



**ANCHOR RETAIL**  
W HIGH AVE

**NEW PHILADELPHIA CENTER**

**REALTY RESOURCES**  
MEMBER

324-408 Bluebell Drive NW  
New Philadelphia, Ohio 44663

FOR LEASE

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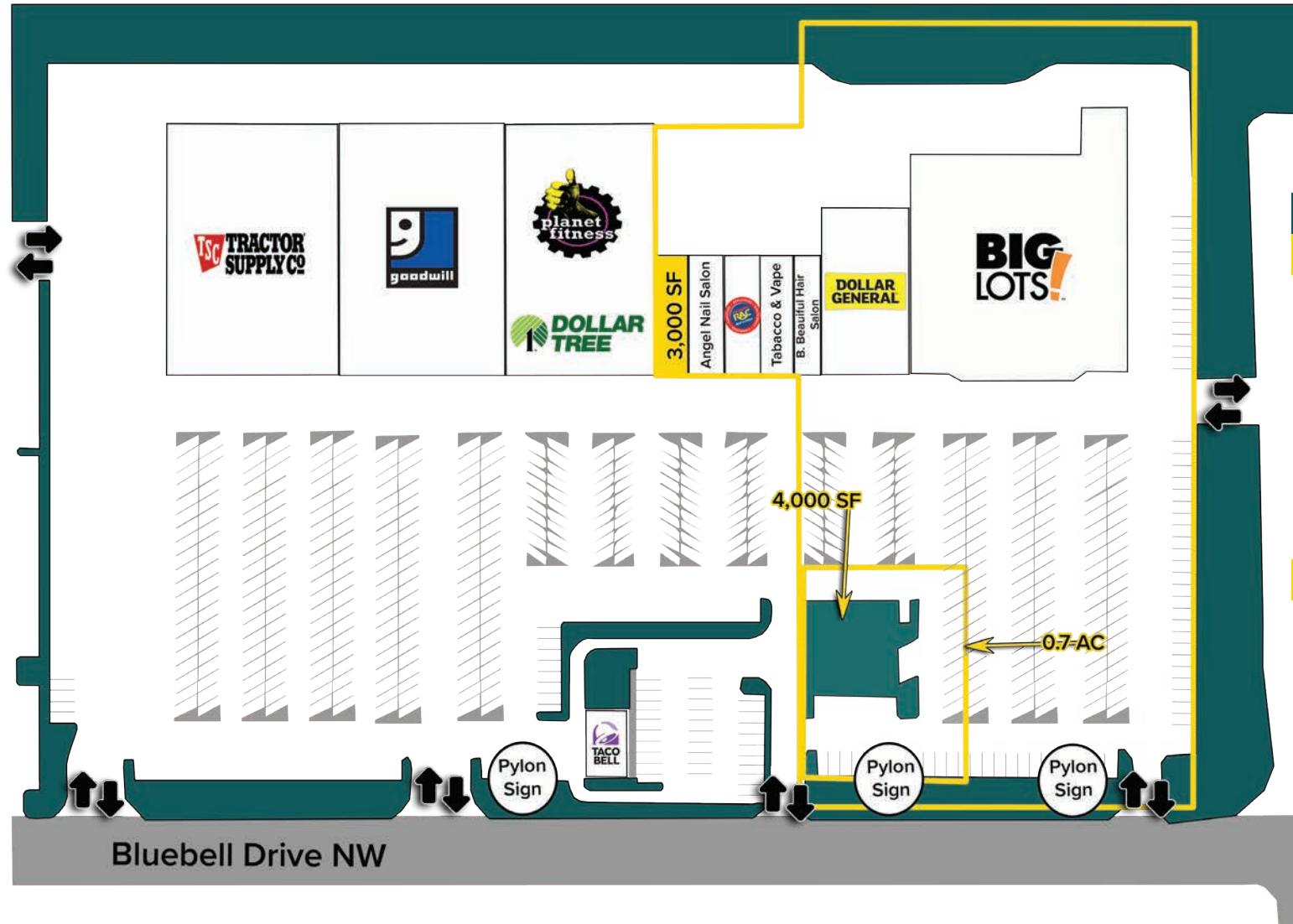
## HIGHLIGHTS

