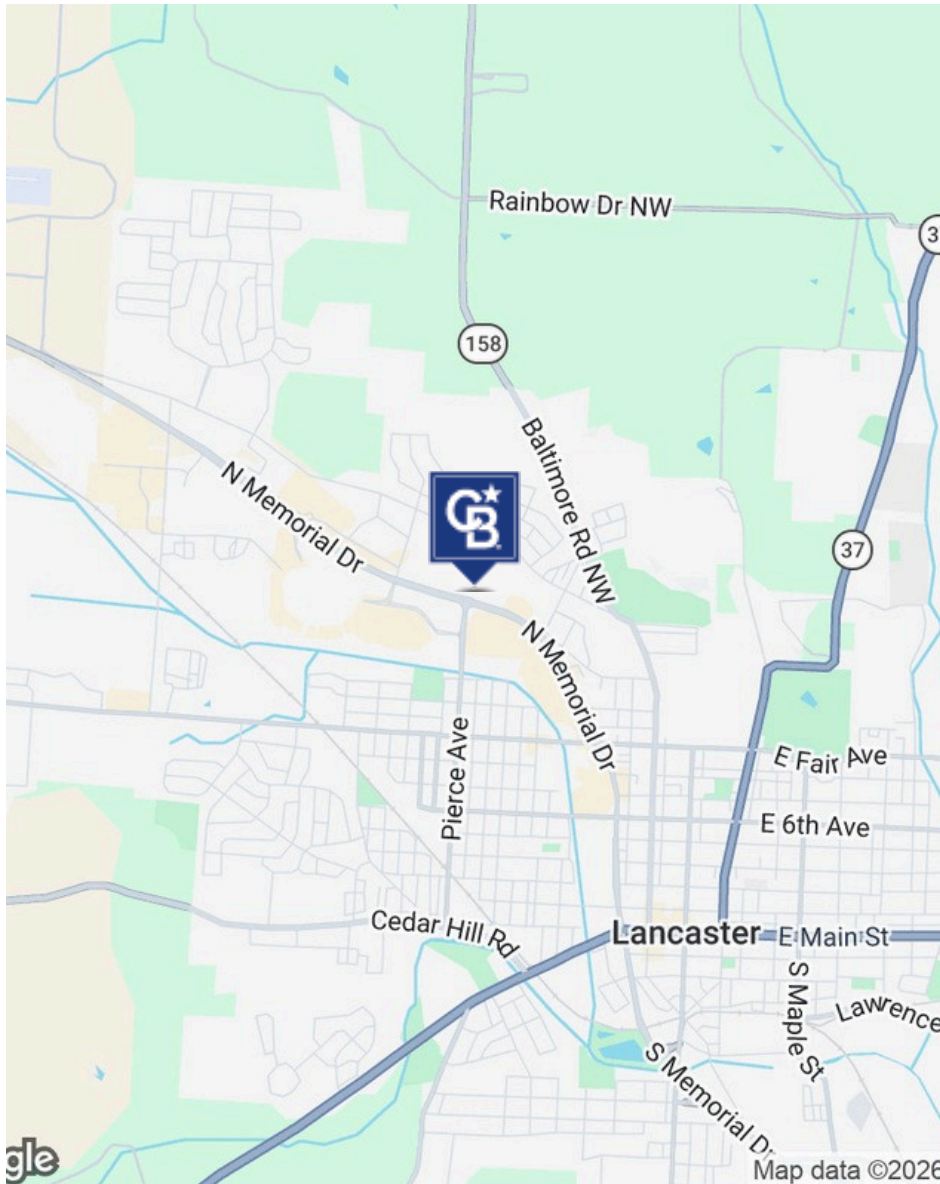


COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES

SALE / LEASE / GROUND LEASE

1736 & 1738 N Memorial Drive, Lancaster, OH 43130



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES

SALE / LEASE / GROUND LEASE

1736 & 1738 N Memorial Drive, Lancaster, OH 43130

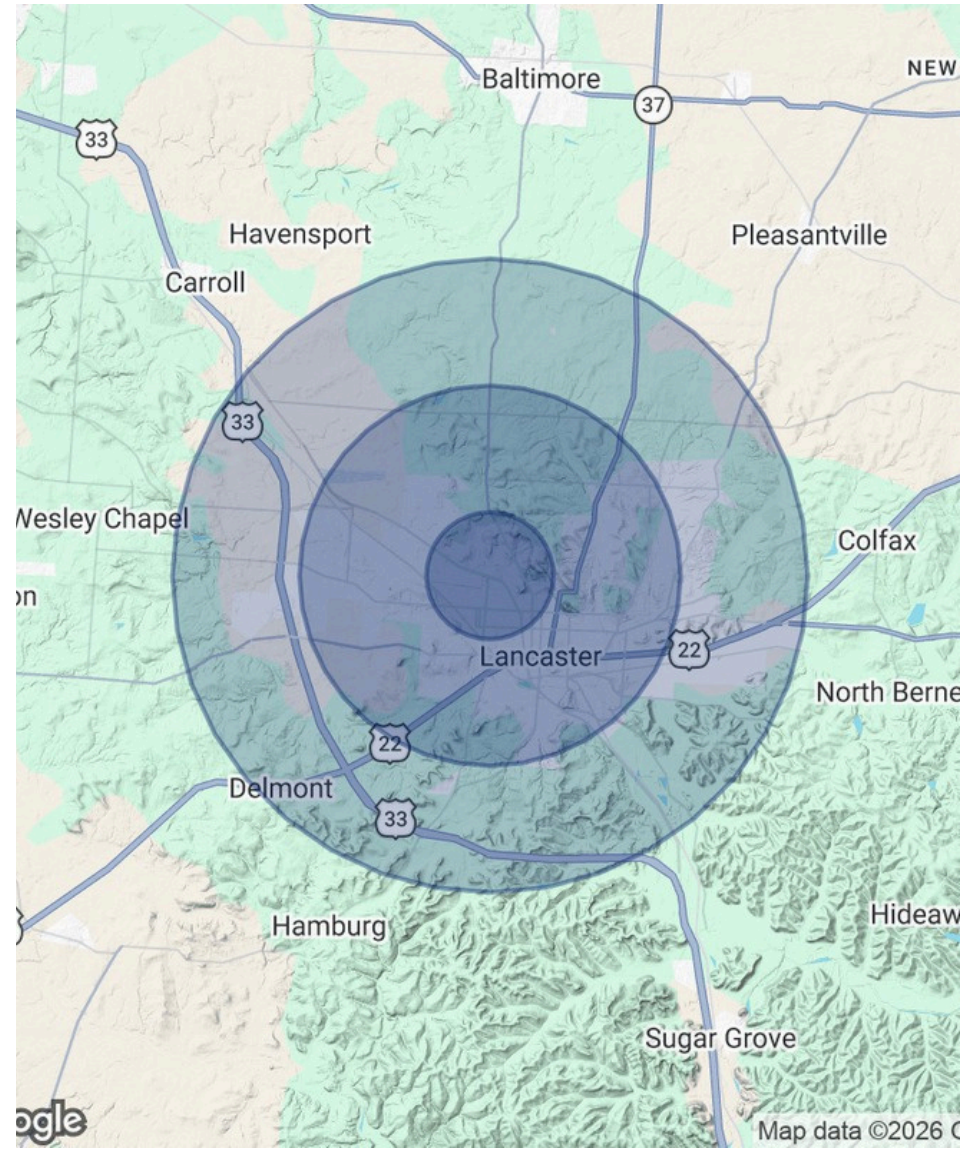
DEMOGRAPHICS

POPULATION	1MILE	3MILES	5 MILES
Total Population	7,817	39,73	52,547
Average Age	35.7	39.4	40.9
Average Age (Male)	34.9	39	40.6
Average Age (Female)	35.7	40	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,077	16,288	21,071
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$74,627	\$75,867	\$82,269
Average House Value	\$181,833	\$186,349	\$211,932

2023 American Community Survey (ACS)

CROSS STREETS	TRAFFIC COUNTS	YEAR
Memorial Dr (Old US-33) northwest of Park St	25,978	2025
N Memorial Dr between Ety Rd and Whittier Dr	10,825	2025



Anthony Maronitis, CCIM, MS
(614) 341-9800 x103

Chris Howard
(614) 341-9800 x104



COLDWELL BANKER
COMMERCIAL

ASPIRE REALTY
SERVICES