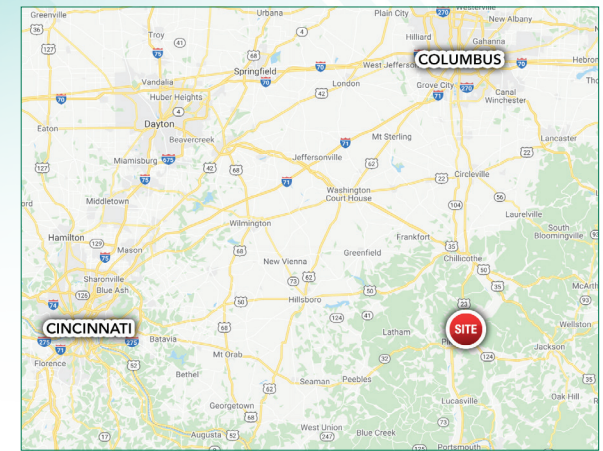


AVAILABLE FOR BUILD-TO-SUIT OR LEASE

11190 US-23 | WAVERLY, OH 45690



DEMOGRAPHICS

2020 ESTIMATES	5 mile	10 mile	15 mile
Population	11,309	24,923	49,523
Households	4,723	9,858	19,467
Average HH Income	\$69,426	\$66,594	\$67,141
Daytime Employees	6,156	8,798	11,982

HIGHLIGHTS

- Build-to-suit available across from Walmart Supercenter in Waverly, OH
- Up to 2,260 SF
- Proposed full movement drive
- Join T-Mobile (Opening Q1 2022)
- Available for lease or build-to-suit with a Drive-thru
- Located in a newly developed and fast-growing retail corridor
- The city of Waverly is the county seat for Pike County
- Nearby Retailers Include Walmart Supercenter, Dollar Tree, Goodwill, Arby's, AT&T, Hot Head Burritos, and Great Clips

