

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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**MIDLAND
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-  6125 E Kemper Road
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(513) 891-2526



AERIAL

MANCHESTER, OH FREESTANDING BUILDING
7,729 SF FOR LEASE



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TODD VOLLMER

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DEMOGRAPHICS

322 E 2nd St, Manchester, Ohio, 45144 2

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Drive Time: 5, 10, 15 minute radii

Latitude: 38.68775

Longitude: -83.60552

	5 minutes	10 minutes	15 minutes
POPULATION			
2020 Population	1,989	3,169	8,501
2025 Population	1,961	3,117	8,361
2019-2024 Annual Growth Rate	-0.28%	-0.33%	-0.33%
Daytime Population	1,832	3,157	9,311
Median Age	41.0	42.2	43.0
Male Population	48.6%	48.6%	48.4%
Female Population	51.4%	51.4%	51.6%
HOUSEHOLDS			
2020 Households	809	1,292	3,496
2025 Households	798	1,271	3,441
2019-2024 Annual Growth Rate	-0.27%	-0.33%	-0.32%
Average Household Size	2.46	2.45	2.36
INCOME			
2020 Median Household Income	\$31,076	\$34,849	\$35,768
2025 Median Household Income	\$34,528	\$37,564	\$38,174
2019-2024 Annual Growth Rate	2.13%	1.51%	1.31%
2020 Average Household Income	\$45,988	\$48,881	\$49,897
2025 Average Household Income	\$51,921	\$54,468	\$55,157
2019-2024 Annual Growth Rate	2.46%	2.19%	2.02%
2020 Per Capita Income	\$18,777	\$19,895	\$20,142
2025 Per Capita Income	\$21,206	\$22,175	\$22,278
2019-2024 Annual Growth Rate	2.46%	2.19%	2.04%
Median Home Value	\$88,286	\$97,901	\$109,278
Wealth Index	35	39	40
RACE / ETHNICITY			
Diversity Index	11.9	10.8	12.2
White	96.0%	96.1%	95.3%
Black	0.3%	0.3%	1.3%
American Indian	0.5%	0.6%	0.5%
Asian	0.1%	0.1%	0.2%
Pacific Islander	0.0%	0.0%	0.0%
Hispanic	2.2%	1.7%	1.6%
Other Race	1.0%	0.7%	0.7%
Two or More Races	2.2%	2.3%	2.0%
EDUCATION (AGE 25+)			
Less than 9th Grade	5.7%	6.2%	7.4%
9th - 12th Grade, No Diploma	18.4%	15.8%	12.4%
High School Graduate	38.6%	37.9%	38.9%
GED/Alternative Credential	3.9%	3.8%	4.3%
Some College, No Degree	11.8%	13.4%	15.8%
Associate Degree	7.8%	7.4%	6.5%
Bachelor's Degree	7.9%	9.2%	8.9%
Graduate/Professional Degree	5.8%	6.3%	5.9%
BUSINESS			
Total Businesses	47	66	401
Total Employees	469	862	3,834
Total Sales (\$000)	\$78,615	\$222,467	\$494,651