



OFFERING MEMORANDUM
FORMER CONWAY FREIGHT(VACANT)
5215 US-50 | HILLSBORO, OH 45133

Exclusively Marketed By:

Gabriel L. Fisher

310.405.6401

gabe@matysekinvestment.com

License #01884942

Paul Z. Matysek, CCIM

310.405.0902

paul@matysekinvestment.com

License #01757671



MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

Ohio Broker of Record Don Murphy

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Former Conway Freight (Vacant)
Property Address	5215 US-50, Hillsboro, OH 45133
Property Type	Single Tenant Retail
Price	\$775,000
Price/SF/Bldg	\$79.28
Building Size	9,776 SF
Land Size	435,600 SF
Year Built / Renovated	1991
APN	30-09-000-416.01

TRAFFIC COUNTS

CARS PER DAY

US 50	4,820
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INVESTMENT HIGHLIGHTS

- Paved around building and Secured
- 3 Bathrooms & Kitchenette
- Supply room w/employee's lockers



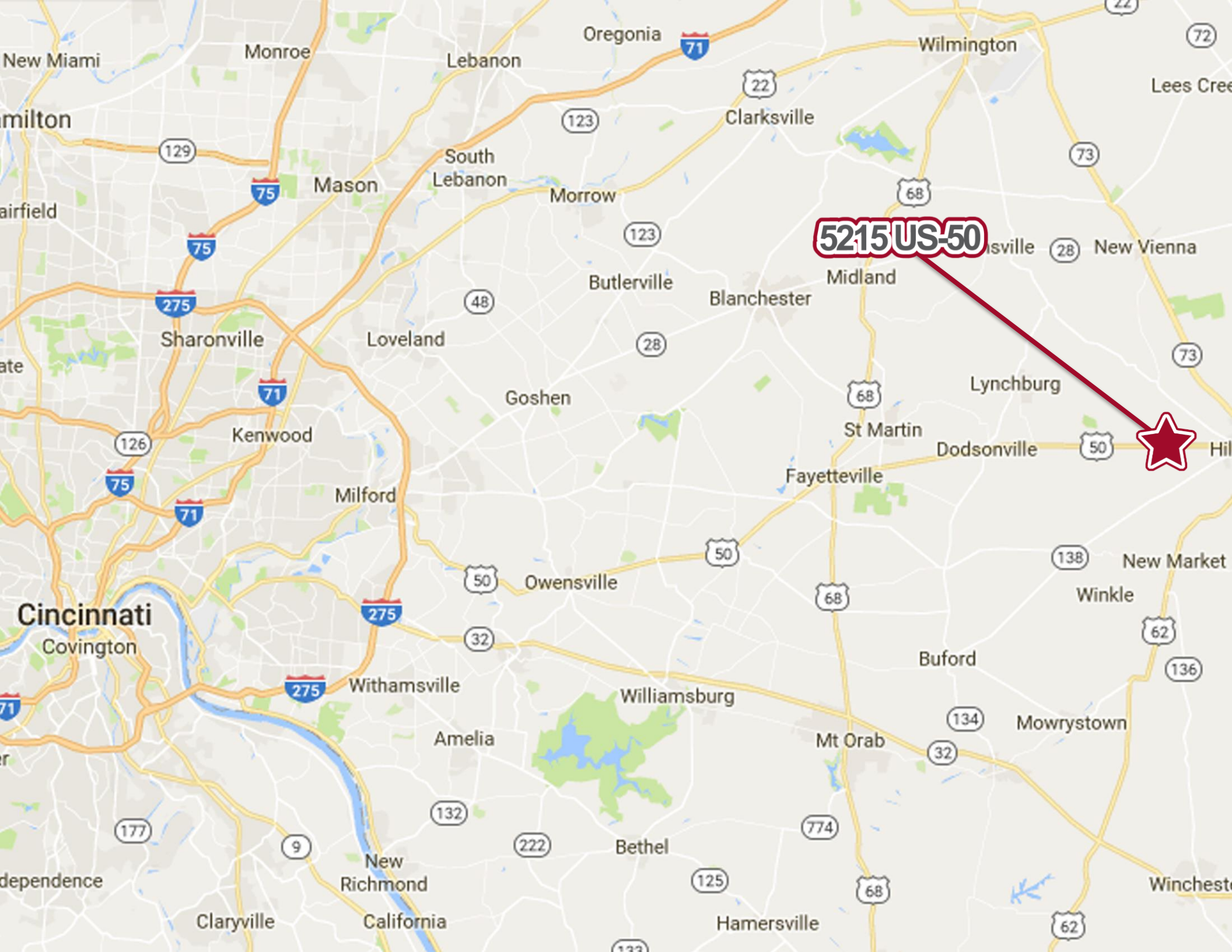
Hillsboro, Ohio

Hillsboro is a city in and the county seat of Highland County, Ohio, United States. The population was 6,605 at the 2010 census.

The Census reported that there were 6,605 people, 2,755 households, and 1,612 families residing in the city. The population density was 1,216.4 inhabitants per square mile. There were 3,181 housing units at an average density of 585.8 per square mile. The racial makeup of the city was 90.0% White, 5.8% African American, 0.3% Native American, 0.8% Asian, 0.2% from other races, and 2.9% from two or more races. Hispanic or Latino of any race were 1.3% of the population.

There were 2,755 households of which 30.5% had children under the age of 18 living with them, 37.7% were married couples living together, 16.5% had a female householder with no husband present, 4.3% had a male householder with no wife present, and 41.5% were non-families. 37.1% of all households were made up of individuals and 18.2% had someone living alone who was 65 years of age or older. The average household size was 2.28 and the average family size was 2.97.

The median age in the city was 38.7 years. 24.3% of residents were under the age of 18; 9.1% were between the ages of 18 and 24; 24.1% were from 25 to 44; 22.4% were from 45 to 64; and 20.1% were 65 years of age or older. The gender makeup of the city was 44.9% male and 55.1% female.



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Mad River Road



	1 mile	3 miles	5 miles
Population			
2000 Population	234	1,722	10,543
2010 Population	239	1,849	11,062
2016 Population	237	1,815	10,982
2021 Population	235	1,793	10,888
2000-2010 Annual Rate	0.21%	0.71%	0.48%
2010-2016 Annual Rate	-0.13%	-0.30%	-0.12%
2016-2021 Annual Rate	-0.17%	-0.24%	-0.17%
2016 Male Population	50.2%	50.4%	47.9%
2016 Female Population	49.4%	49.6%	52.1%
2016 Median Age	40.5	39.7	39.9
Median Age			
The median age in this area is 40.5, compared to U.S. median age of 38.0.			
Race and Ethnicity			
2016 White Alone	97.9%	97.2%	93.0%
2016 Black Alone	0.4%	0.7%	3.4%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2016 Asian Alone	0.0%	0.1%	0.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.4%	0.3%	0.2%
2016 Two or More Races	0.8%	1.3%	2.4%
2016 Hispanic Origin (Any Race)	0.8%	0.8%	1.3%
Median Household Income			
2016 Median Household Income	\$51,200	\$50,355	\$37,776
2021 Median Household Income	\$58,666	\$56,381	\$42,286
2016-2021 Annual Rate	2.76%	2.29%	2.28%
Average Household Income			
2016 Average Household Income	\$69,491	\$60,599	\$49,416
2021 Average Household Income	\$78,817	\$68,646	\$54,733
2016-2021 Annual Rate	2.55%	2.53%	2.06%
Data for all businesses in area			
Total Businesses:	7	52	651
Total Employees:	52	370	6,649
Total Residential Population:	237	1,815	10,982

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This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

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