



**ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER

W HIGH AVE



BLUEBELL DRIVE NW



**NEW PHILADELPHIA
CENTER**

324-408 Bluebell Drive NW
New Philadelphia, Ohio 44663

FOR LEASE

NEW PHILADELPHIA CENTER

324-408 Bluebell Drive NW | New Philadelphia, Ohio 44663



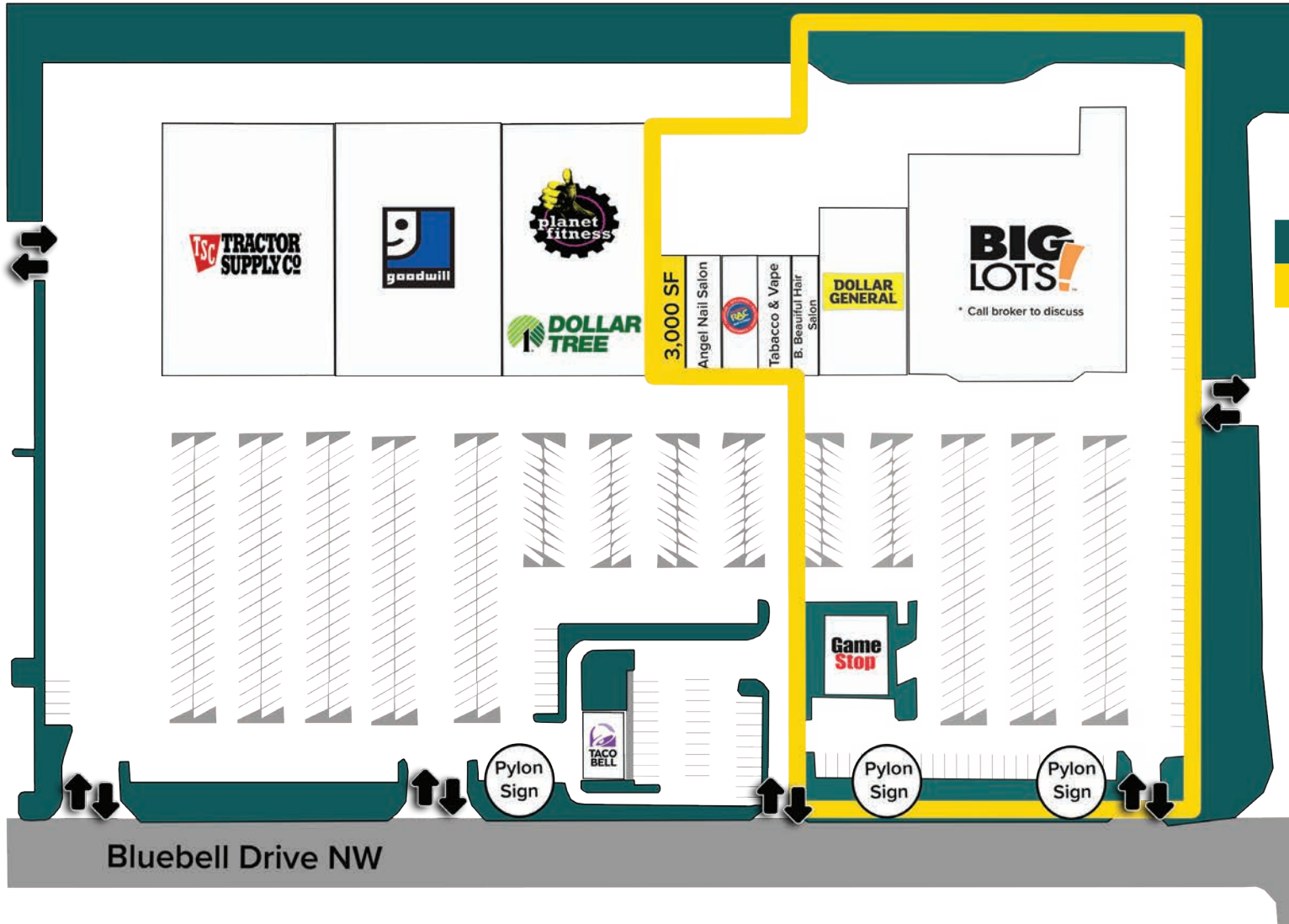
HIGHLIGHTS

- ▶ New Philadelphia Center - up to 34,019 SF
- ▶ One of Ohio's most desirable county seat markets
- ▶ Strategically located at the intersection of I-77 and RT 250
- ▶ Across from, and sharing access with, Menard's and one of Ohio's top performing Walmart locations
- ▶ 3,000 SF inline unit available

