



**CUSHMAN &  
WAKEFIELD**

AVAILABLE

**3165 Wilson Road**

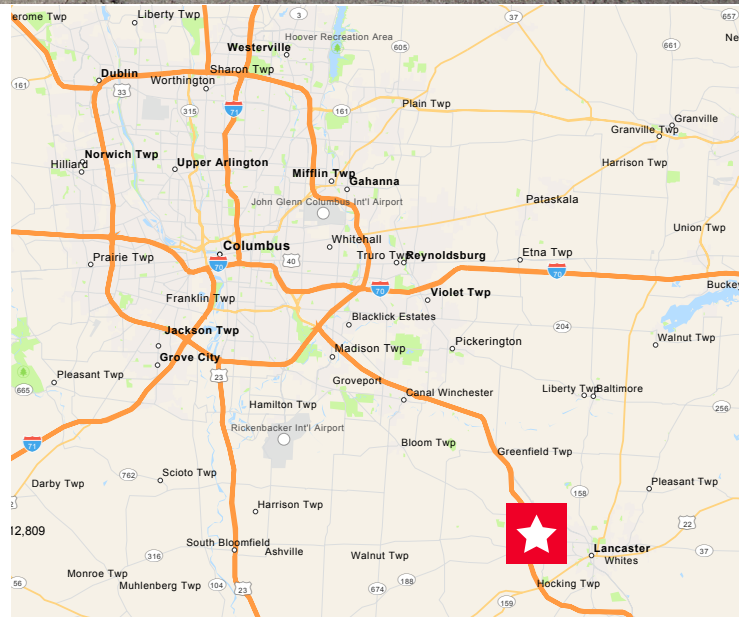
Lancaster, OH 43130



**124,960 SF**  
**\$2.75/SF NNN**  
**Asking Price: \$3,125,000**

### Property Highlights

- 124,960 SF manufacturing
- 4,800 SF office
- 120,160 SF manufacturing
- 10.31 acres (expansion acreage)
- 22' - 32' clear height
- Year built 1988



#### Michael Guagenti, SIOR

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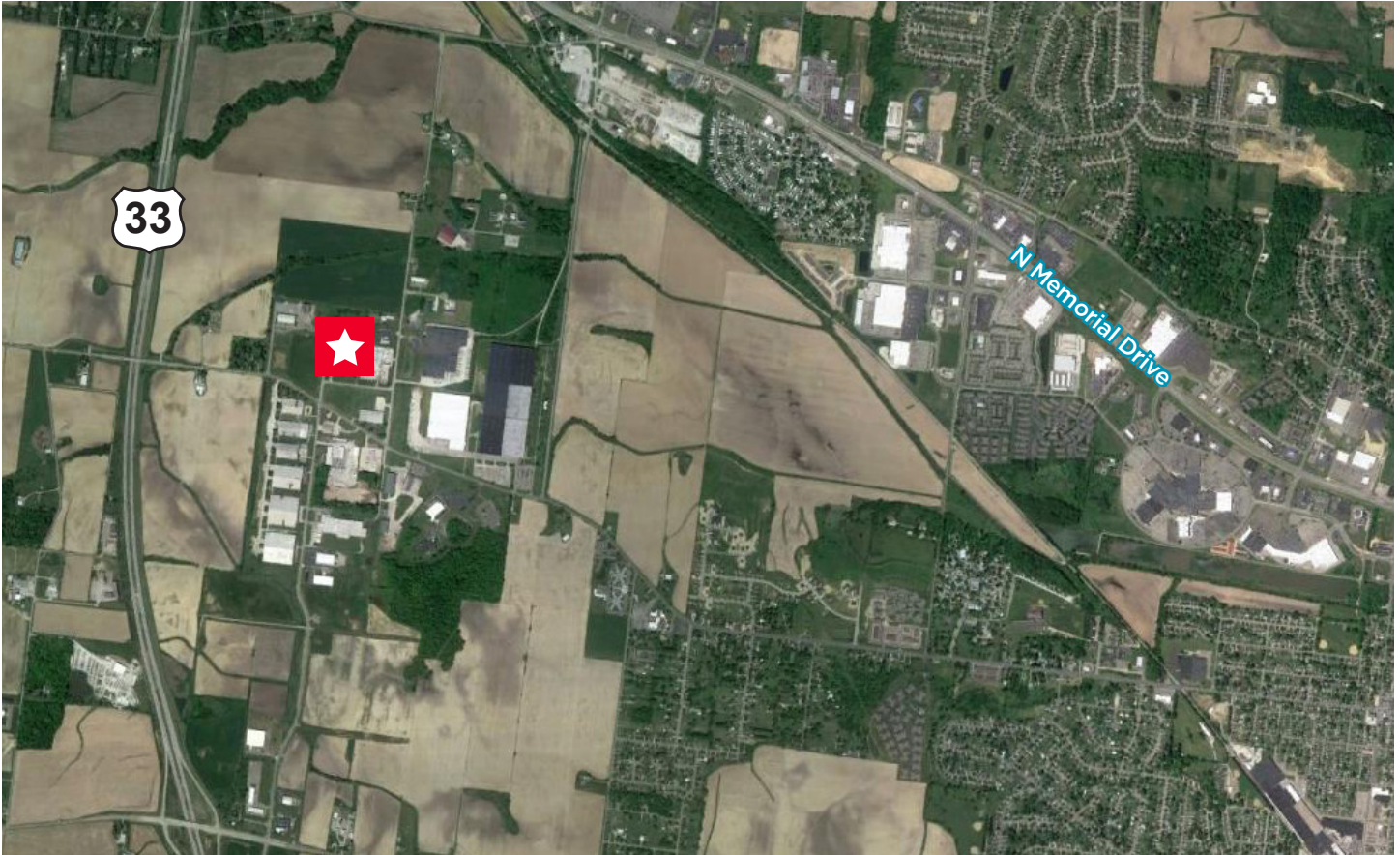
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## Aerial Map



