



# INVESTMENT OFFERING

Walmart Shadow Center  
Dollar Tree / DaVita Anchored  
Bedrock Plaza  
Millersburg, OH 44654

Bob Lockett  
Agent

[blockett@AlterraRE.com](mailto:blockett@AlterraRE.com)

614.989.6797

OR

Brad Kitchen

614.545.2155

[bkitchen@AlterraRE.com](mailto:bkitchen@AlterraRE.com)

Alterra Real Estate Advisors  
3 Easton Oval, STE 120  
Columbus, OH 43219



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# OFFERING

Property Description:	1639 S Washington St, Millersburg, OH 44654 Bedrock Plaza Retail 27,059 Building SF on 2.74 acres
Sale Price:	\$3,600,000 (Price Reduction of \$150,000)
Current Occupancy:	100%
Cap Rate:	7.2% at 100% Occupancy
Opportunity:	One-story retail/office/warehouse building. Anchored by long-term NNN leases with high credit tenants: DaVita Dialysis & Dollar Tree. Walmart Shadow Center.

		<u>2024</u>		<u>2025</u>	
Projected Net Operating Income:		\$259,011		\$260,761	
Projected Returns:	Annual Cash Flow	\$73,219	10%	\$74,969	10%
	Annual Debt Reduction	\$61,707	9%	\$64,542	9%
	Tax Deduction	\$99,848	14%	\$99,848	14%
	Annual Appreciation	\$108,000	15%	\$108,000	15%
	Total Annual Return	\$342,774	48%	\$347,359	48%

# OFFERING

- Investment Highlights: Walmart Shadow Center anchored by Dollar Tree and DaVita  
**NEWLY PRICED WITH A \$150,000 PRICE REDUCTION**
- Property Description:
- 2 Buildings - One-story retail/office/warehouse building
  - Parcel: 0701669002 / County: Holmes
  - 27,059 SF on 2.74 Acres
- Property Highlights:
- New roof in 2022
  - Dollar Tree building built in 2019
  - 60% of the rooftop units have been replaced in the last four years in the main building
  - New lighted sign at the road for retail tenants
  - Extra parking in the rear of the building
- Area Description:
- Millersburg has recently experienced a renaissance, with growth and change benefiting the community in terms of exciting new events and experiences, downtown shops, and popular establishments.
  - As a Home Rule community, the Village has the ability to create and modify specific laws and regulations unique to Millersburg. Information adopted by their Council and the new rules become law in the Village.
  - On Amish County Byway and near Millersburg Brewing Co.







# PROPERTY AERIAL



# DEMOGRAPHICS





# DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1639 S Washington St, Millersburg, OH 44654

CITY, STATE

Millersburg, OH

POPULATION

5,903

AVG. HH SIZE

2.94

MEDIAN HH INCOME

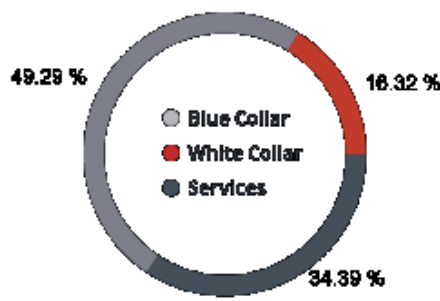
\$42,756

HOME OWNERSHIP

Renters: 703

Owners: 1,481

EMPLOYMENT



45.68 %  
Employed

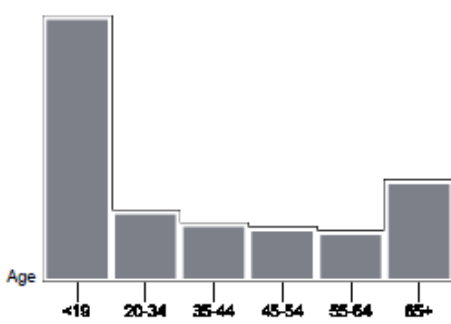
1.93 %  
Unemployed

EDUCATION

High School Grad:	41.48 %
Some College:	13.03 %
Associates:	3.42 %
Bachelors:	14.20 %