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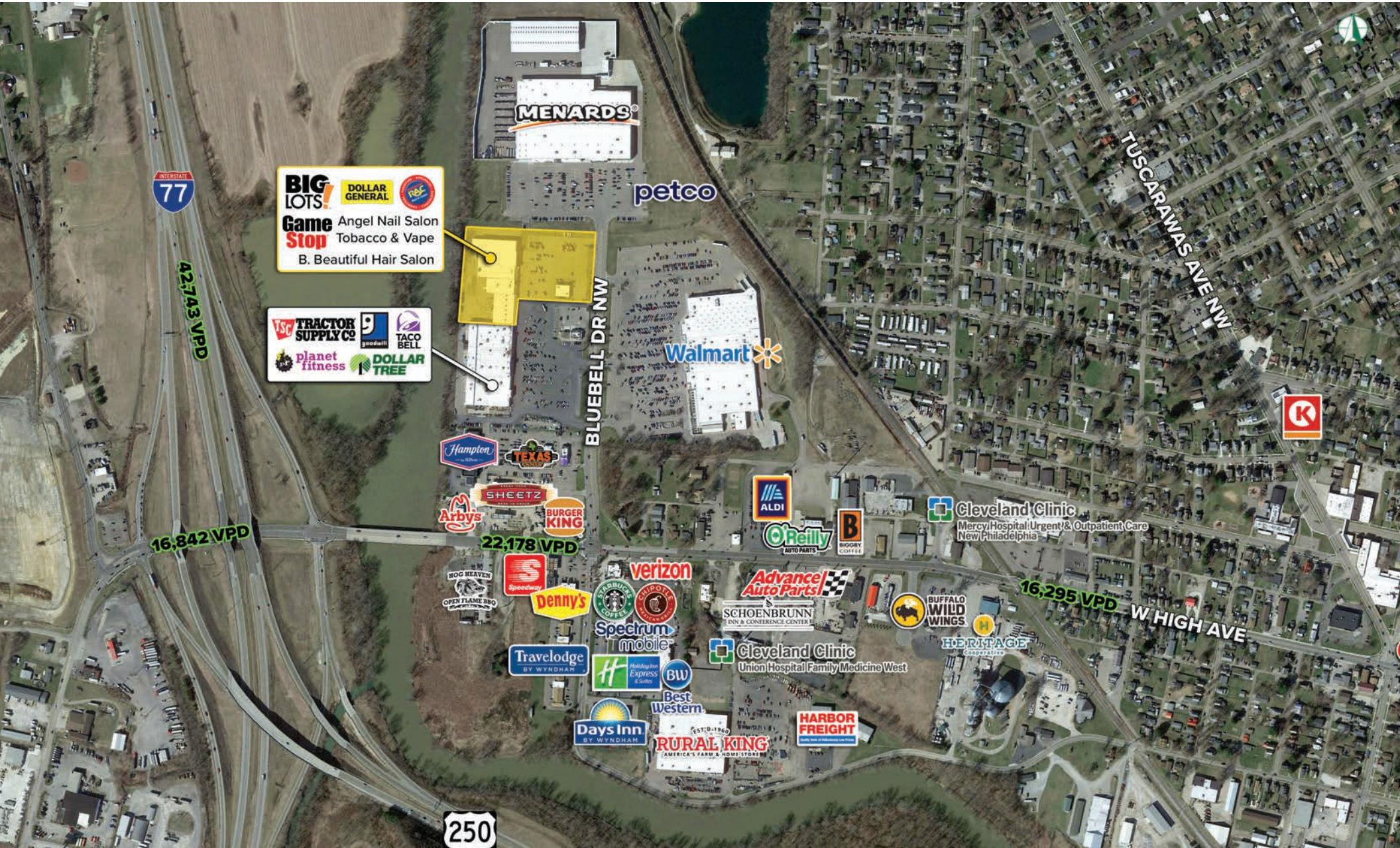