TRAFFIC COUNTS

West Emmitt Ave. = 24,779 VPD

CONTACT

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Anchor

CLEVELAND

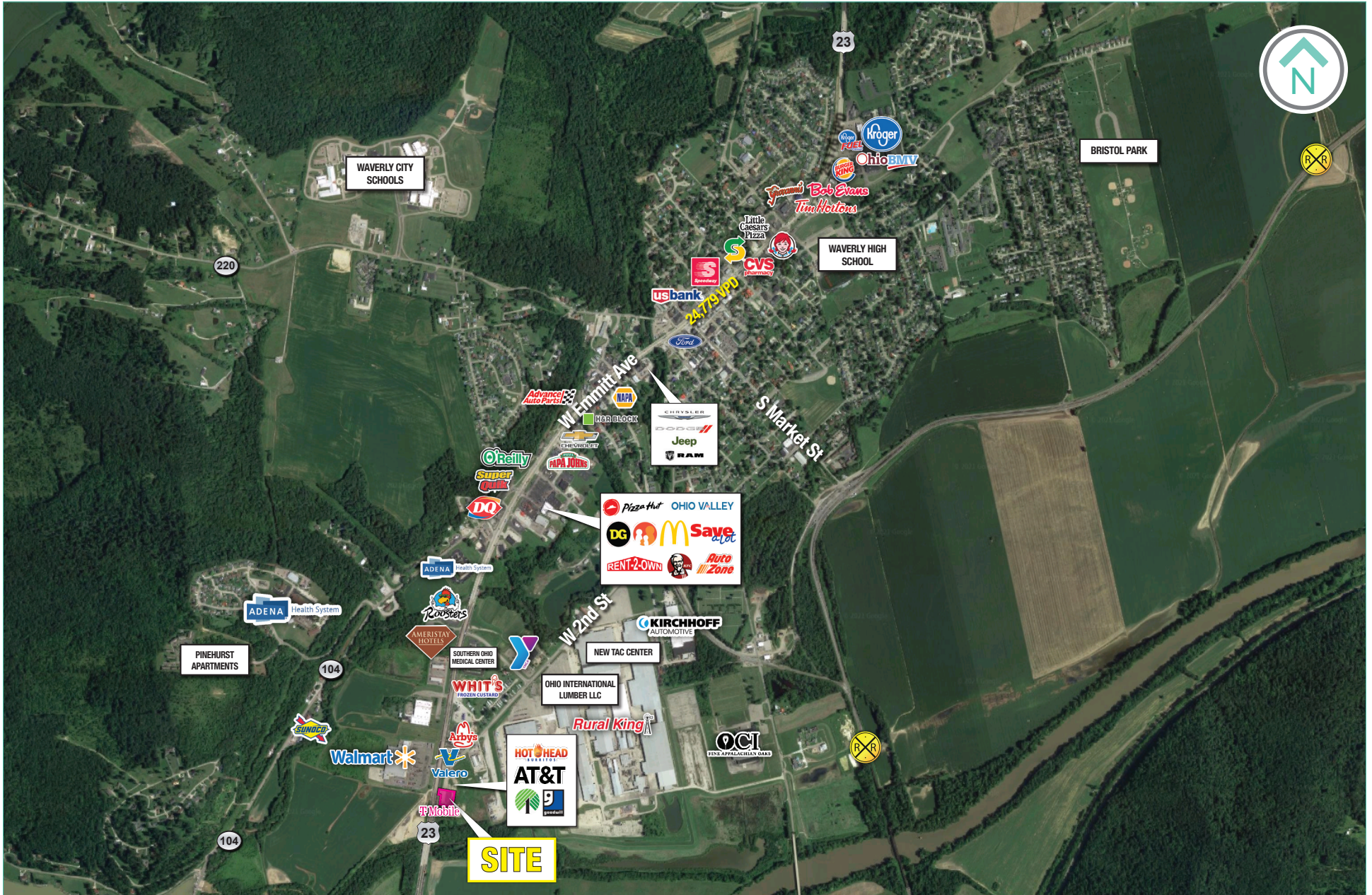
24500 CHAGRIN BLVD., SUITE 100

BEACHWOOD, OHIO 44122

WWW.ANCHORCLE.COM

11190 US-23 | WAVERLY, OH 45690

TRADE AERIAL

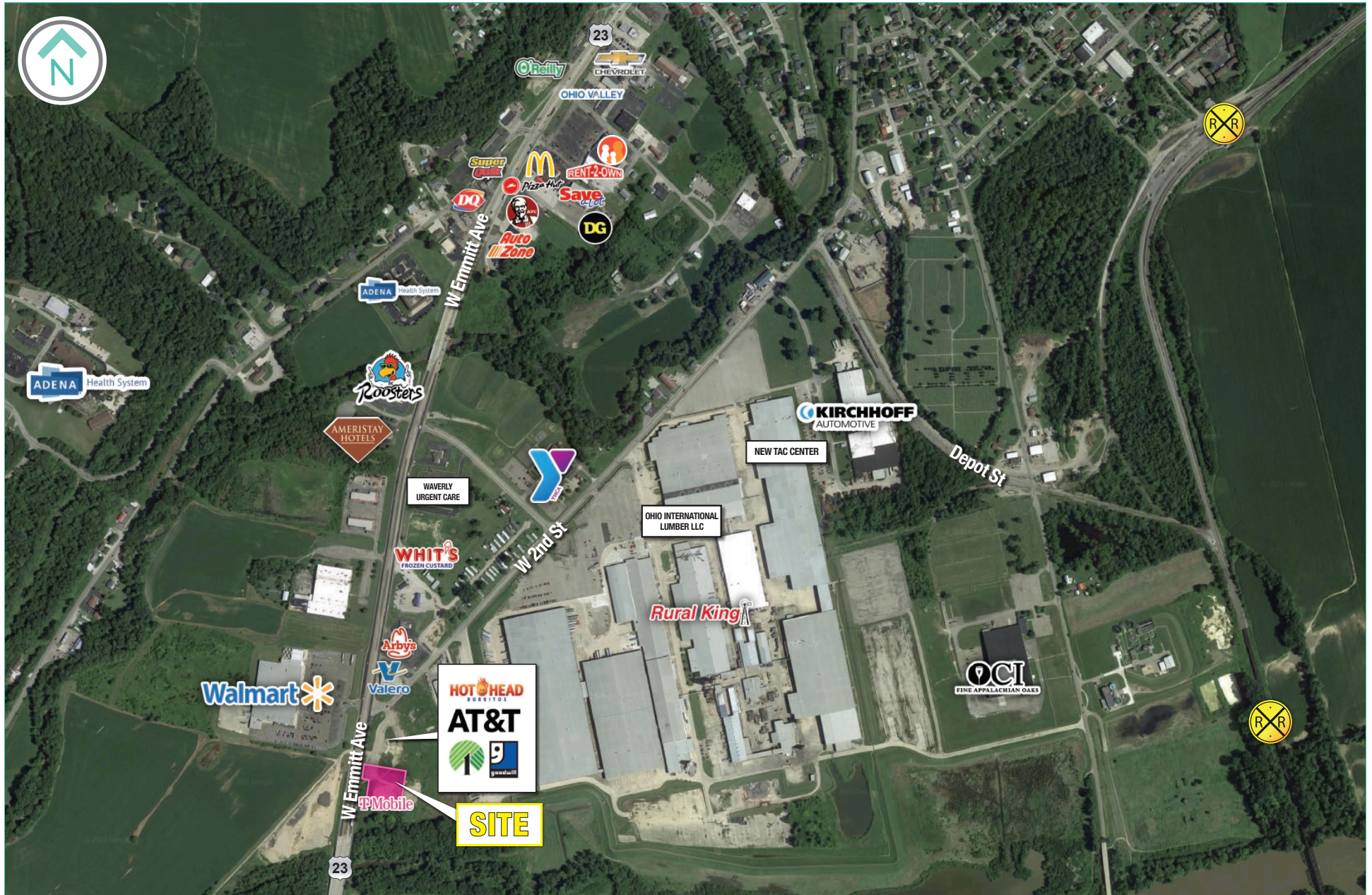


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LOW AERIAL



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LOW AERIAL W/ SITE PLAN (CONCEPT)



V:\0813201\0813201\11190 US-23, Waverly, OH\CAD\CAD\Concept\0321.03.DWG (115) Concept A, 1199 US-23, Waverly, OH.dwg

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 BOSTON, MA 02124

CONCEPT PLAN
PROPOSED MULTI-TENANT COMMERCIAL BUILDING

DRAWN BY:
 RAC

NOT APPROVED FOR CONSTRUCTION
DRAWN BY: RAC
CHECKED BY: MPH
DATE: 03/0
SCALE: (H) 1" = 150'