<b>Building Size:</b>	124,960 SF	<b>Sprinkler:</b>	Wet sprinkler system
<b>Office:</b>	74,800 SF	<b>Electircal:</b>	(3) 25,000 KVA primary power
<b>Year Built:</b>	1988	<b>Roof:</b>	Standing seam metal roof
<b>Lot Size:</b>	10.31	<b>Car Parking:</b>	80 spaces
<b>Building Construction:</b>	8" concrete floor in main plant	<b>Air Compressor:</b>	Yes
<b>Clear Height:</b>	22' - 32'	<b>Outside Storage:</b>	Outside contains chemical storage with dry sprinkler system
<b>Docks:</b>	7 loading docs	<b>Locker Rooms:</b>	Mens and womens locker rooms
<b>Drive-ins:</b>	3 drive-in doors		
<b>Lighting:</b>	T-5 (6 bulb)		

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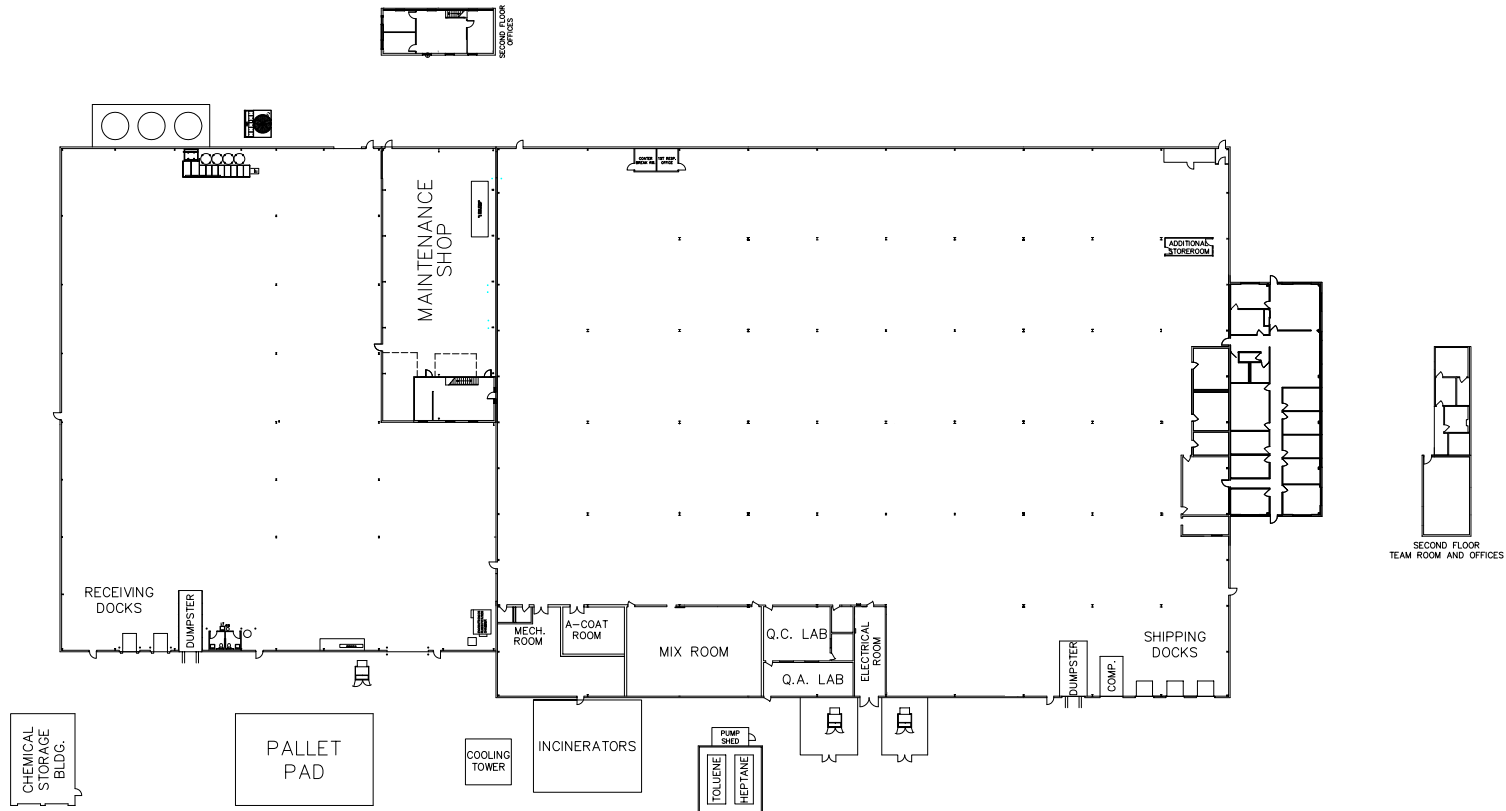
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## Floor Plan