Tenant	SF
VACANT	3,000
Angel Nail Salon	2,000
Rent-A-Center	2,000
Tobacco & Vape	2,500
B.Beautiful Hair Salon	1,500
Dollar General	10,069
Big Lots	34,019

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Dover-New Philadelphia, Ohio

ANCHOR RETAIL

Heritage Square
 giant eagle getGo **Quik's** **Quik's**
 ANY TIME FITNESS **Aaron's**
COSMO PROF SALLY BEAUTY
 Cleveland Clinic
 Union Hospital - Orthopaedic Care

NEW TOWNE MALL
KOHL'S JOANN
ULTA **ASHLEY** **DICK'S**
maurices **Marshalls**
 SHOE DEPT. **ENCORE** **RED LOBSTER** **Dunham's**
Aspen Dental **Applebees** **Bank of America** **We Love Pets!**

Callout 1: McDonald's

Callout 2: Wendy's

Callout 3: KFC

Callout 4: Bob Evans

Callout 5: DO Grill & Chill

Callout 6: TACO BELL

Callout 7: BURGER KING

Callout 8: McDonald's

Callout 9: Arby's

Callout 10: Wendy's

Callout 11: TACO BELL

Callout 12: TEXAS

Callout 13: Arby's

Callout 14: BURGER KING

Callout 15: Denny's

Callout 16: STARBUCKS

Callout 17: BIGGBY COFFEE

Callout 1: Quality Inn

Callout 2: Comfort

Callout 3: Hampton

Callout 4: TOWNEPLACE SUITES MARRIOTT

Callout 5: Travelodge BY WYNDHAM

Callout 6: H Holiday Inn Express & Suites

Callout 7: BW Best Western

Callout 8: Days Inn BY WYNDHAM

Callout 9: SCHOENBRUNN INN

Callout 11: Walmart

Callout 12: ALDI

Callout 13: O'Reilly AUTO PARTS

Callout 14: Advance Auto Parts

