

## Property Summary



## 145 1st Dr

145 1st Dr NE

New Philadelphia, Ohio 44663

### Property Description

Located in the heart of downtown New Philadelphia, within 1 mile of I-77 and Route 250

Prime location for self storage, light manufacturing, warehouse, office and retail

1st floor - conference room, 2 retail areas, several offices with storage, reception, 4 restrooms and warehouse

2nd floor - ~2,000/SF modern office suite with separate entrance, kitchen, and full bath

### OFFERING SUMMARY

<b>Sale Price</b>	\$495,000
<b>Lot Size</b>	0.82+/- Acres
<b>Building Size</b>	18,000+/- SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	4,290	\$50,131
<b>3 Miles</b>	22,850	\$49,602
<b>5 Miles</b>	39,622	\$51,697

For more information

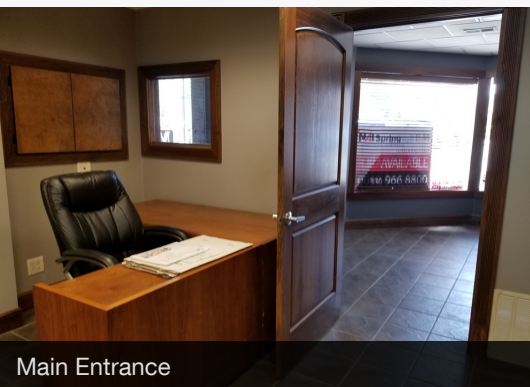
**Laurie Stanbro**

O: 330 874 6012 | C: 330 418 1963

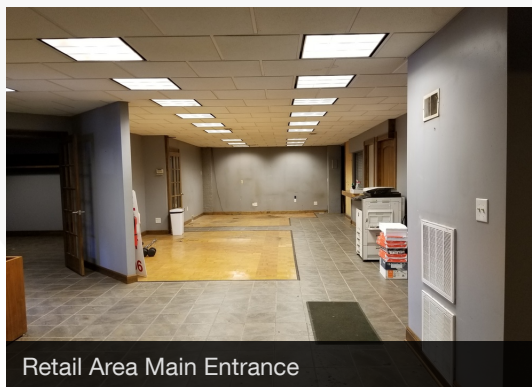
lstanbro@naiorc.com | OH #2017001743



## Additional Photos



Main Entrance



Retail Area Main Entrance



Executive Office 1st Floor



Warehouse



Warehouse



Warehouse



Executive Office Suite 2nd Floor



Conference/Media Room 2nd Floor



Parking Lot



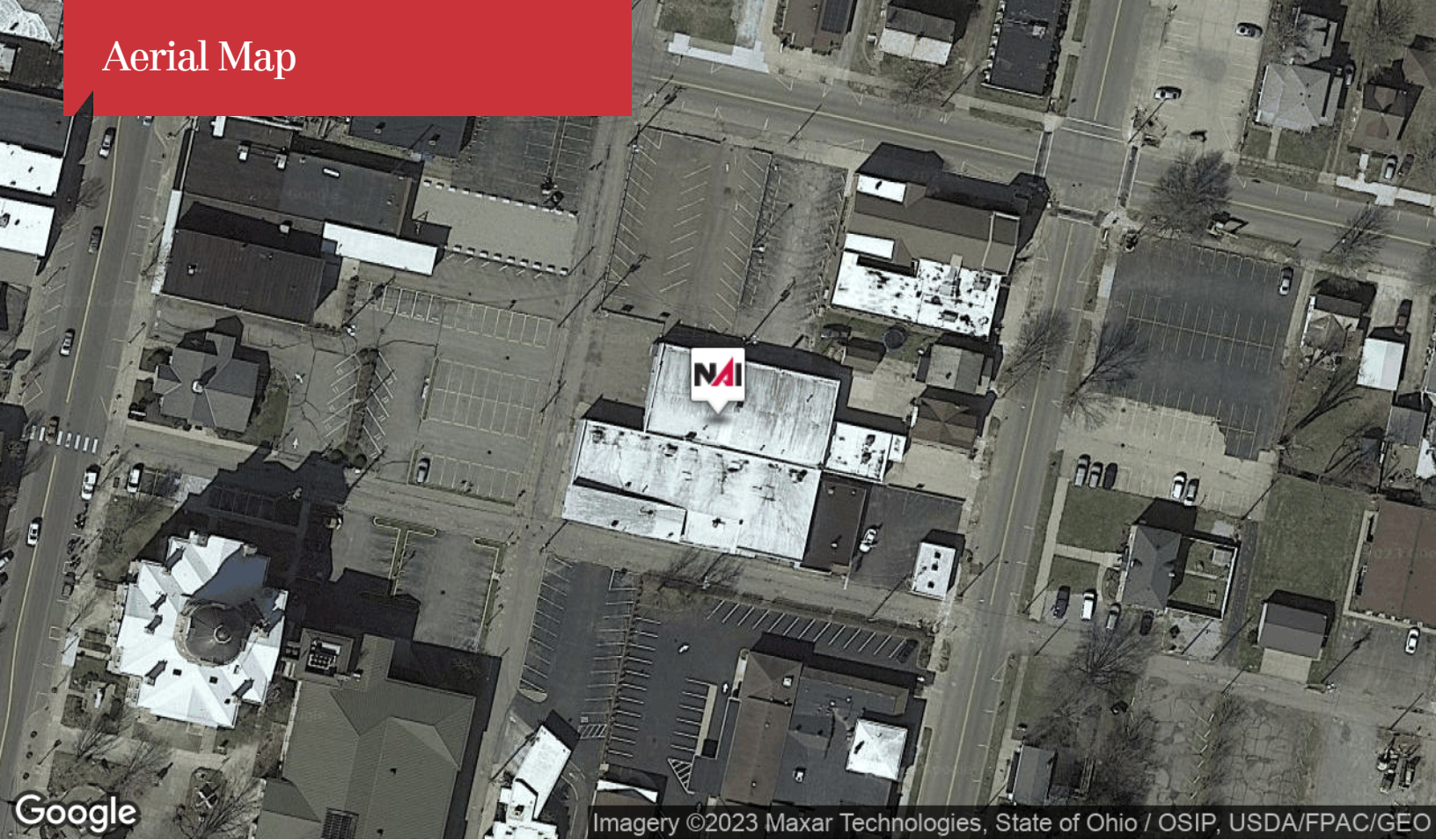
## Property Highlights

- Parking lot with 40+ spaces with possibility to lease to city/county employees
- Small store/retail area with separate entrance and garage door
- Warehouse is a big open space ideal for self storage facility, church or school
- Can be subdivided
- 4 drive-in bays
- Taxes - \$6,146.81/Yr
- Office, conference room, kitchenette & full bath on 2nd floor
- Offices, conference room, retail areas, restrooms, warehouse space on 1st floor
- 3 Phase power
- Motivated Seller - Reduced Price