PROJECT ID: DET

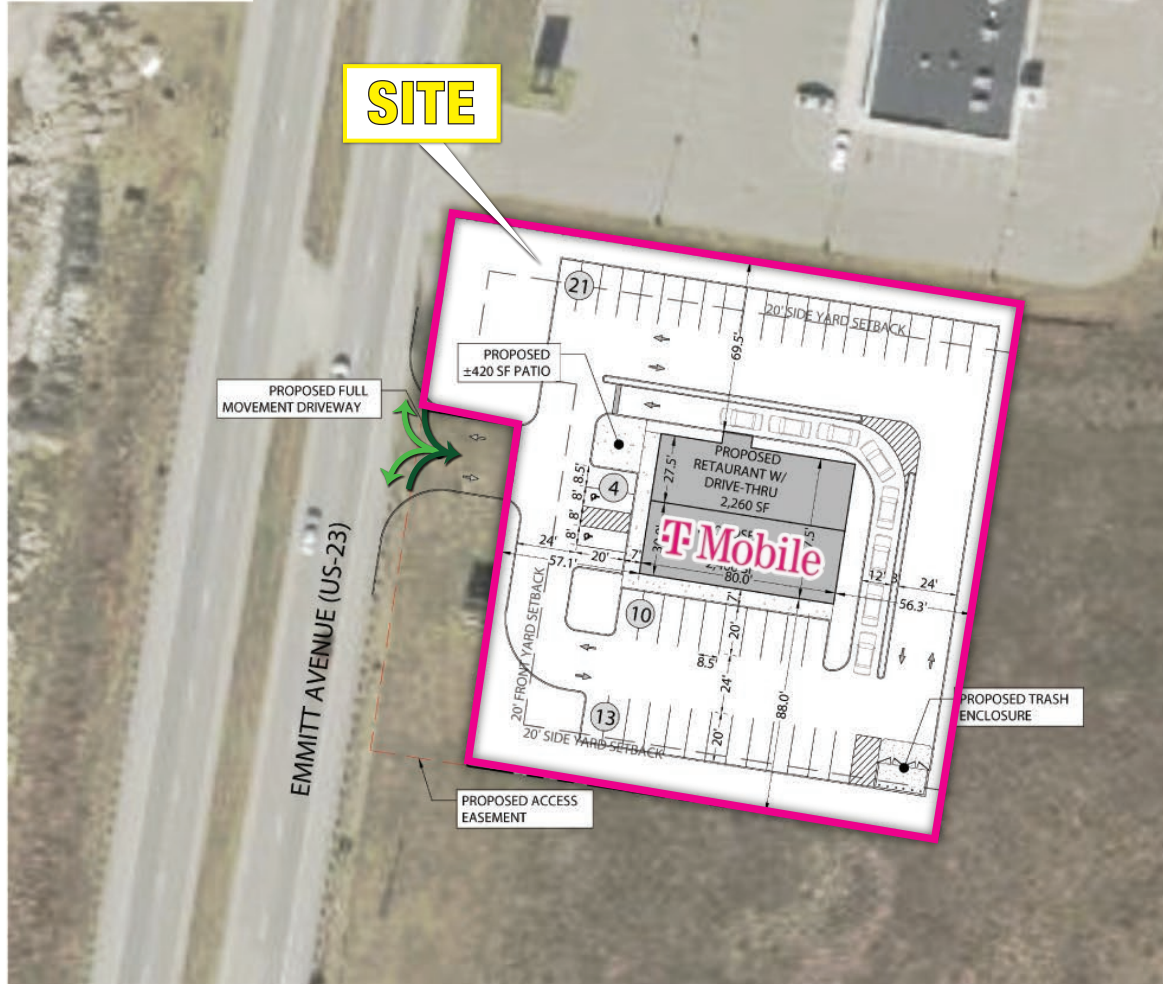
TITLE:
CONCEPT OVERALL

SHEET:
A-3

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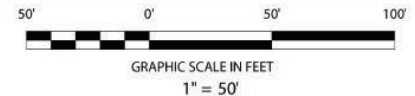
SITE PLAN (CONCEPT)



LAND USE AND ZONING		
PID: 180316000000 & 161278000000		
GENERAL MANUFACTURING DISTRICT (M-2)		
PROPOSED USE		
RESTAURANT W/ DRIVE-THRU	PERMITTED USE	
RETAIL STORE	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	45,748 SF (1.05 AC)
MAXIMUM FLOOR AREA RATIO	3:0	0.1
MAXIMUM BUILDING HEIGHT	N/A	1 STORY
MINIMUM FRONT YARD SETBACK	20 FT ⁽¹⁾⁽²⁾	57.1 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	69.5 FT
MINIMUM REAR YARD SETBACK	0 FT	56.3 FT

