



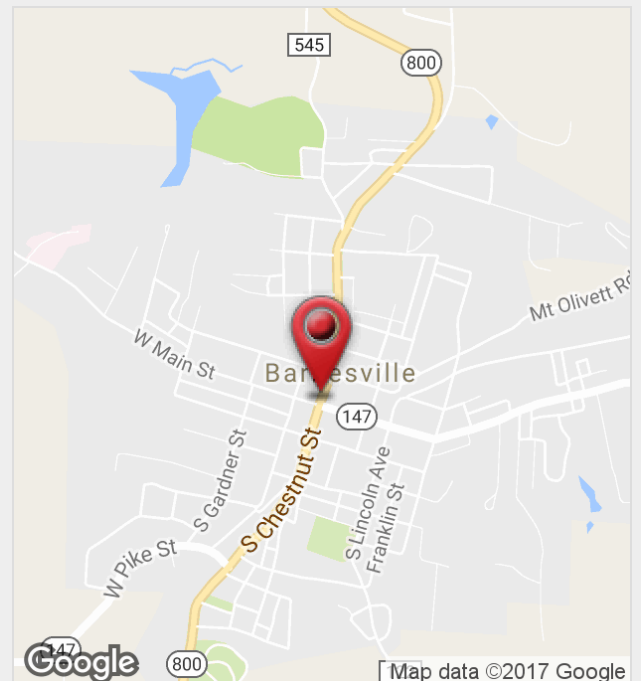
## 100 E Main Street

Barnesville, Ohio 43713

### Property Features

- Three story office/retail building
- Retail possibility on first floor
- Dance Studio on second floor
- Former restaurant in basement with side entrance

**Sale Price: \$200,000**



For more information:

**Kim Benincasa**

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NAI Ohio Equities

605 S Front Street, Columbus, OH 43215

614 224 2400

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For Sale

# Retail/Office Building



## Property Summary

Sale Price:	\$200,000
Lot Size:	0.17 Acres
Building Size:	21,795 SF
Ceiling Height:	14.0 FT
Year Built:	1918
Zoning:	The Municipality has not enacted a Zoning Ordinance nor Subdivision Regulations.
Cross Streets:	E Main St and N Chestnut St

## Location Overview

This property is located in the northeast corner of E Main St and N Chestnut St. It is located in the central portion of Warren Twp in Belmont Co. Their historic downtown is active in retail and professional services while preserving a hometown feel. They are continuing to develop two industrial parks in the area. The airport is a category B-1 and continues to undergo improvements. The area offers easy transportation options with I-70 running east-west through the heart of Belmont Co. and nearby I-77 and I-79 running north and south connecting the Barnesville area to major markets such as Columbus, Cleveland and Pittsburgh.

## Property Overview

Three story office/retail building in the heart of Barnesville, Ohio. Dance Studio on second floor. Retail possibility on first floor. Former restaurant in basement with entry from side of building.