GENDER & AGE

49.10 % 50.90 %

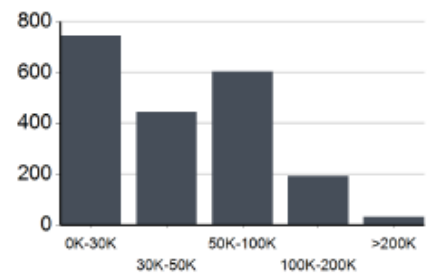


RACE & ETHNICITY

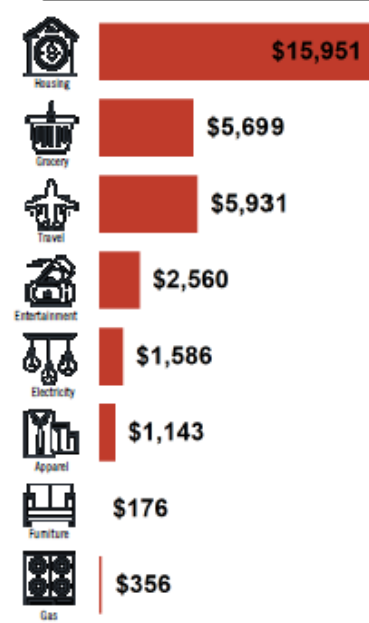
White:	97.94 %
Asian:	0.00 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	0.93 %
Two or More Races:	1.13 %



INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# VISIT COSHOCOTON *County*



2023 VISITOR GUIDE

VISITCOSHOCOTON.COM | 800-338-4724



# RAVEN'S GLENN WINERY & RESTAURANT



You're invited to join us at Raven's Glenn Winery & Restaurant, "Ohio's Crown Jewel of Wineries."

Our award-winning wines are crafted on-site at our working vineyard right here in West Lafayette, Ohio. With a tasting bar & full-service restaurant, our quaint space is the ideal destination for large family gatherings, group parties, or folks passing through. Enjoy views of the beautiful Tuscarawas River while warming up beside the fireplace with a glass of mulled wine or while sipping on a wine slushie on the patio. Come visit us and experience what a true Midwest winery & restaurant has to offer.

56183 County Road 143  
West Lafayette, OH 43845



[www.RavensGlenn.com](http://www.RavensGlenn.com)  
740-545-1000



# Welcome to Coshocton County!

Coshocton is the place where rivers converge and foothills rise, creating an area rich in beauty and adventure. **Woodbury Wildlife Area, Clary Gardens, and Lake Park** feature ample opportunities for outdoor activities like swimming, camping, hunting, fishing and cycling.

Beverage enthusiasts will be delighted with the seven unique wineries and craft brewery on the **Three Rivers Wine Trail**. A free passport program and overnight packages make the perfect girlfriends getaway or romantic trip for two.

Connect with the past in historic neighborhoods and hear well-loved stories of the canal era while strolling the brick-lined streets of **Historic Roscoe Village**, where shopping, dining and tours are available seven days a week. Float down a one mile restored section of the original Ohio and Erie Canal on **The Monticello III Horse Drawn Canal Boat** on summer weekends.

Our time-honored traditions keep our community centered. We celebrate the simple joys of Court Square band concerts and holiday parades, cheer on our local sports teams and lend a hand in community spring cleaning. Events like the **Coshocton Hot Air Balloon Festival, Apple Butter Stirrin' Festival and Christmas Candlelightings** have spanned more than a half century and are eagerly anticipated each year.



- 1 - Coshocton
- 2 - Columbus
- 3 - Dayton
- 4 - Toledo
- 5 - Cleveland
- 6 - Marietta
- 7 - Cincinnati

Coshocton is an easy drive from Columbus (1 hr. 15 min.), Cleveland (2 hrs.), Pittsburgh (2 hrs. 12 min.) and Ohio's Amish Country (40 min.).