# Aerial Map

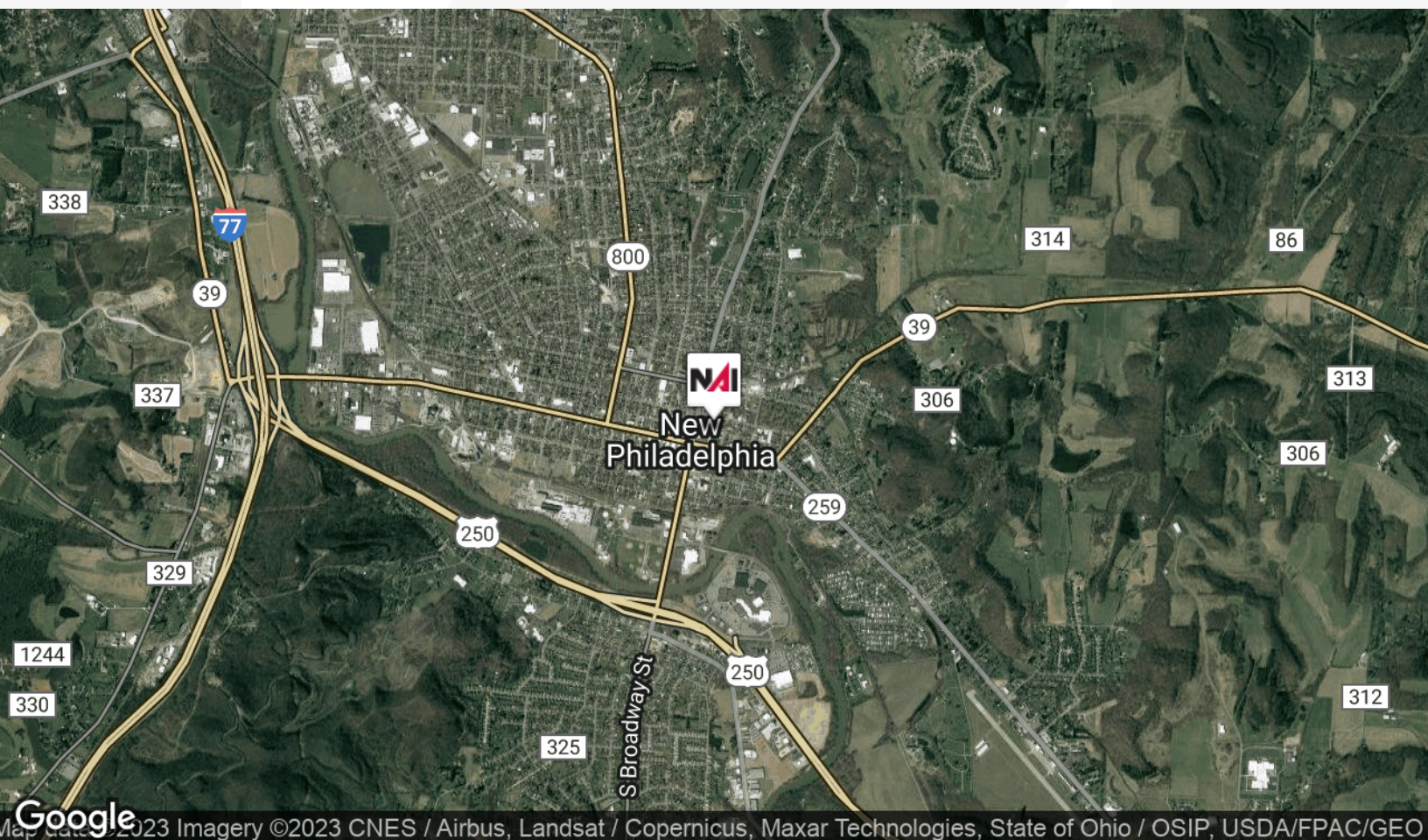