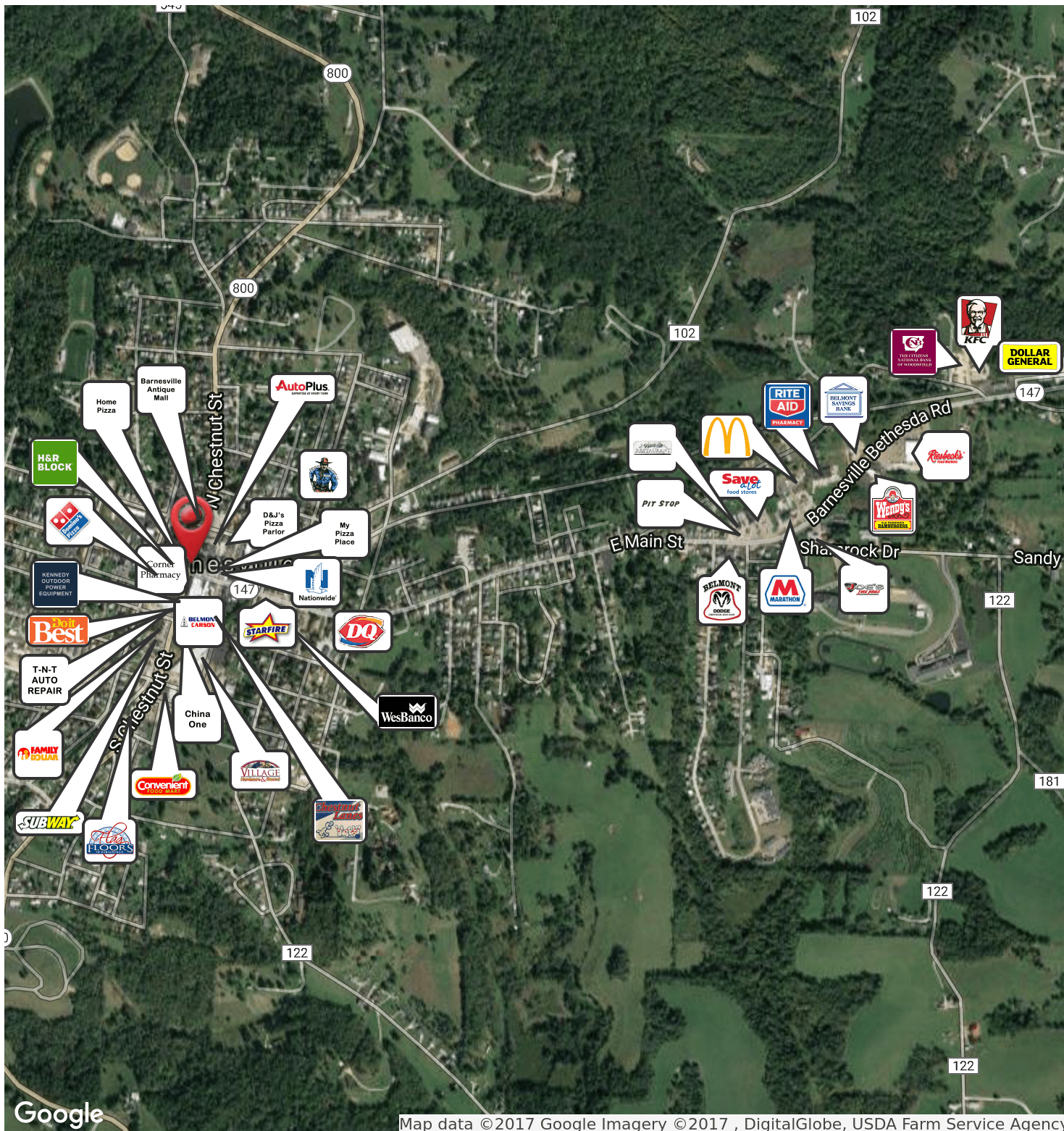
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# Retail/Office Building