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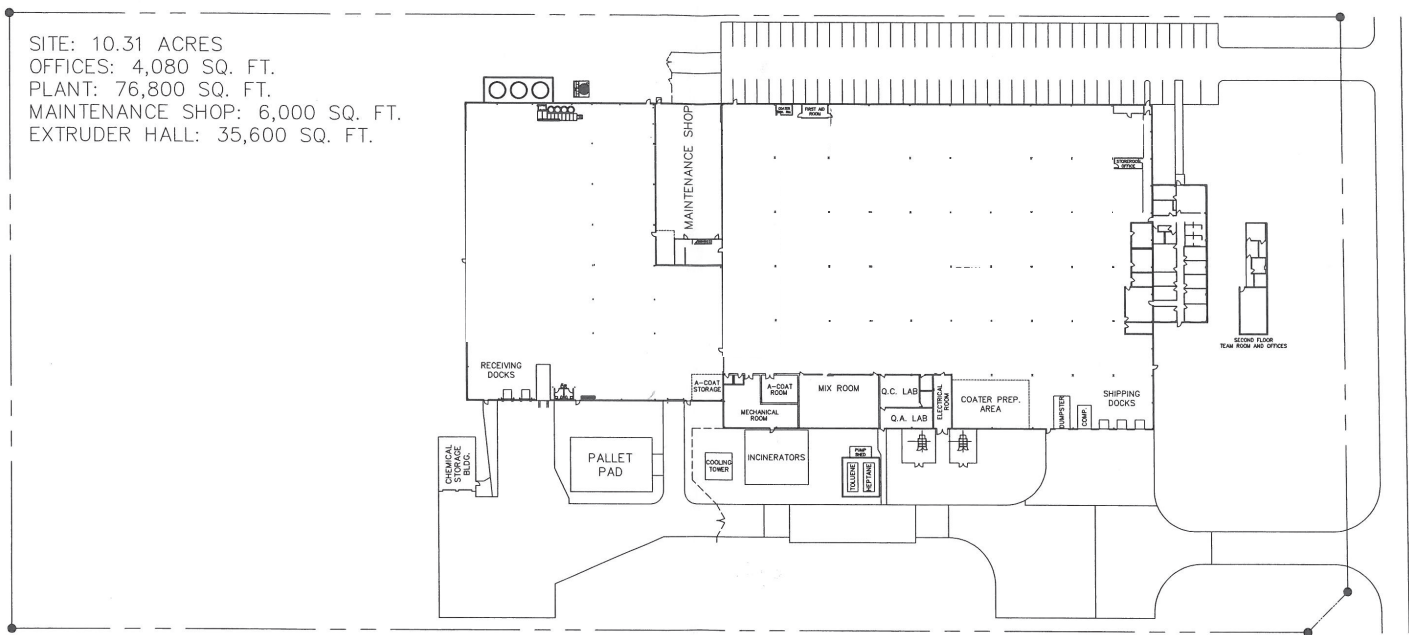
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## Site Plan