## WHAT'S INSIDE -

Find Your Way .....	4
Coshocton in Bloom .....	5
Shop Coshocton .....	6-11
Support Local .....	13
Food & Drink .....	14-18
Adventure Trails .....	19
Stem or Stein .....	20-23
Discover America's Canal Town ..	24-25
Attractions and the Arts .....	26-27
Relax and Recharge .....	28-32
Festivals & Events .....	34-37
Visiting With a Pet .....	40-41
Staying in Coshocton .....	42-45
Just a Short Drive .....	46

*Order a free information packet today!*

## ON THE COVER -

Ben Croghan

Pictured on the cover is the Monticello III Horse Drawn Canal Boat Ride, which operates on weekends from Memorial Day through mid October. The first canal boat arrived in Caldersburg (now Roscoe Village) in August of 1830. Canal Boat tours began with the Monticello II in 1971 and have continued ever since, taking guests on a ride to the past down the one mile restored stretch of the Ohio and Erie Canal.

[visitcoshocton.com/places/canalboat](http://visitcoshocton.com/places/canalboat)



[visitcoshocton.com](http://visitcoshocton.com)



## THE HISTORY BEHIND WHITEWOMAN STREET -

Mary Harris is the earliest identifiable resident of the Coshocton area. In 1704, at the age of nine, she was taken captive by Mohawks in Massachusetts, was adopted and became a Mohawk, married, and had a family. On January 15, 1751, British colonial explorer Christopher Gist visited her town and spoke to her, recording the meeting in his journal. He named the Walhonding river "White Woman's Creek" after Mary, and it was included on English maps. She was world-famous as "The White Woman" living in the wilderness.



Coshocton County Visitors Bureau  
432 N. Whitewoman Street  
Coshocton, Ohio 43812  
(800) 338-4724  
[VisitCoshocton.com](http://VisitCoshocton.com)



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*Selling Coshocton County*

**Howard Hanna**

*Carly Thompson*  
740-291-2372

**Real Estate Services**





## Coshocton In Bloom

There are flowers everywhere! It's often the first thing people notice when visiting Coshocton during the warmer months as pots, flower beds and hanging baskets explode with color. All are created and maintained by **Coshocton in Bloom**. The non-profit organization was created in 2009 and started with 32 hanging baskets; today the group plants more than 500! Coshocton in Bloom has helped make Coshocton a welcoming and vibrant place to live, work, and play by creating clean environments, celebrating heritage, and planting pride through volunteerism.

Since its inception, Coshocton in Bloom has won multiple national awards including several for outstanding floral displays. In 2022, the organization built two new greenhouses within the community to accommodate floral production. Most of the plants seen throughout the community are grown right here.

Coshocton In Bloom is affiliated with **America in Bloom**, whose mission is to promote nationwide beautification through education and community involvement by encouraging the use of flowers, plants, trees, and other environmental and lifestyle enhancements. Participating has improved the overall quality of life through its programs, grant opportunities, resources library and yearly advisor visits to Coshocton.

America in Bloom Executive Director Laura Kunkle said, "America in Bloom is helping communities of all sizes achieve their potential. Every year our participants raise the bar, and the accomplishments and progress shown by this year's group is remarkable. Congratulations to Coshocton for the excellent work making your community more beautiful and vibrant."

visitcoshocton.com



*Stay Awhile*

**Roscoe Hillside Cabins**

**BOOK NOW ON AIRBNB.COM**

Located behind Historic Roscoe Village  
in Coshocton, Ohio

HillsideCabins.net | 740-622-2222



# Shop Coshocton

Visit over thirty locally owned shops in Historic Roscoe Village and Coshocton's Downtown Historic District!

SHOP LOCAL, #SHOPCOSHOCOTON!







Reclaim. Upcycle. Salvage. Transform.