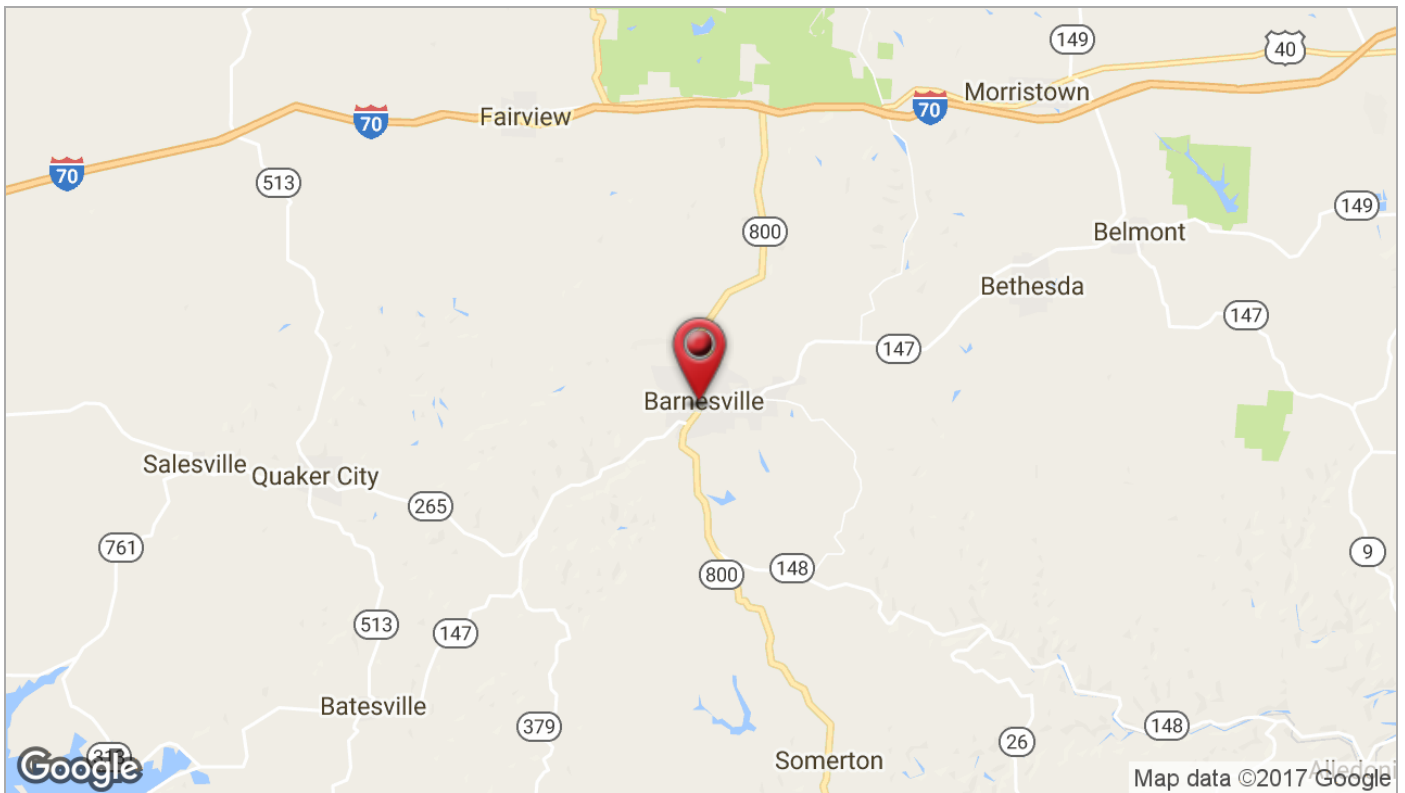
