



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

W HIGH AVE



BLUEBELL DRIVE NW

0.7 AC
4,000 SF Building



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



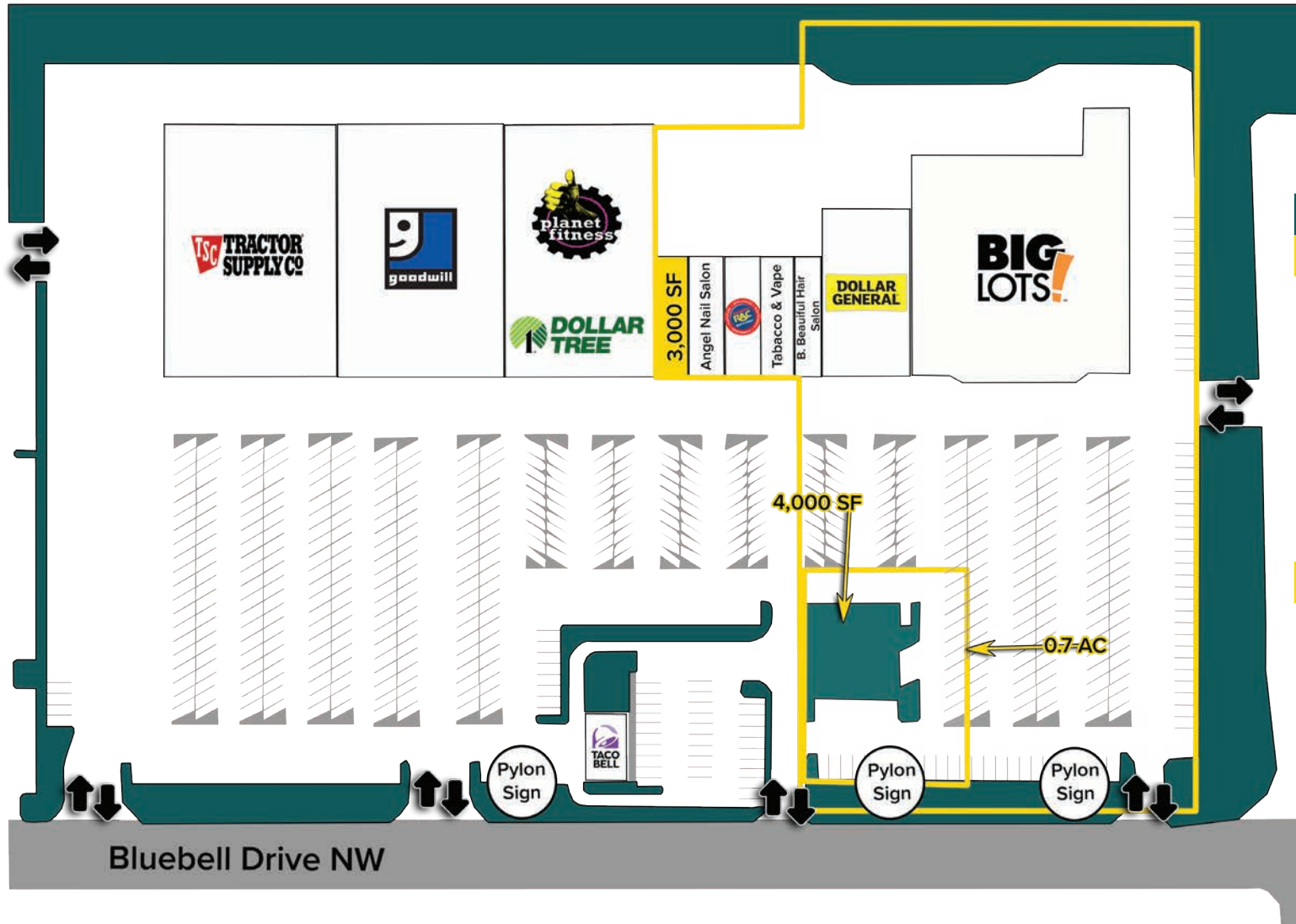
HIGHLIGHTS

- ▶ New Philadelphia Center - 3,000 SF inline unit available
- ▶ 0.7 acre +/- with 4,000 SF building (divisible) available 12/31/26, can accommodate drive-thru
- ▶ 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