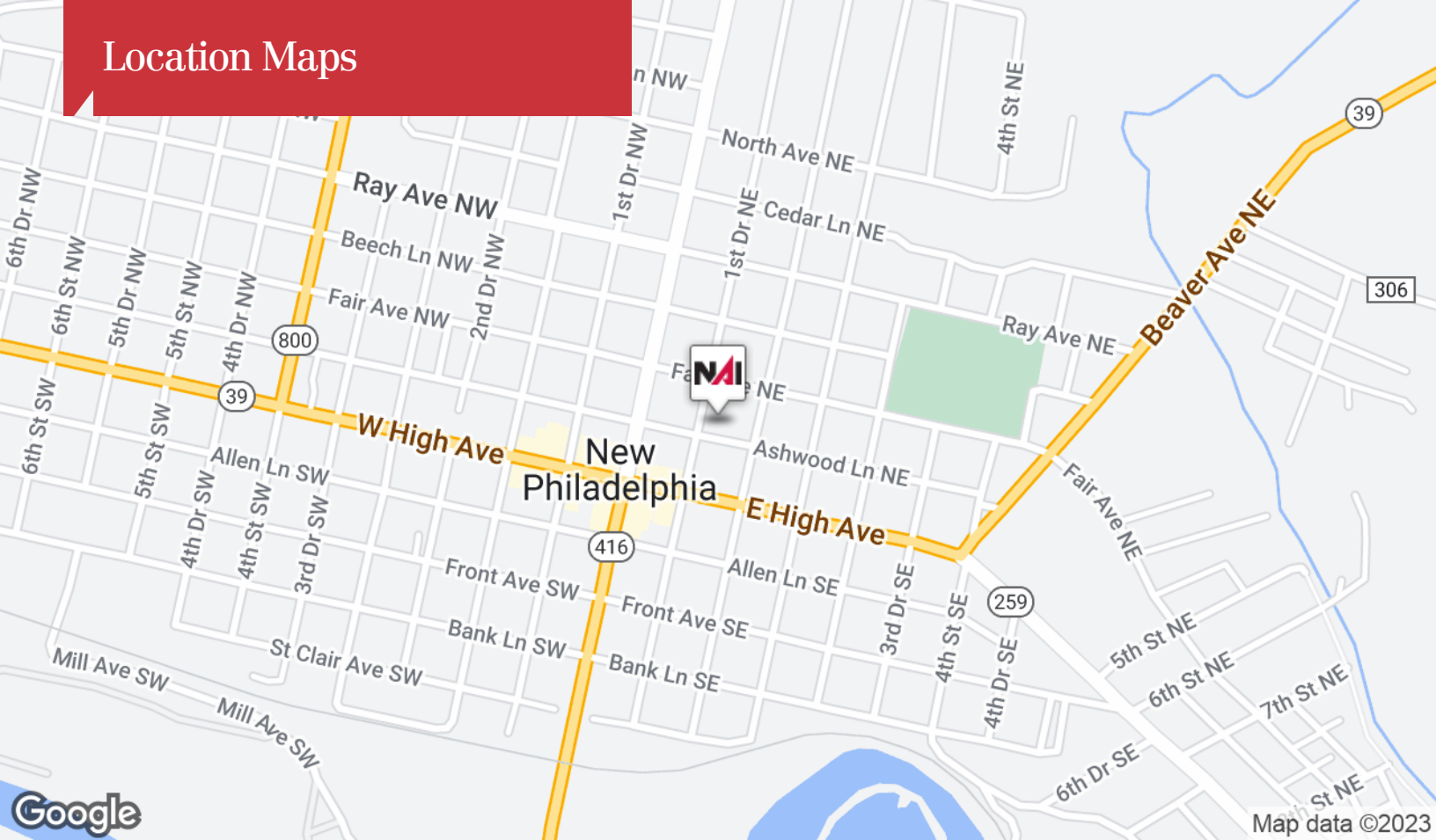