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## Demographics

Lat/Lon: 39.7347/-82.6693

RF1

3165 Wilson Rd		1 Mile	3 Miles	5 Miles
Lancaster, OH				
POPULATION	2016 Estimated Population	378	16,442	43,712
	2021 Projected Population	395	17,231	45,606
	2010 Census Population	365	15,710	41,848
	2000 Census Population	359	13,571	38,271
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2016	0.3%	1.3%	0.9%
HOUSEHOLDS	2016 Estimated Households	138	6,944	17,808
	2021 Projected Households	146	7,321	18,704
	2010 Census Households	127	6,433	16,588
	2000 Census Households	118	5,677	15,310
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2016	1.1%	1.4%	1.0%
AGE	2016 Est. Population Under 10 Years	7.5%	11.6%	11.6%
	2016 Est. Population 10 to 19 Years	12.9%	11.8%	12.1%
	2016 Est. Population 20 to 29 Years	7.2%	12.8%	14.3%
	2016 Est. Population 30 to 44 Years	14.6%	17.8%	17.9%
	2016 Est. Population 45 to 59 Years	22.1%	19.6%	20.1%
	2016 Est. Population 60 to 74 Years	18.9%	16.6%	16.1%
	2016 Est. Population 75 Years or Over	16.8%	9.7%	7.9%
	2016 Est. Median Age	49.4	41.2	39.5
MARITAL STATUS & GENDER	2016 Est. Male Population	46.8%	47.5%	49.5%
	2016 Est. Female Population	53.2%	52.5%	50.5%
	2016 Est. Never Married	20.5%	22.7%	26.0%
	2016 Est. Now Married	48.3%	51.3%	49.7%
	2016 Est. Separated or Divorced	19.4%	17.9%	18.1%
	2016 Est. Widowed	11.8%	8.0%	6.2%
INCOME	2016 Est. HH Income \$200,000 or More	5.9%	1.5%	2.1%
	2016 Est. HH Income \$150,000 to \$199,999	1.9%	3.1%	3.0%
	2016 Est. HH Income \$100,000 to \$149,999	36.8%	13.7%	13.3%
	2016 Est. HH Income \$75,000 to \$99,999	15.5%	11.8%	12.4%
	2016 Est. HH Income \$50,000 to \$74,999	11.8%	18.0%	18.2%
	2016 Est. HH Income \$35,000 to \$49,999	18.4%	15.6%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	6.4%	9.6%	10.5%
	2016 Est. HH Income \$15,000 to \$24,999	2.3%	13.3%	12.6%
	2016 Est. HH Income Under \$15,000	0.9%	13.4%	13.4%
	2016 Est. Average Household Income	\$113,246	\$60,585	\$60,379
	2016 Est. Median Household Income	\$92,068	\$53,319	\$53,400
	2016 Est. Per Capita Income	\$42,080	\$25,680	\$24,991
	2016 Est. Total Businesses	21	713	2,025
	2016 Est. Total Employees	311	12,184	24,100