# RUST

## Decor

Coshocton, OH



POP in & Paint Ceramics and  
Workshops Available!

341 Main Street, Coshocton  
740.295.9837 | rustdecor15@gmail.com  
rustdecorshop.com

# EVERYTHING LOCAL

MAPS | GUIDES | GEAR



43812  
**COSHOCOTON!**  
SUPPLY CO.

432 N. WHITEWOMAN ST.  
COSHOCOTON, OH 43812  
740-622-4877 • COSHOCTONSUPPLYCO.COM



# Where History Comes to Life!

Plan to spend the day in Historic Roscoe Village! The self-guided Living History tour brings past to present with life-size digital kiosks. The workplaces and stories of 19th century tradespeople like printing press operators, broom squires, weavers, doctors and teachers are included. Tours are available every day from 10 AM - 4PM and begin at the Roscoe Village Visitor Center. Be sure to include a visit to the nationally-accredited Johnson Humrickhouse Museum or take a ride on the Monticello III Horse Drawn Canal Boat to make the day complete.

Roscoe Village is also filled with family owned shops, lively pubs and restaurants. Browse shops that include a working leather shop, a specialty bakery just for dogs, fine jewelry, ladies clothing, made-in-Ohio food and wines, home decor, art galleries and shops filled with locally produced items. Most shops are open daily until 5 PM, with restaurants open well into the evening. See a complete list of The Shops of Roscoe Village on page 9.

Roscoe Village's annual traditions span more than 50 years and include the Apple Butter Stirrin' Festival each October, when the sounds and scents of Autumn are celebrated with Apple Butter cooking over an open fire, live music, kids' activities, artist booths, food vendors, and special Spirit Tours.

Families have made the Christmas Candlelighting Ceremonies an annual tradition for generations. Held the first two Saturdays in December, days are filled with holiday shopping, kids activities, pictures with Santa, Roscoe Holiday Tours, carolers and other surprises. When the sun goes down, luminaries line the street and candles alight in shop windows. Join with others around the base of the giant Christmas tree and be part of a special ceremony where memories are shared, stories are told, choirs sing and the light is passed from candle to candle through the crowd as Silent Night is sung. It's a wonderful way to usher in the holiday season.

Come and experience all that Historic Roscoe Village has to offer year round!



RoscoeVillage.com | 740-622-7644  
RoscoeVillageShops.com



CHRISTMAS CANDLELIGHTING | APPLE BUTTER STIRRIN' FESTIVAL | WEAVER FROM LIVING HISTORY TOUR AT THE CRAFTSMAN'S COTTAGE | VILLAGE BLACKSMITH FROM LIVING HISTORY TOUR