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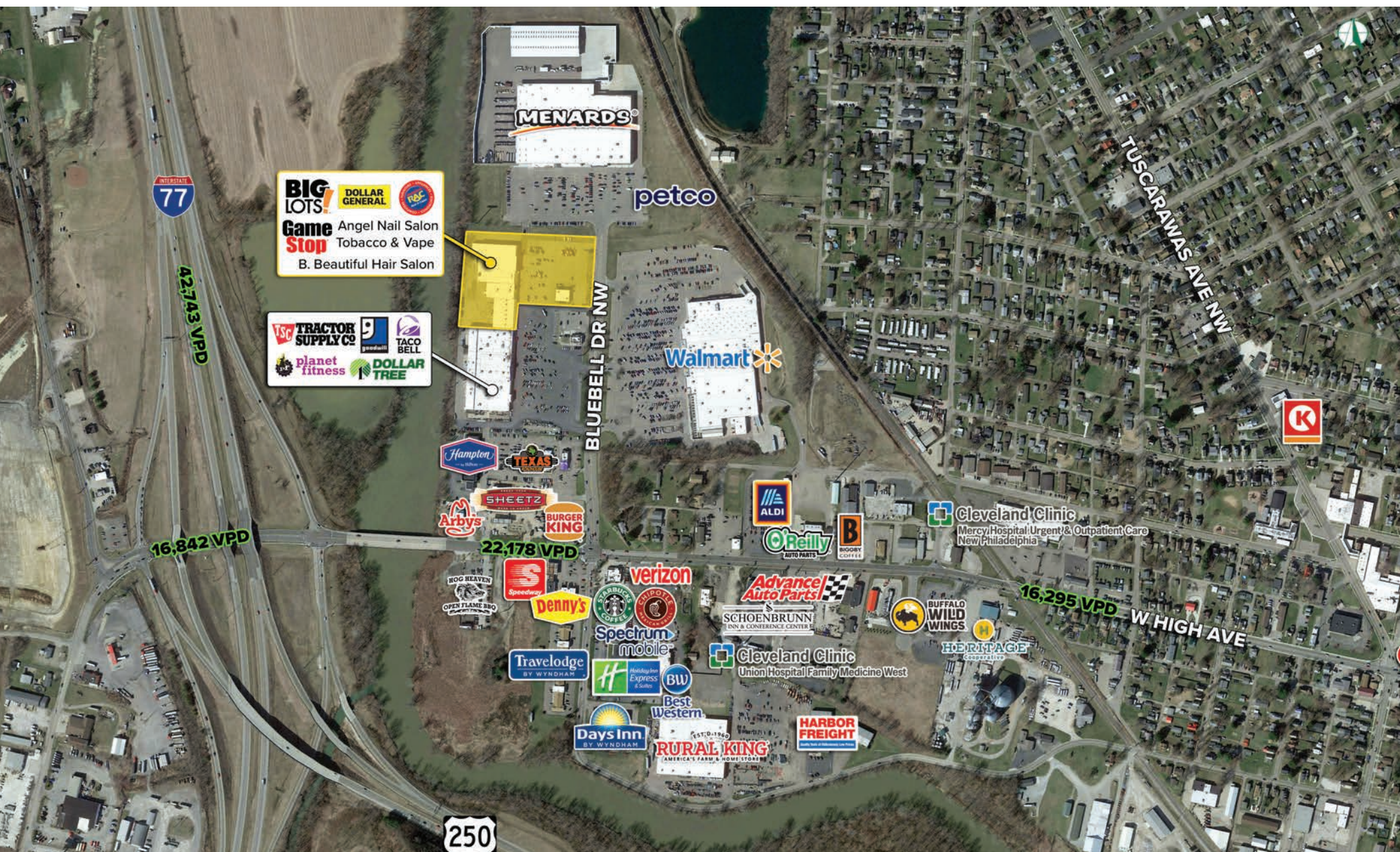


Tenant	SF
VACANT	3,000
Angel Nail Salon	2,000
Rent-A-Center	2,000
Tobacco & Vape	2,500
B.Beautiful Hair Salon	1,500
Dollar General	10,069
Big Lots	34,019
VACANT	4,000/0.7 AC

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Dover-New Philadelphia, Ohio

ANCHOR RETAIL

Heritage Square
 giant eagle getGo **CVS** pharmacy
 ANYTIME FITNESS **Aaron's**
 COSMO PROF **SALLY BEAUTY**
 Cleveland Clinic
 Union Hospital - Orthopaedic Care

Auto Zone
FAMILY DOLLAR
Cadillac **BUICK**
CHEVROLET **TOYOTA**

Menards **petco**
Walmart
Dollar General **planet fitness** **DOLLAR TREE**
TRACTOR SUPPLY CO. **Goodwill**