- (1) § 1143.03: WHERE LOTS WITHIN THE SAME BLOCK COMPRISING 40% OF FRONTAGE ON THE SAME STREET ARE ALREADY DEVELOPED WITH A FRONT YARD OF LESS THAN 30 FEET, THE AVERAGE YARD DEPTH SHALL BE USED.
- (2) § 1155.13: NO PARKING IS PERMITTED WITHIN FRONT YARD

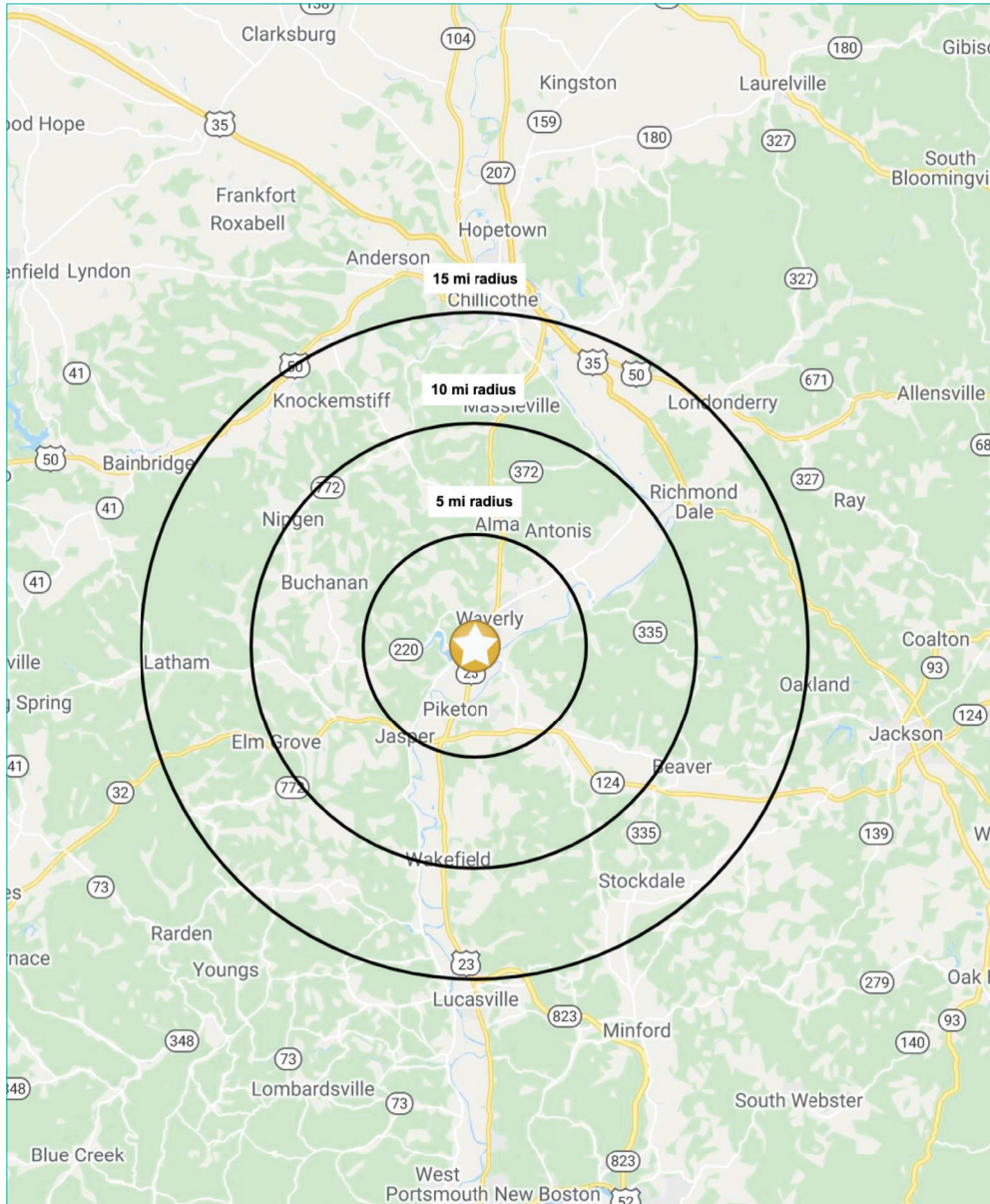
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1155.18.b	RESTAURANT: 1 SPACE PER 300 SF FLOOR AREA (2,260 SF)(1/300 SF) = 8 SPACES	48 SPACES
	RETAIL: 1 SPACE PER 200 SF FLOOR AREA (2,400 SF)(1/200 SF) = 12 SPACE	
	TOTAL: 8 + 12 = 20 SPACES	
§ 1155.11	90° PARKING: MINIMUM 8.5 FT X 20 FT	8.5 FT X 20 FT W/ 24 FT AISLE
§ 1155.18.b	STACKING SPACES: 3 STACKING SPACES PER WINDOW	8 SPACES
§ 1155.20	OFF-STREET LOADING: 1 SPACE, 10 FT X 25 FT	TO OCCUR OFF HOURS