visitcoshocton.com



25

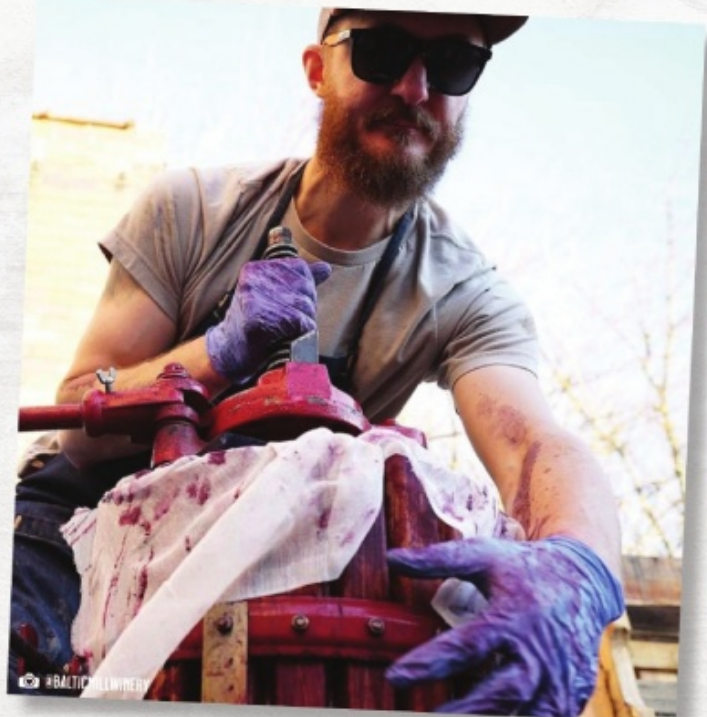


# THREE RIVERS WINE TRAIL

WINE • BEER

There's something for everyone on the Three Rivers Wine Trail! Seven unique wineries and a brewery are all within a scenic drive of one another in East-central Ohio. The Appalachian Foothills of Coshocton County serves as the backdrop for this eclectic trail. Wine lovers can taste Ohio wines at a California-style bar, in a converted flour mill, or a big yellow barn. Stop at a working farm for a glass of Bavarian-style beer. Each is operated independently and the wine-makers and brew masters are on site to say hello and share their stories with you. Some offer full-service restaurants, small plates or food trucks, and live music is often available to go along with the beautiful views. Be sure to pick up a passport and have it signed at each location to earn your free Three Rivers Wine Trail T-shirt.

- Self-driven Tour
- Eight Unique Locations
- Easy to Follow Digital Map
- Wine and Beer made on site
- Food Trucks, Live Music & Special Events
- Top US Wine Destination of 2018, Cellar Tracker



ThreeRiversWineTrailOhio.com



## Step into Our Time Machine

The Baltic Mill started milling flour in the mid-1800's and at one time, was Ohio's largest flour mill. In 2014, the building was renovated and Baltic Mill Winery was opened to the public to offer delectable, handcrafted wine in a breathtaking historical setting.

### Not your "Run-of-the-Mill" Winery!




111 East Main Street  
Baltic, OH 43804  
(330) 365-0524  
www.balticmillwinery.com

visitcoshocton.com



## Visit one of the most beautiful wineries in Ohio.

Enjoy sipping fine wine, tasting good food, kibitzing with our alpacas and enjoying our pristine countryside filled with great beauty that is the **Yellow Butterfly Winery!**



### Open Year Round!

Wed. - Thurs. Noon to 6 PM  
Fri. Noon to 7 PM  
Sat. Noon to 8 PM

Check Out Our  
Saturday Music  
Series.