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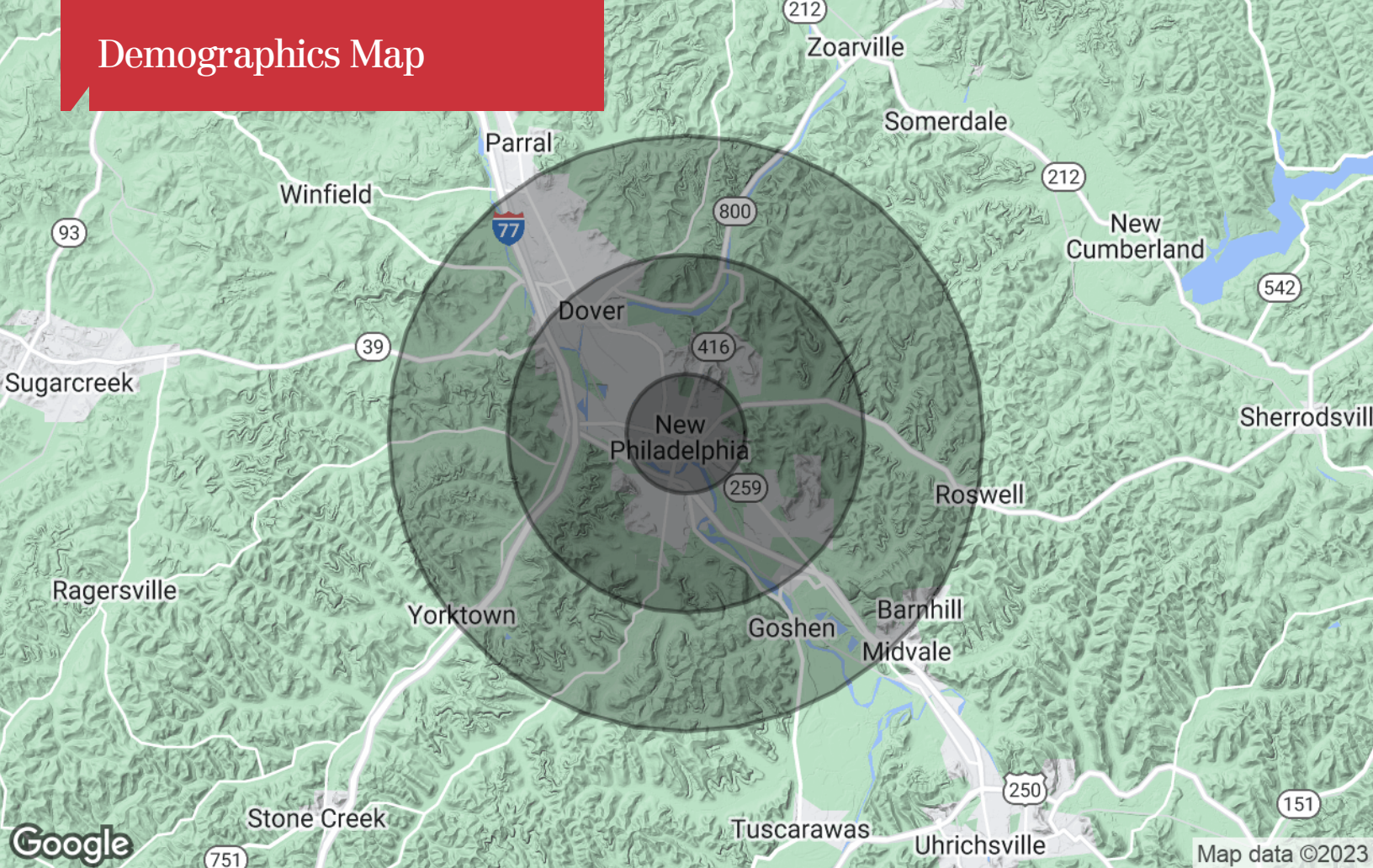


## Location Maps





# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,290	22,850	39,622
MEDIAN AGE	40.9	43.0	42.0
MEDIAN AGE (MALE)	38.7	40.2	40.0
MEDIAN AGE (FEMALE)	44.1	46.7	44.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,800	9,446	15,928
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$50,131	\$49,602	\$51,697
AVERAGE HOUSE VALUE	\$118,733	\$123,983	\$126,720

\* Demographic data derived from 2020 ACS - US Census





# Laurie Stanbro

## Vice President of Operations

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### Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

### Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

### Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.