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11190 US-23 | WAVERLY, OH 45690

DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.109/-82.9969

11190 US-23 Waverly, OH 45690		5 mi radius	10 mi radius	15 mi radius
POPULATION	2020 Estimated Population	11,309	24,923	49,523
	2025 Projected Population	10,820	24,446	49,106
	2010 Census Population	11,946	25,769	50,996
	2000 Census Population	11,644	25,067	49,347
	Projected Annual Growth 2020 to 2025	-0.9%	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2020	-0.1%	-	-
HOUSEHOLDS	2020 Median Age	43.3	40.7	40.4
	2020 Estimated Households	4,723	9,858	19,467
	2025 Projected Households	4,604	9,840	19,621
	2010 Census Households	4,855	9,951	19,649
	2000 Census Households	4,682	9,509	18,798
	Projected Annual Growth 2020 to 2025	-0.5%	-	0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	-	0.2%	0.2%
	2020 Estimated White	95.2%	95.3%	94.8%
	2020 Estimated Black or African American	1.4%	1.3%	1.7%
	2020 Estimated Asian or Pacific Islander	0.5%	0.4%	0.5%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
	2020 Estimated Other Races	2.4%	2.5%	2.6%
	2020 Estimated Hispanic	1.4%	1.4%	1.4%
INCOME	2020 Estimated Average Household Income	\$69,426	\$66,594	\$67,141
	2020 Estimated Median Household Income	\$56,819	\$54,922	\$54,221
	2020 Estimated Per Capita Income	\$29,187	\$26,492	\$26,495
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.8%	5.1%	5.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	9.7%	11.2%	10.7%
	2020 Estimated High School Graduate	35.9%	39.5%	41.7%
	2020 Estimated Some College	21.9%	19.2%	18.2%
	2020 Estimated Associates Degree Only	8.8%	8.5%	8.5%
	2020 Estimated Bachelors Degree Only	11.0%	9.7%	9.6%
BUSINESS	2020 Estimated Graduate Degree	7.9%	6.7%	6.3%
	2020 Estimated Total Businesses	466	622	953
	2020 Estimated Total Employees	6,156	8,798	11,982
	2020 Estimated Employee Population per Business	13.2	14.1	12.6
	2020 Estimated Residential Population per Business	24.3	40.1	51.9

The report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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