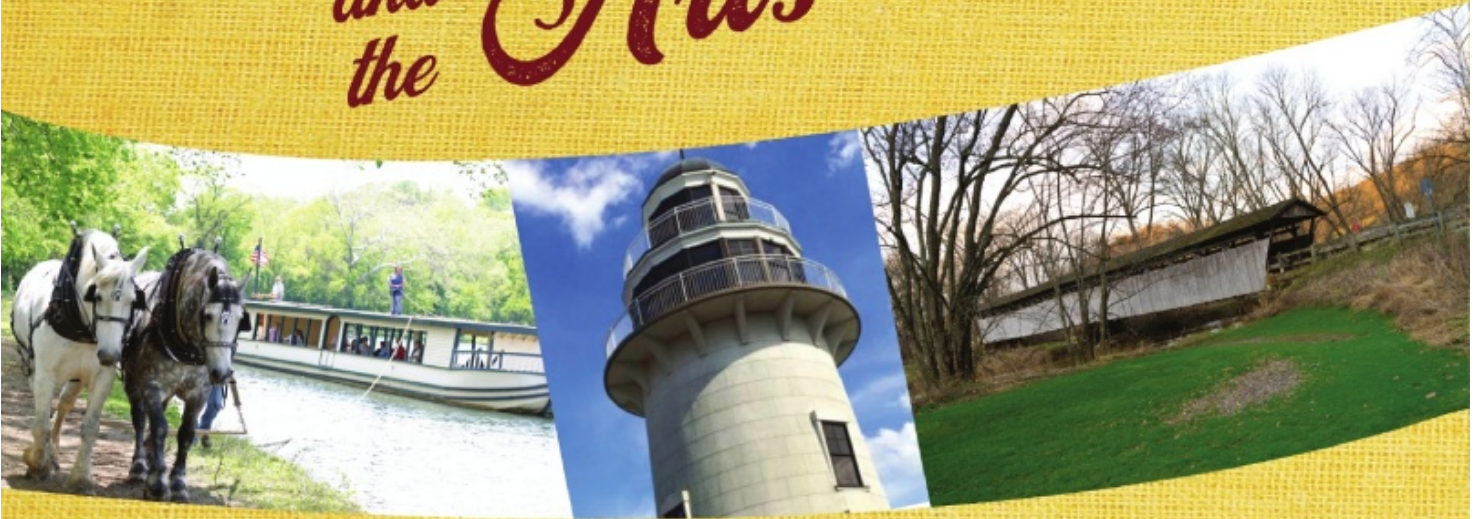
**Yellow  
Butterfly**  
WINERY

11661 Blue Ridge Road  
Newcomerstown, Ohio 43832  
yellowbutterflywinery.com  
740.492.1216



# Attractions and the Arts

Find museums, historical landmarks, entertainment and more. There is so much to discover in Coshocton!



Come explore at  
The Johnson-  
Humrickhouse  
Museum



300 N. Whitewoman St. Coshocton, Ohio 43812



#### Museum Hours

12-4 Daily Memorial Day-Labor Day  
12-4 Closed Mondays spring & fall  
12-4 Friday-Sunday January & February



www.jhmuseum.org  
(740)622-8710  
Jhmuseum@jhmuseum.org

Find us  
@jhmuseum31



## Gospel Hill Lighthouse



- Stands up on a hill in Coshocton County
- Reception Area / Prayer Room
- Observation from Inside & Outside on Deck
- Free Tours
- Lighthouse Open: Mon.-Fri., 9AM-3PM
- Other Hours by Appointment

27610 TR 45, Warsaw • 740-824-3300

www.GospelHillMinistry.org

gospelhill11@gmail.com • info@gospelhillministry.org



**artPark**

325 Main St., Coshocton

**Battle Axe Throwing**1941 Otsego Ave.  
(740) 291-9944**Clary Gardens**588 W. Chestnut St.  
Coshocton  
(740) 622-6524  
clarygardens.org**Coal Miners' Memorial**760 Chestnut St., Coshocton  
coalminersmemorialfund.org**Gospel Hill Lighthouse**27610 TR 45, Warsaw  
(740) 824-3300  
gospelhillministry.org**Helmick Covered Bridge**

TR 25, Warsaw

**Historic Roscoe Village**600 N. Whitewoman St.  
Coshocton  
(800) 877-1830  
roscoevillage.com**Johnson-Humrickhouse Museum**300 N. Whitewoman St.  
Coshocton  
(740) 622-8710  
jhmuseum.org**Kids America**1600 Otsego Ave., Coshocton  
(740) 622-6657  
kidsamerica.org**Legacy Lanes & Lounge**775 S 2nd St., Coshocton  
(740) 575-4279  
legacylaneslounge.com**MMS Aviation**24387 Airport Rd., Coshocton  
(740) 622-6848  
mmsaviation.org**Monticello III Horse-Drawn Canal Boat**23253 SR 83 N, Coshocton  
coshoctonlakepark.com/monticello**Old Stone Fort**