- ▶ 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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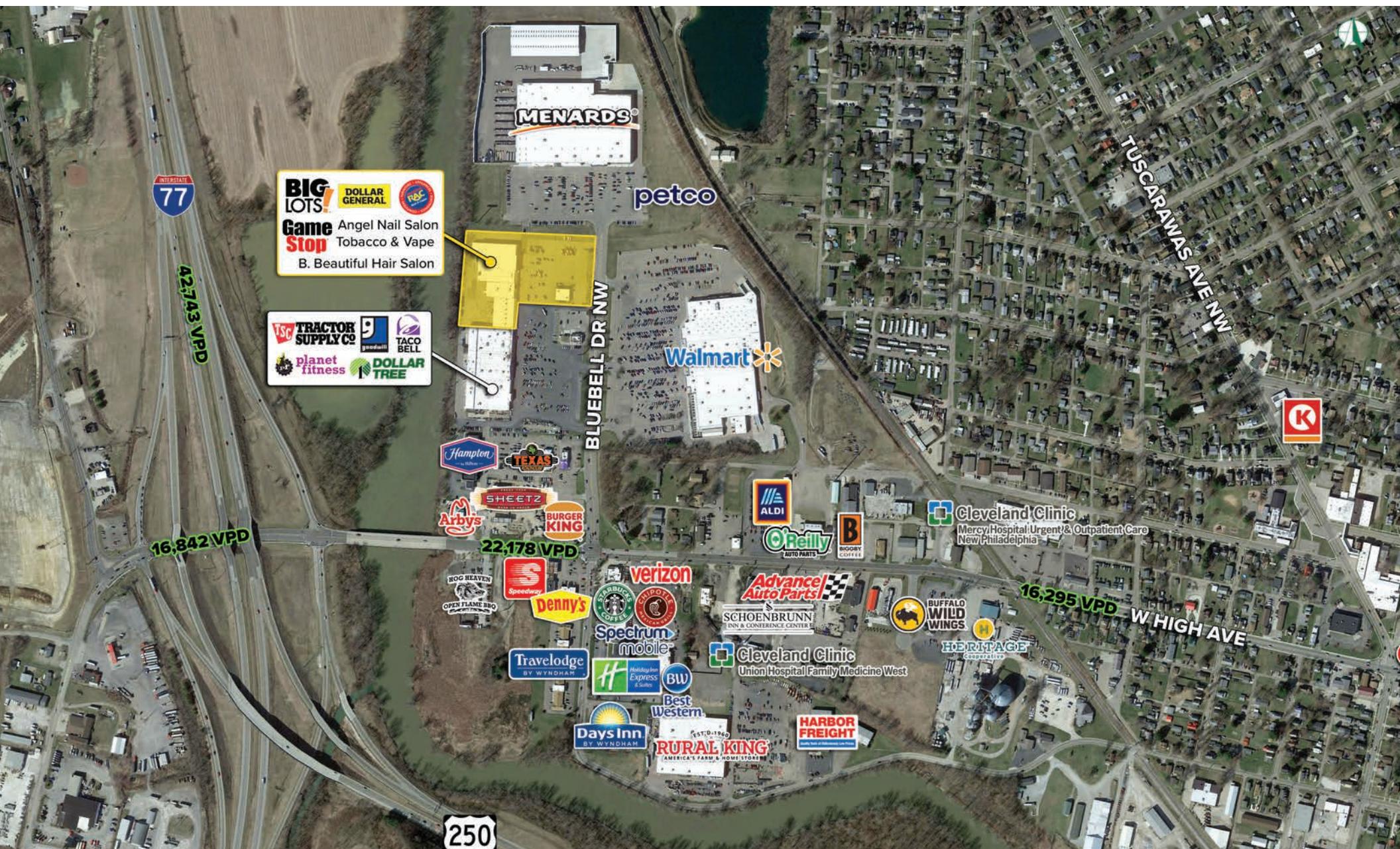


Tenant	SF
VACANT	3,000
Angel Nail Salon	2,000
Rent-A-Center	2,000
Tobacco & Vape	2,500
B.Beautiful Hair Salon	1,500
Dollar General	10,069
Big Lots	34,019
VACANT	4,000/0.7 AC

