




FREESTANDING BUILDING

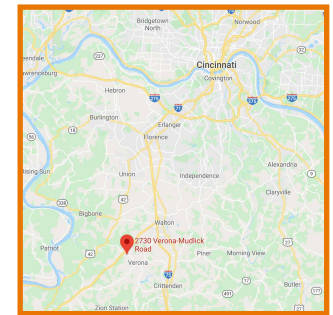


Todd Vollmer

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322 E. 2nd Street
Manchester, OH 45144

AVAILABILITY

7,729 SF on .7 Acre For Lease

PRICE

\$4 PSF + NNN

FEATURES

- Great access from the main street in downtown
- Perfect for multiple uses (flex, medical, retail, gym or sports complex)
- Highly visible pylon sign

DEMOGRAPHICS

Radius	5 Min	10 Min	15 Min
Population	1,989	3,169	8,501
Daytime Population	1,832	3,157	9,311
Households	809	1,292	3,496
Average HH Income	\$45,988	\$48,881	\$49,897

TRAFFIC COUNTS

VPD	Street/Intersection
5,140	East 2nd Street

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