

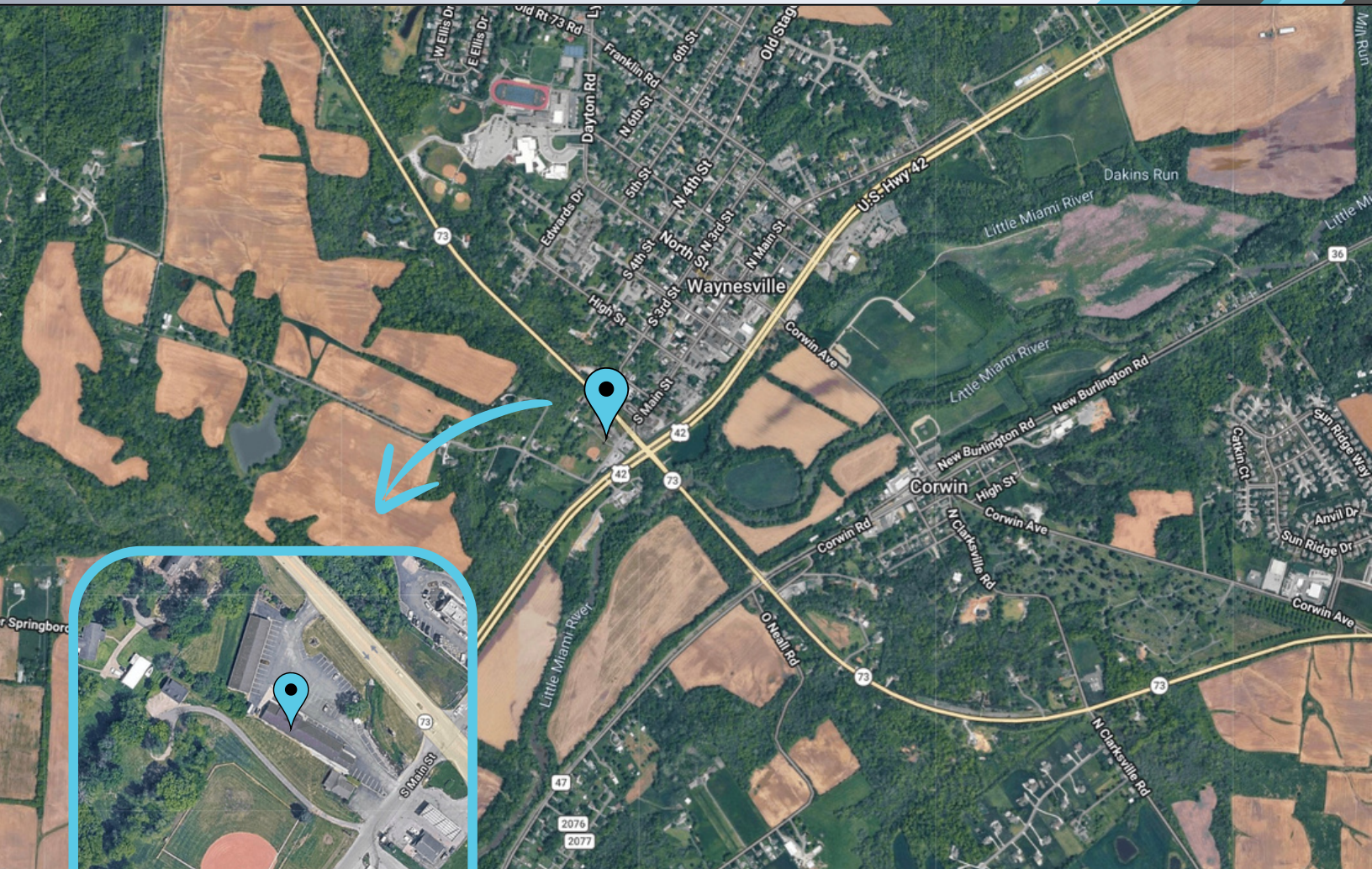


FOR SALE | 401-415 S. MAIN ST. & 6439 WILKERSON RD.
WAYNESVILLE, OH

Property Highlights

- 5-Acre Mixed-Use Redevelopment Site
 - Ideal for Restaurants, Retail, Fuel Station w/ C-Store, and more!
- High Visibility Signalized Intersection of OH-73 & OH-42
- Possible Planned Unit Development (PUD)
- Includes the former 17-Room Creekwood Motel (approx. 9,450 SF) and Fields Family Pharmacy/ ApproRx building (approx. 5,538 SF), which can be divided into 5 separately metered spaces or repurposed in its entirety
- Additional OH-73 frontage may be available
- Local & County Government Supports Redevelopment
- Public Water, Sewer, and Electric On-Site!