Advance Auto Parts **RURAL KING**
GRADALL
Buehler's
LOWE'S

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

McDonald's
Wendy's
KFC
Bob Evans
DQ Grill & Chill
TACO BELL
Burger King
Arby's
Denny's
Starbucks
BIGGBY COFFEE

Quality Inn
Comfort
Hampton
TOWNEPLACE SUITES **MARRIOTT**
Travelodge **BY WYNDHAM**
Holiday Inn Express
Best Western
Days Inn
SCHOENBRUNN INN

Lincoln **Jeep** **RAM**

42,664 VPD
42,347 VPD
22,178 VPD
24,978 VPD
16,295 VPD
12,964 VPD
24,824 VPD

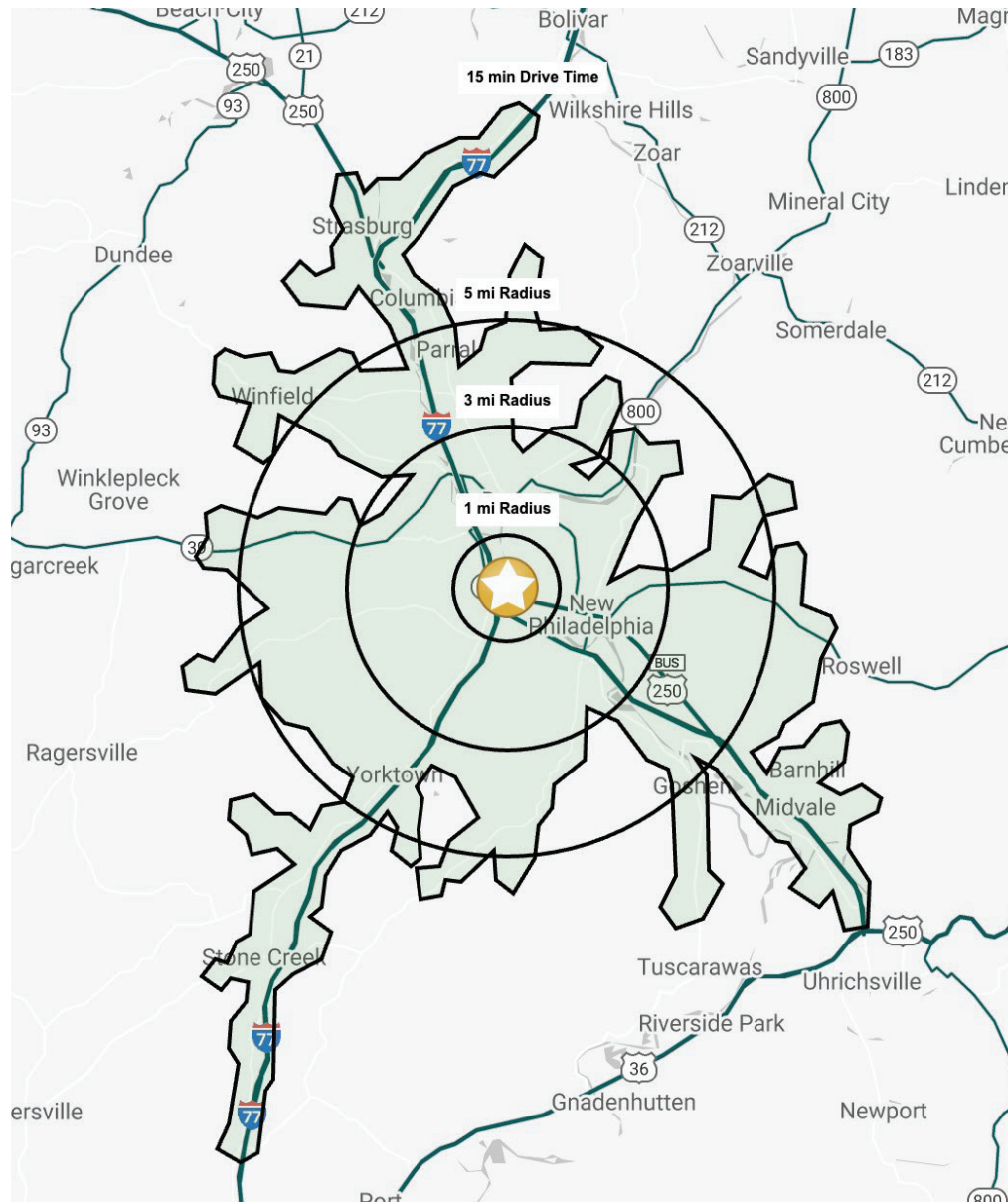


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DEMOGRAPHIC SNAPSHOT

	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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