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Lancaster, OH				
RACE	2016 Est. White	96.9%	95.6%	95.3%
	2016 Est. Black	1.8%	1.1%	1.6%
	2016 Est. Asian or Pacific Islander	0.1%	0.8%	0.6%
	2016 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
	2016 Est. Other Races	1.1%	2.4%	2.3%
HISPANIC	2016 Est. Hispanic Population	3	348	751
	2016 Est. Hispanic Population	0.9%	2.1%	1.7%
	2021 Proj. Hispanic Population	1.0%	2.5%	2.0%
	2010 Hispanic Population	0.7%	1.7%	1.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	286	11,504	30,163
	2016 Est. Elementary (Grade Level 0 to 8)	1.7%	2.8%	2.6%
	2016 Est. Some High School (Grade Level 9 to 11)	6.3%	8.7%	8.5%
	2016 Est. High School Graduate	42.8%	40.9%	39.5%
	2016 Est. Some College	20.4%	21.1%	20.7%
	2016 Est. Associate Degree Only	6.6%	9.3%	9.4%
	2016 Est. Bachelor Degree Only	13.7%	11.4%	13.0%
	2016 Est. Graduate Degree	8.5%	5.8%	6.3%
HOUSING	2016 Est. Total Housing Units	143	7,258	18,504
	2016 Est. Owner-Occupied	76.7%	66.6%	64.2%
	2016 Est. Renter-Occupied	19.7%	29.0%	32.1%
	2016 Est. Vacant Housing	3.6%	4.3%	3.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	3.5%	6.4%	4.6%
	2010 Homes Built 2000 to 2004	3.4%	6.7%	5.7%
	2010 Homes Built 1990 to 1999	15.3%	17.7%	12.2%
	2010 Homes Built 1980 to 1989	9.8%	6.2%	5.8%
	2010 Homes Built 1970 to 1979	16.7%	18.7%	14.6%
	2010 Homes Built 1960 to 1969	12.4%	12.7%	10.7%
	2010 Homes Built 1950 to 1959	9.9%	11.8%	14.2%
	2010 Homes Built Before 1949	29.1%	19.8%	32.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.4%
	2010 Home Value \$500,000 to \$999,999	1.7%	1.4%	1.2%
	2010 Home Value \$400,000 to \$499,999	4.5%	1.2%	1.1%
	2010 Home Value \$300,000 to \$399,999	9.8%	2.1%	4.5%
	2010 Home Value \$200,000 to \$299,999	12.5%	8.2%	11.8%
	2010 Home Value \$150,000 to \$199,999	25.8%	23.6%	20.2%
	2010 Home Value \$100,000 to \$149,999	19.8%	33.4%	30.2%
	2010 Home Value \$50,000 to \$99,999	17.3%	18.9%	23.5%
	2010 Home Value \$25,000 to \$49,999	7.1%	2.6%	2.6%
	2010 Home Value Under \$25,000	1.3%	8.3%	4.5%
	2010 Median Home Value	\$158,979	\$135,973	\$138,537
	2010 Median Rent	\$806	\$597	\$545

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	324	13,332	35,486
	2016 Est. Civilian Employed	59.9%	59.7%	59.4%
	2016 Est. Civilian Unemployed	0.5%	2.1%	2.7%
	2016 Est. in Armed Forces	0.3%	-	-
	2016 Est. not in Labor Force	39.3%	38.2%	37.8%
	2016 Labor Force Males	46.0%	46.8%	49.0%
	2016 Labor Force Females	54.0%	53.2%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	157	6,953	18,483
	2010 Mgmt, Business, & Financial Operations	22.1%	11.4%	11.7%
	2010 Professional, Related	22.8%	17.2%	17.2%
	2010 Service	19.0%	19.0%	20.5%
	2010 Sales, Office	13.5%	29.3%	25.7%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	12.5%	7.7%	9.7%
	2010 Production, Transport, Material Moving	10.0%	15.4%	15.2%
	2010 White Collar Workers	58.5%	57.9%	54.5%
	2010 Blue Collar Workers	41.5%	42.1%	45.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.6%	88.4%	84.8%
	2010 Drive to Work in Carpool	4.8%	6.3%	8.3%
	2010 Travel to Work by Public Transportation	0.5%	0.3%	0.4%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.2%	2.2%	2.7%
	2010 Other Means	-	0.2%	0.3%
	2010 Work at Home	11.9%	2.4%	3.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.1%	29.5%	33.2%
	2010 Travel to Work in 15 to 29 Minutes	30.5%	26.7%	23.7%
	2010 Travel to Work in 30 to 59 Minutes	46.7%	38.3%	35.1%
	2010 Travel to Work in 60 Minutes or More	6.6%	5.6%	7.9%
	2010 Average Travel Time to Work	29.8	23.4	22.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$10.7 M	\$344 M	\$880 M
	2016 Est. Apparel	\$366 K	\$11.9 M	\$30.4 M
	2016 Est. Contributions, Gifts	\$722 K	\$21.9 M	\$56.3 M
	2016 Est. Education, Reading	\$426 K	\$12.4 M	\$32.0 M
	2016 Est. Entertainment	\$606 K	\$19.1 M	\$49.0 M
	2016 Est. Food, Beverages, Tobacco	\$1.61 M	\$53.5 M	\$137 M
	2016 Est. Furnishings, Equipment	\$381 K	\$11.6 M	\$29.7 M
	2016 Est. Health Care, Insurance	\$921 K	\$30.9 M	\$78.8 M
	2016 Est. Household Operations, Shelter, Utilities	\$3.30 M	\$107 M	\$273 M
	2016 Est. Miscellaneous Expenses	\$160 K	\$5.16 M	\$13.2 M
	2016 Est. Personal Care	\$138 K	\$4.47 M	\$11.4 M
	2016 Est. Transportation	\$2.06 M	\$66.1 M	\$169 M

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