22921 CR 254, West Lafayette

**Pearl Valley Cheese**54760 TR 90, Fresno  
(740) 545-6002  
pearlvalleycheese.com**Richard Downing Airport**24569 Airport Rd., Coshocton  
(740) 622-2252  
coshoctoncountyairport.com**Shelby Movie Theaters**460 Downtowner Plaza,  
Coshocton  
(740) 622-6855  
shelbytheatres.com**Triple Locks Theater**685 N. Whitewoman St.  
Coshocton  
(740) 622-2959  
footlightplayers.com**Troop Train Memorial**116 E Railroad St., West Lafayette  
coshoctonfire.org/troop-trainaccident**Walhonding Valley Historical Society & Museum**102 E. Main St., Warsaw  
(740) 824-4000  
wvhistoricalsociety.orgvisitcoshocton.com/  
thingstodo

## HAVE A JET? LAND ON OUR 5,000 FOOT RUNWAY



- Low Fuel Prices
- Close to Golf Courses and Historic Roscoe Village
- Terminal Building with Beautiful Views Overlooking Runway 04 & 22
- Comfortable Lobby & Pilot's Lounge with TV, Weather and Wi-Fi
- Conference Room & Kitchen
- Restrooms with Shower
- Crew Car For Those That Just Want to Stop, Enjoy a Meal & Depart



Marty Dobson, Airport Administrator | 740.622.2252 | FAX: 740.622.1492 | martydobson@coshoctoncounty.net

visitcoshocton.com



27



# Food & Drink

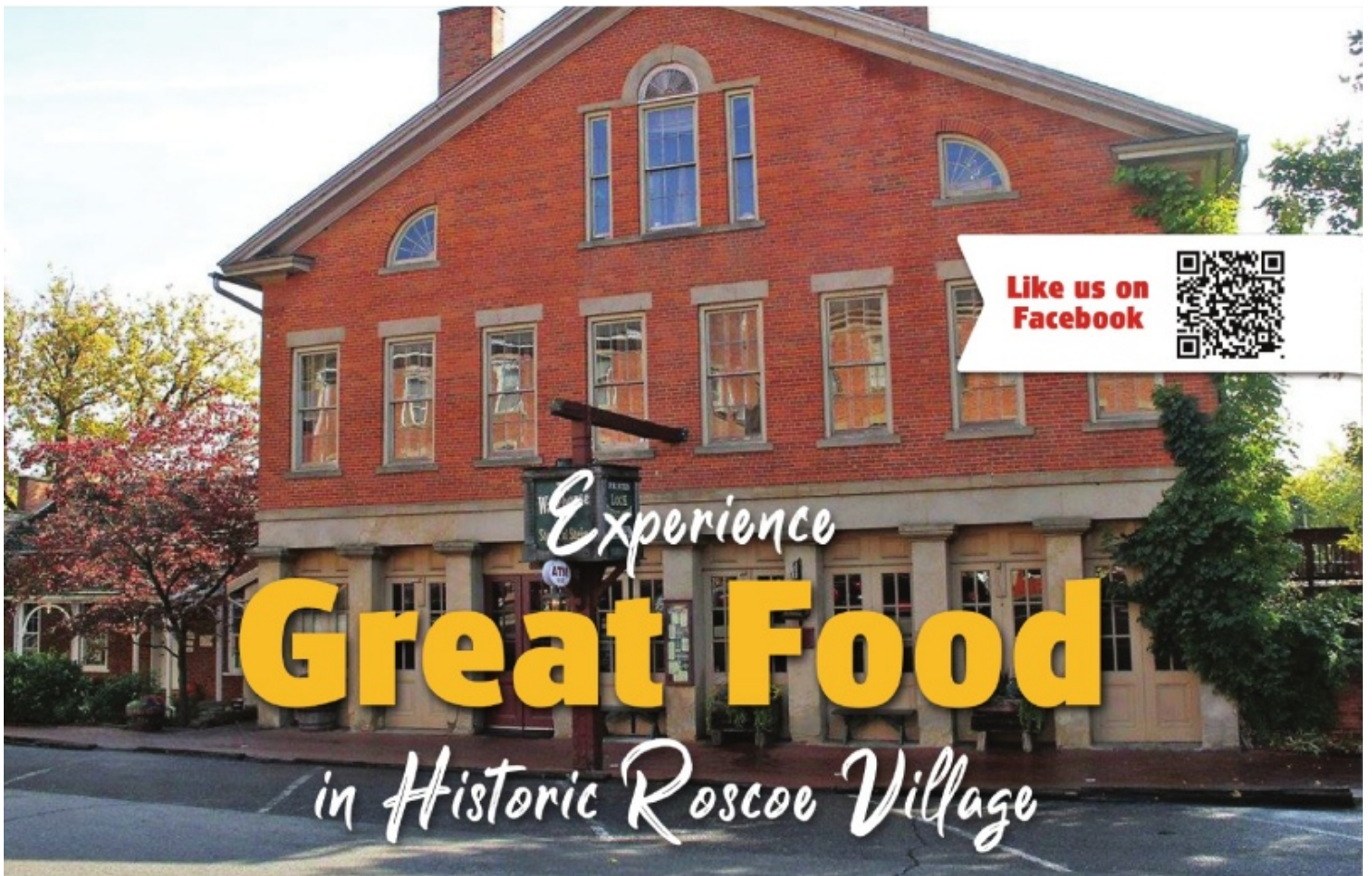
*Hangry travelers will appreciate that Coshocton has so many unique places to eat. With over 30 local restaurants, there is something for everyone in Coshocton County.*