Callout 15: RURAL KING

Callout 16: TRACTOR SUPPLIES

Callout 17: Goodwill

Callout 18: DOLLAR TREE

Callout 19: DOLLAR GENERAL

Callout 20: planet fitness

Callout 21: MENARDS

Callout 22: petco

Callout 23: Cadillac

Callout 24: BUICK

Callout 25: CHEVROLET

Callout 26: TOYOTA

Callout 27: GRADALL

Callout 28: BUEHLER'S

Callout 29: drug mart

Callout 30: Family Dollar

Callout 31: VA New Philadelphia Outpatient Clinic

Callout 32: Cleveland Clinic Union Hospital

Callout 33: CVS pharmacy

Callout 34: GMC Mazda

Callout 35: L-HAUL

Callout 36: Ford

Callout 37: Chrysler

Callout 38: LINCOLN

Callout 39: Jeep

Callout 40: RAM

Callout 41: Auto Zone

Callout 42: NISSAN

Callout 43: Honda

Callout 44: HONDA PARKWAY

Callout 45: Hoodletown BREWING CO

Callout 46: Holmes Lumber

Callout 47: Ryans Tire

Callout 48: ANY TIME FITNESS

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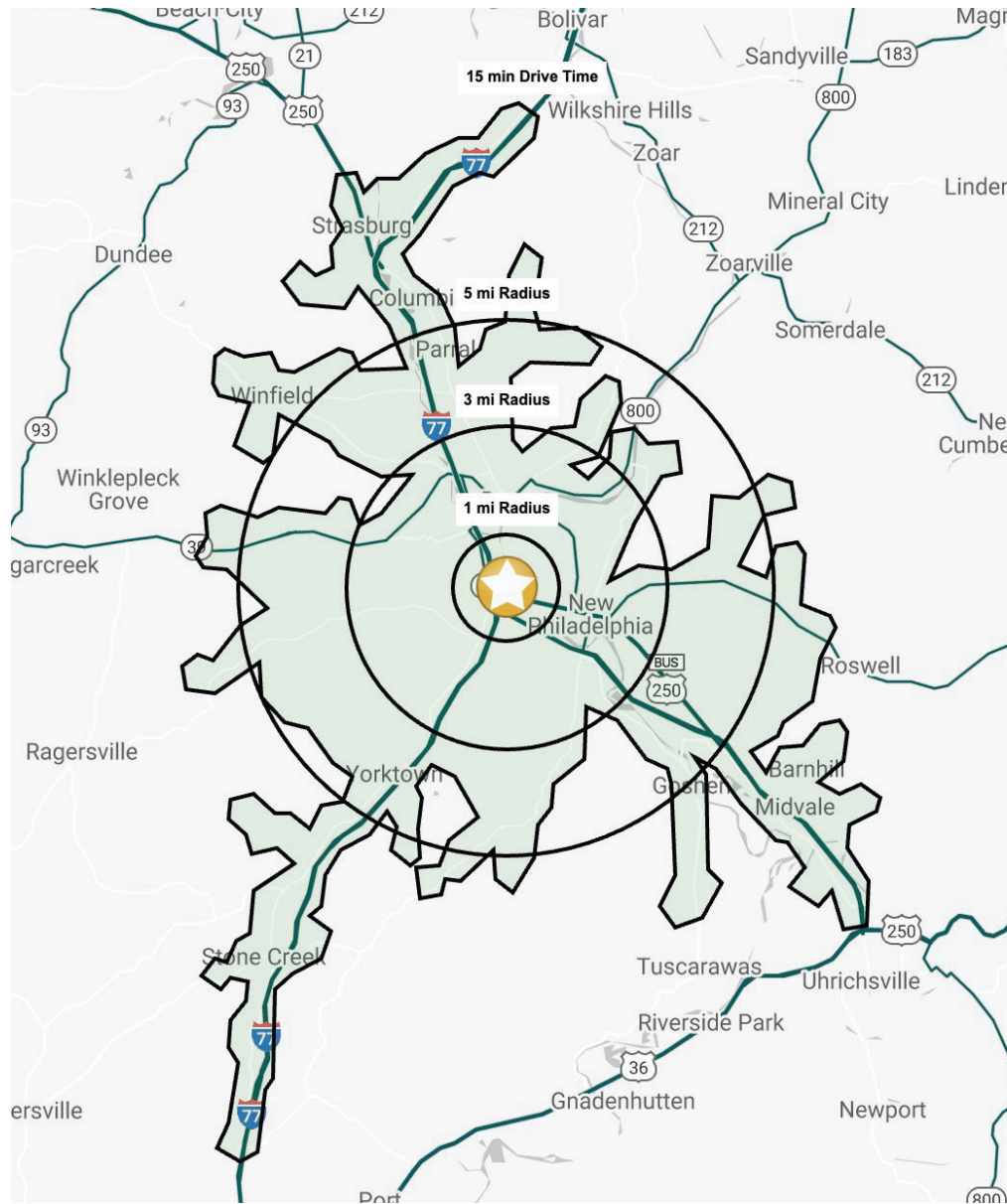
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	3,775	29,919	37,467	41,022
HOUSEHOLDS	1,638	12,759	15,905	17,439
MEDIAN AGE	36.2	40.2	41.1	41.1
AVERAGE HH INCOME	\$69,557	\$84,004	\$90,845	\$89,387
MEDIAN HH INCOME	\$58,806	\$64,692	\$69,071	\$68,536
BUSINESSES	165	1,238	1,551	1,691
EMPLOYEES	2,608	13,921	20,103	21,483
EDUCATION: BACHELORS +	29.9%	32.2%	32.3%	31.0%



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