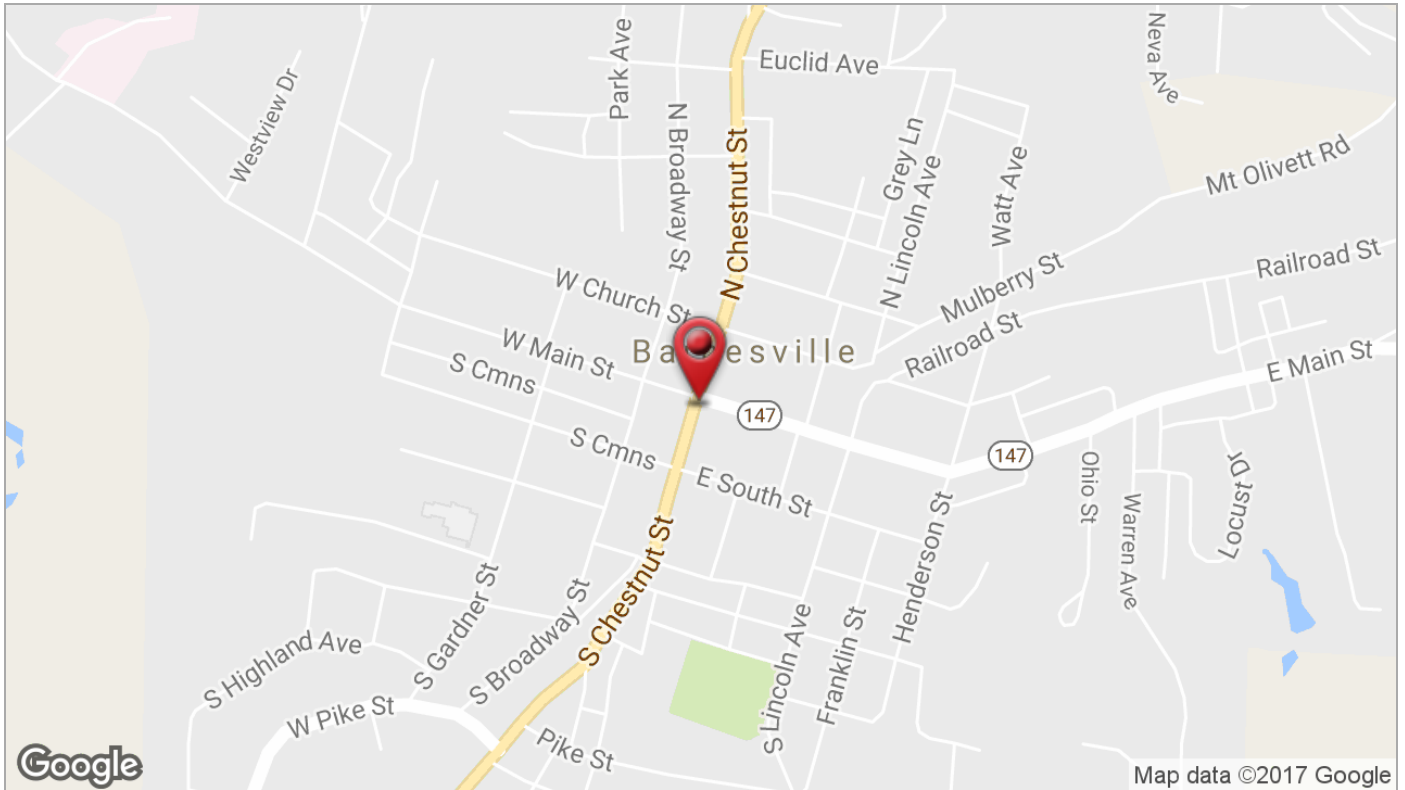
For Sale