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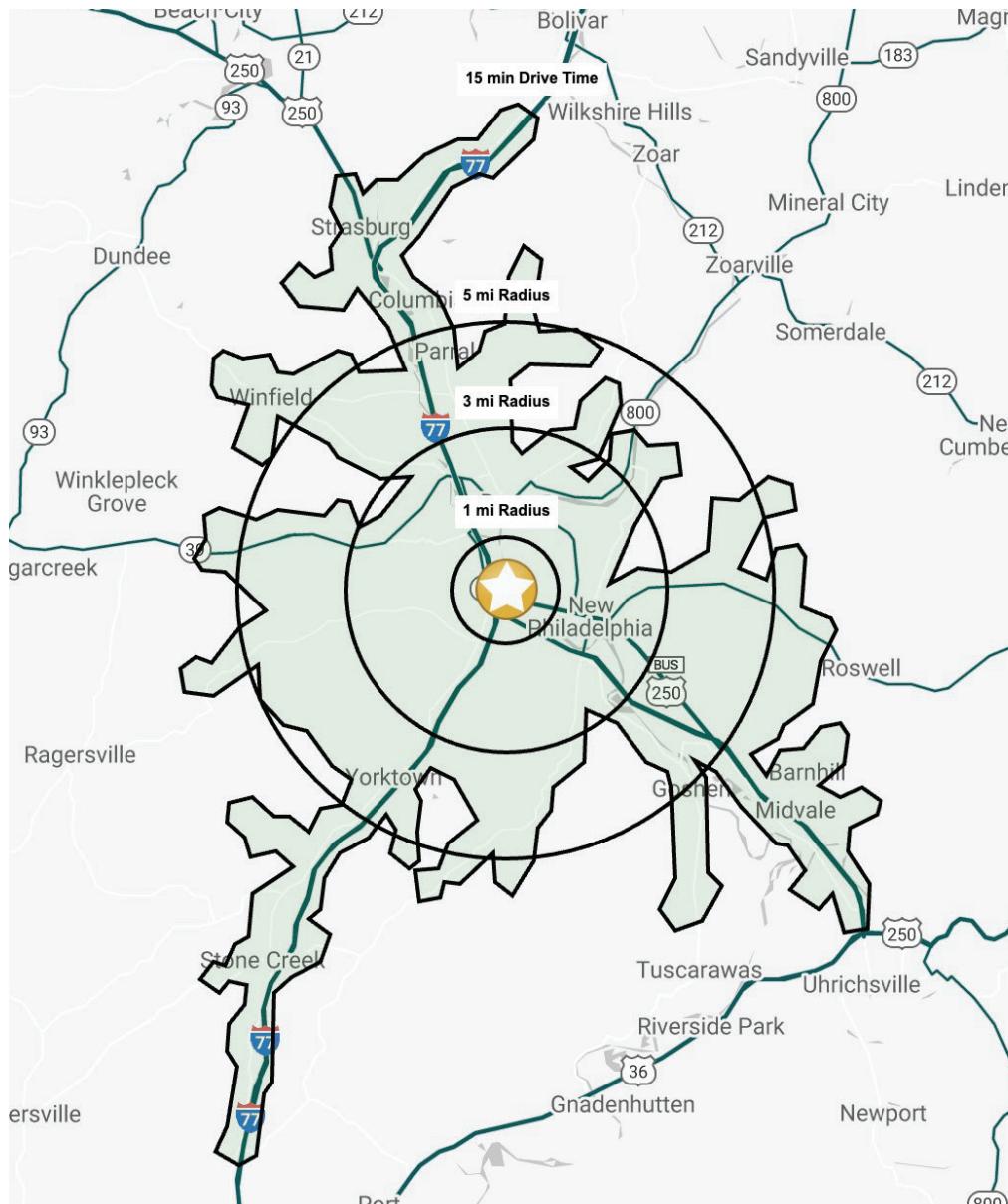


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## DEMOGRAPHIC SNAPSHOT

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

**AR** | **ANCHOR**  
RETAIL

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