14

Coshocton County Visitors Guide





**TAKE-OUT • DINE IN • OUTDOOR PATIO • CATERING**



*Home of legendary onion rings!*

400 N. Whitewoman St., Coshocton

740-622-4001

[WarehouseRestaurants.com](http://WarehouseRestaurants.com)



## Support Local

Stroll the brick sidewalks of Historic Roscoe Village and find more than a dozen charming shops, all locally-owned and filled with unique items, many made in Ohio. From hand-made leather goods, wrought iron, locally made American flags, old fashioned candy, clothing, fine jewelry, home decor, Vera Bradley and organic treats for your furry friends, there's something for everyone!

Coshocton's Downtown Historic District is also worthy of exploration. Centered around the Coshocton County Courthouse (c. 1875), shops include a nationally recognized quilt store, an antique mall, and several boutiques filled with clothing, art and collectibles. Many shops are woman and veteran owned and are located in historic buildings, featuring original flooring and tin ceilings.

Take a short drive into the county to find delightful garden centers and farm markets, a cheese house and one of Ohio's largest prom and bridal stores. Nestled throughout all areas are restaurants, coffee shops, ice cream shops, and wineries, so it's easy to make Coshocton the perfect destination for a girls weekend getaway or holiday adventure. It's much more personal than internet buying and a lot less hectic than shopping at the mall.



## Historic Roscoe Village & Riverfront Lodging



1, 2, & 3 Bedroom homes and destinations in Coshocton.

### McKENNA LODGING

Visit [McKennaLodging.com](http://McKennaLodging.com) for more info.  
Follow us on social media @McKennaLodging.



[visitcoshocton.com](http://visitcoshocton.com)   



## McKENNA'S

DELI LOCAL FOODS WINE

## MARKET

55716 US 36  
West Lafayette, OH 43845  
740-777-1001  
[www.McKennasMarket.com](http://www.McKennasMarket.com)





TOP ROW: CANAL CARGO - #CANALCARGO | KDA CAMP STORE - #COSHOCKDA | GOOD BOY BAKERY - #GOLDENBOYBLUEBERRY  
 SECOND ROW: RUST DECOR - #RUSTDECOR | THE GARDEN PATCH GREENHOUSE - #GARDENPATCHGREENHOUSE | HOUSE OF G.A. FISHER DIAMOND JEWELERS  
 THIRD ROW: MCKENNA'S FARM MARKET - #MCKENNAFARM | ROSCOE SWEETS & TREATS - #SHOPSROSCOVILLAGE | DOWNTOWN COSHOCTON - #VISITCOSHOCKTON

#VISITCOSHOCKTON