# Retail/Office Building



For Sale

# Retail/Office Building



**SUMMARY PROFILE**

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.9879/-81.1773

RS1

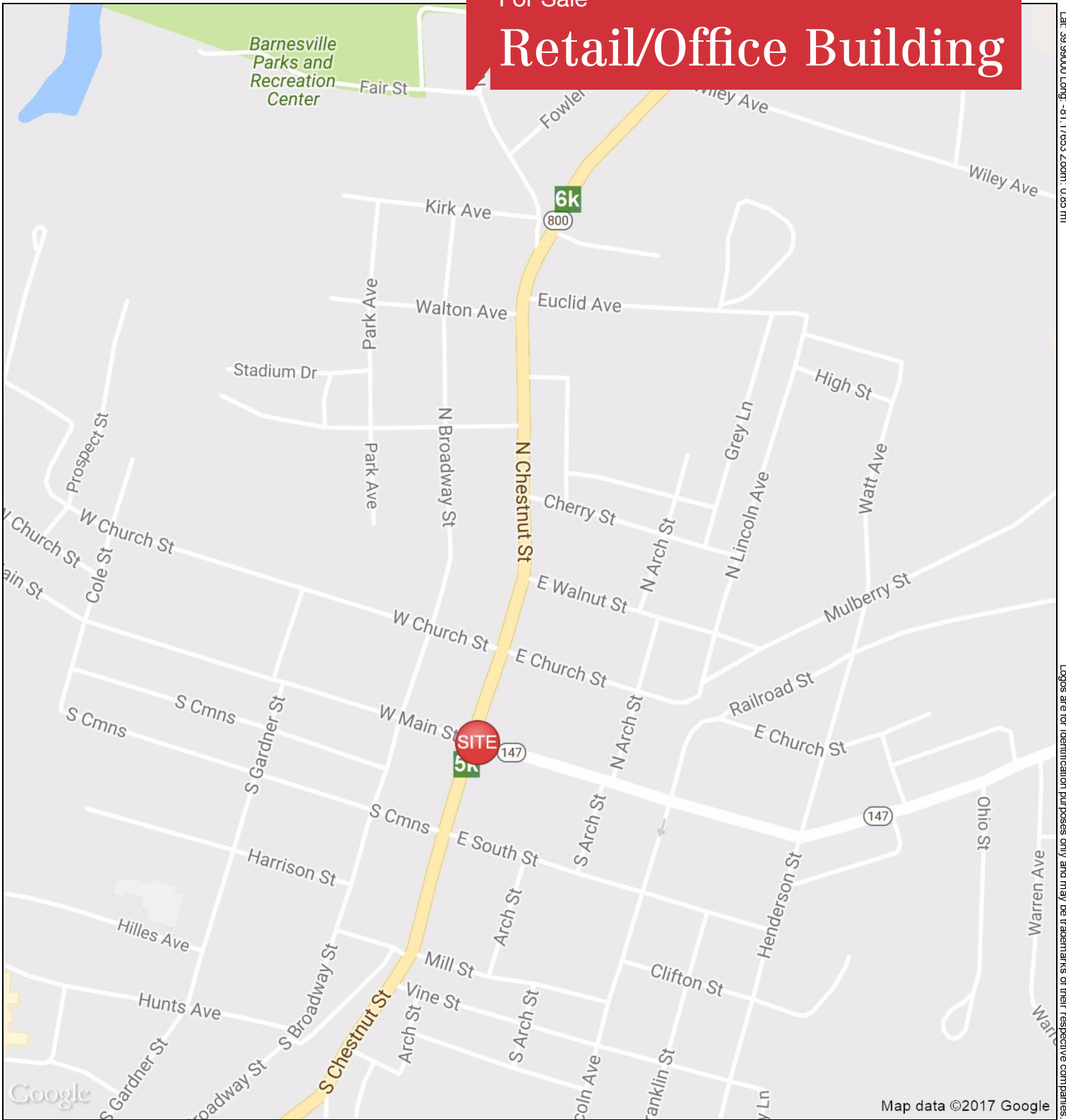
**100 E Main St****Barnesville, OH 43713-1004****1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2016 Estimated Population	4,107	5,539	7,066
	2021 Projected Population	3,879	5,242	6,731
	2010 Census Population	4,154	5,630	7,197
	2000 Census Population	4,238	5,597	7,056
	Projected Annual Growth 2016 to 2021	-1.1%	-1.1%	-0.9%
	Historical Annual Growth 2000 to 2016	-0.2%	-0.1%	-
	2016 Median Age	40.7	41.4	41.2
<b>HOUSEHOLDS</b>	2016 Estimated Households	1,746	2,333	2,907
	2021 Projected Households	1,703	2,279	2,859
	2010 Census Households	1,729	2,321	2,895
	2000 Census Households	1,750	2,278	2,805
	Projected Annual Growth 2016 to 2021	-0.5%	-0.5%	-0.3%
	Historical Annual Growth 2000 to 2016	-	0.2%	0.2%
<b>RACE AND ETHNICITY</b>	2016 Estimated White	96.9%	96.8%	96.8%
	2016 Estimated Black or African American	0.8%	0.9%	0.8%
	2016 Estimated Asian or Pacific Islander	0.3%	0.4%	0.5%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2016 Estimated Other Races	1.8%	1.8%	1.8%
	2016 Estimated Hispanic	0.9%	0.9%	0.8%
<b>INCOME</b>	2016 Estimated Average Household Income	\$49,171	\$53,284	\$56,387
	2016 Estimated Median Household Income	\$40,185	\$43,499	\$44,793
	2016 Estimated Per Capita Income	\$21,065	\$22,643	\$23,407
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.1%	2.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	8.5%	8.1%	7.6%
	2016 Estimated High School Graduate	51.3%	50.3%	50.4%
	2016 Estimated Some College	18.5%	18.4%	17.3%
	2016 Estimated Associates Degree Only	5.9%	6.9%	7.1%
	2016 Estimated Bachelors Degree Only	10.0%	10.0%	10.3%
	2016 Estimated Graduate Degree	3.2%	4.2%	4.8%
<b>BUSINESS</b>	2016 Estimated Total Businesses	217	289	302
	2016 Estimated Total Employees	1,409	2,159	2,260
	2016 Estimated Employee Population per Business	6.5	7.5	7.5
	2016 Estimated Residential Population per Business	19.0	19.1	23.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For Sale

# Retail/Office Building



Lat: 39.99000 Long: -81.17653 Zoom: 0.85 mi

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## TRAFFIC COUNTS

**100 E Main St**

**Barnesville, OH 43713**

*March 2017*