5 ACRE SIGNALIZED REDEVELOPMENT SITE WAYNESVILLE, OH



**401-415 S. MAIN ST. & 6439 WILKERSON RD. | FOR
WAYNESVILLE, OH | SALE**

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
US Hwy 42	-	7,965	2025	0.10 mi
State Rte 73	-	7,188	2025	0.22 mi
MAIN ST	S Main St NW	7,203	2024	0.23 mi
US 42	S Main St NW	7,187	2025	0.23 mi
US Hwy 42	Not Available No	7,534	2020	0.27 mi
North St	S 4th St NW	2,302	2025	0.40 mi
North Street	S 4th St NW	2,120	2025	0.40 mi
CORWIN AVE	North St NW	3,252	2024	0.44 mi
North Street	North St NW	3,241	2025	0.49 mi
Franklin Road	N Main St NW	4,988	2025	0.57 mi

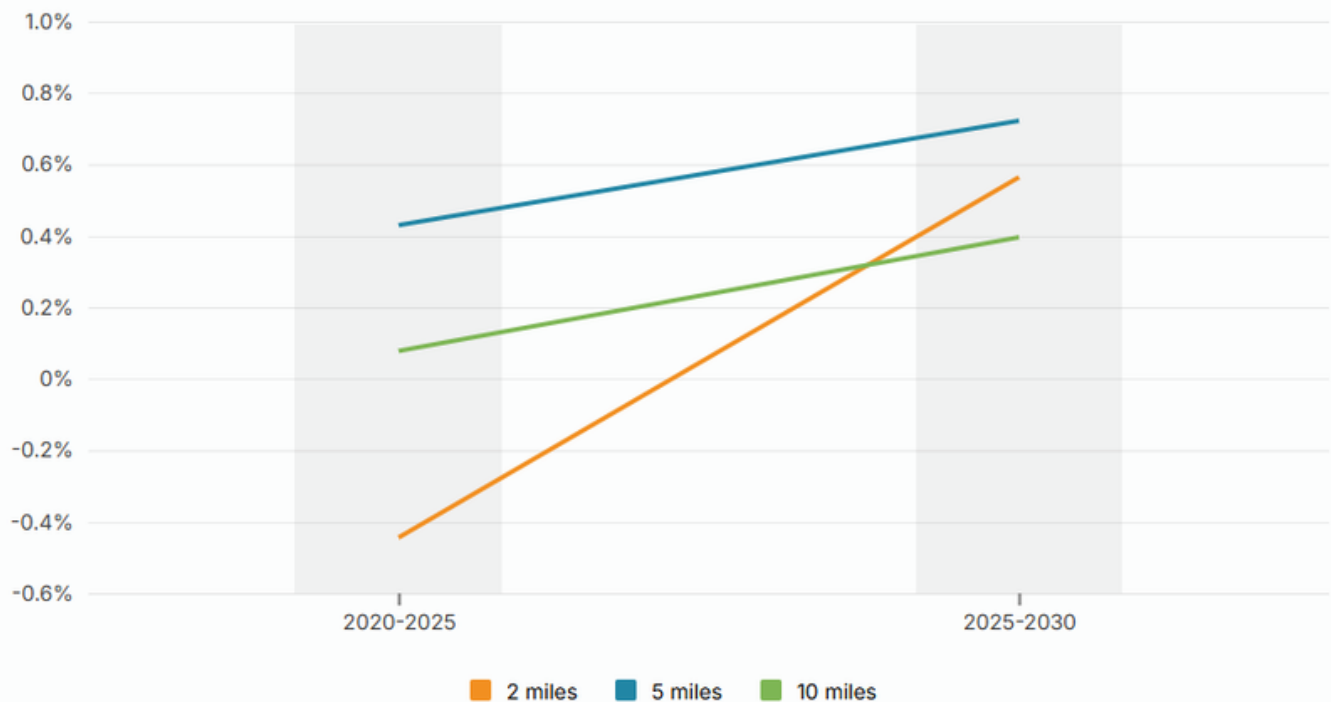
*Demographics per CoStar

TOM KRETZ | 937-902-9970 | THOMAS.J.KRETZ@GMAIL.COM
JAMIE GABBARD | 513-594-5066 | JAMIE@JAMIEGABBARD.COM

Income

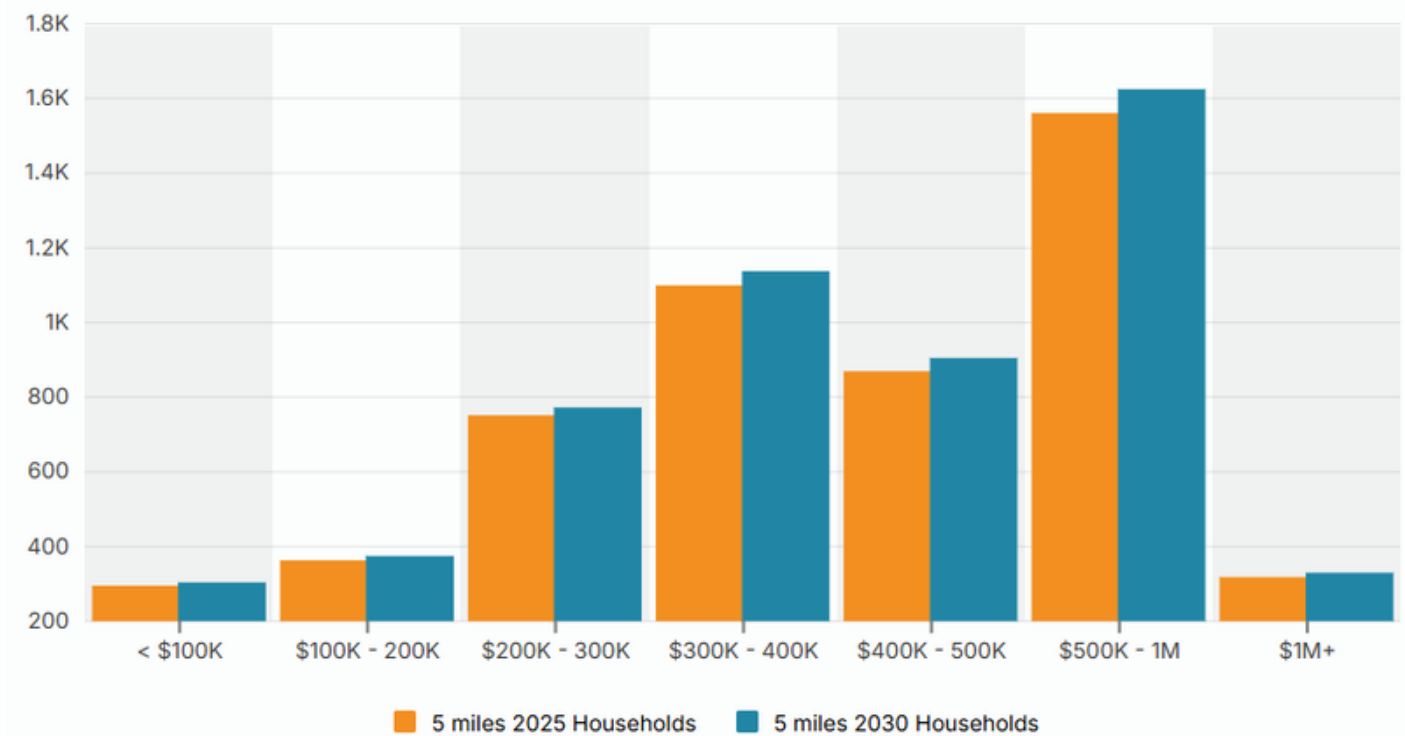
	2 miles	5 miles	10 miles
Avg Household Income	\$107,671	\$147,430	\$128,936
Median Household Income	\$75,568	\$114,269	\$102,472
< \$25,000	316	626	5,996
\$25,000 - 50,000	328	640	8,064
\$50,000 - 75,000	285	634	10,133
\$75,000 - 100,000	198	752	8,458
\$100,000 - 125,000	165	558	8,221
\$125,000 - 150,000	152	464	5,770
\$150,000 - 200,000	167	699	8,644
\$200,000+	256	1,568	11,642

Annual Population Growth



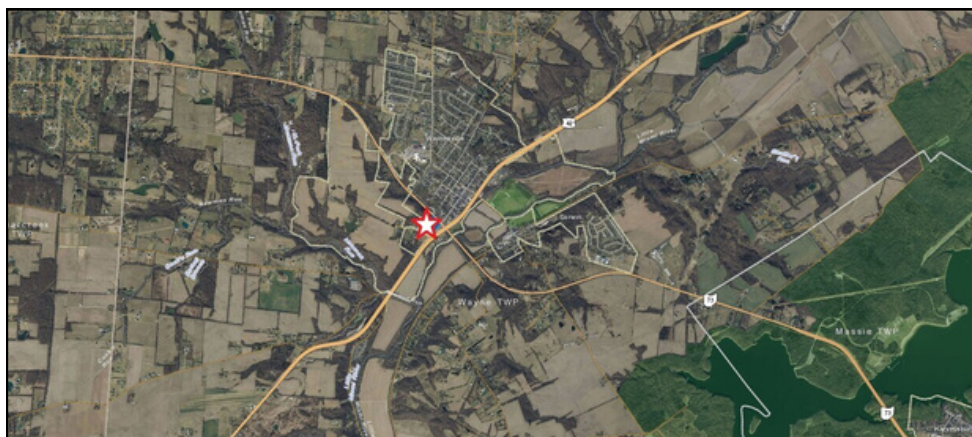
*Demographics per CoStar

Home Values



Housing

	2 miles	5 miles	10 miles
Median Home Value	\$312,027	\$414,104	\$344,623
Median Year Built	1978	1990	1987



*Demographics per CoStar



GLASSHOUSE REALTY GROUP Commercial Marketing Package Disclaimer

The material contained in this Marketing Package is confidential and for the purpose of considering the purchase or lease of the Property described herein. It is subject to the terms and provisions of any Confidentiality Agreement signed by the recipient of this material and is not to be used for any purpose or made available to any other person without the express written consent of Glasshouse Realty Group, LLC ("Broker").

Broker prepared this Marketing Package solely for the use of the prospective Purchaser / Lessee of this property (the "Property"). Neither the Broker, the "Seller/Landlord" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Marketing Package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller/Landlord reserves the right to eliminate any portion or all of the Property from any offer for sale or lease at any time prior to the completion of a binding contract of sale executed by both Seller/Landlord and a prospective Purchaser / Lessee.

Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.