

FORMER ALDI

1853 North Bridge Street
Chillicothe, OH 45601

FOR SALE OR LEASE

3.49 AC | 18,000 SF AVAILABLE

HIGHLIGHTS

- Former Aldi supermarket available in Chillicothe, OH
- 3.49 Acres | 18,000 SF available for Sale or Lease
- Excellent visibility and access
- More than 125,000 residents within the trade area
- Located on SR 23 just south of Adena Regional Medical Hospital & Kenworth Truck Company
- Nearby retailers along North Bridge Street include Dick's Sporting Goods, Gabe's, Kroger, Kohl's, Walmart, Sam's Club, Lowe's, Menards, Rural King, JCPenney, Hobby Lobby and more
- Area restaurants include Texas Roadhouse, Olive Garden, Panda Express, Panera Bread, Red Lobster, Tumbleweed Tex Mex, Longhorn Steakhouse, Applebee's and many others

TRAFFIC COUNTS

- 25,483 VPD on US 35 at North Bridge Street
- 29,270 VPD on North Bridge Street south of Seney Road

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	901	18,364	38,165
Households	412	6,626	14,829
Average HH Income	\$66,569	\$75,481	\$82,484
Daytime Employees	665	12,282	21,492

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com

Ryan Ertel rertel@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
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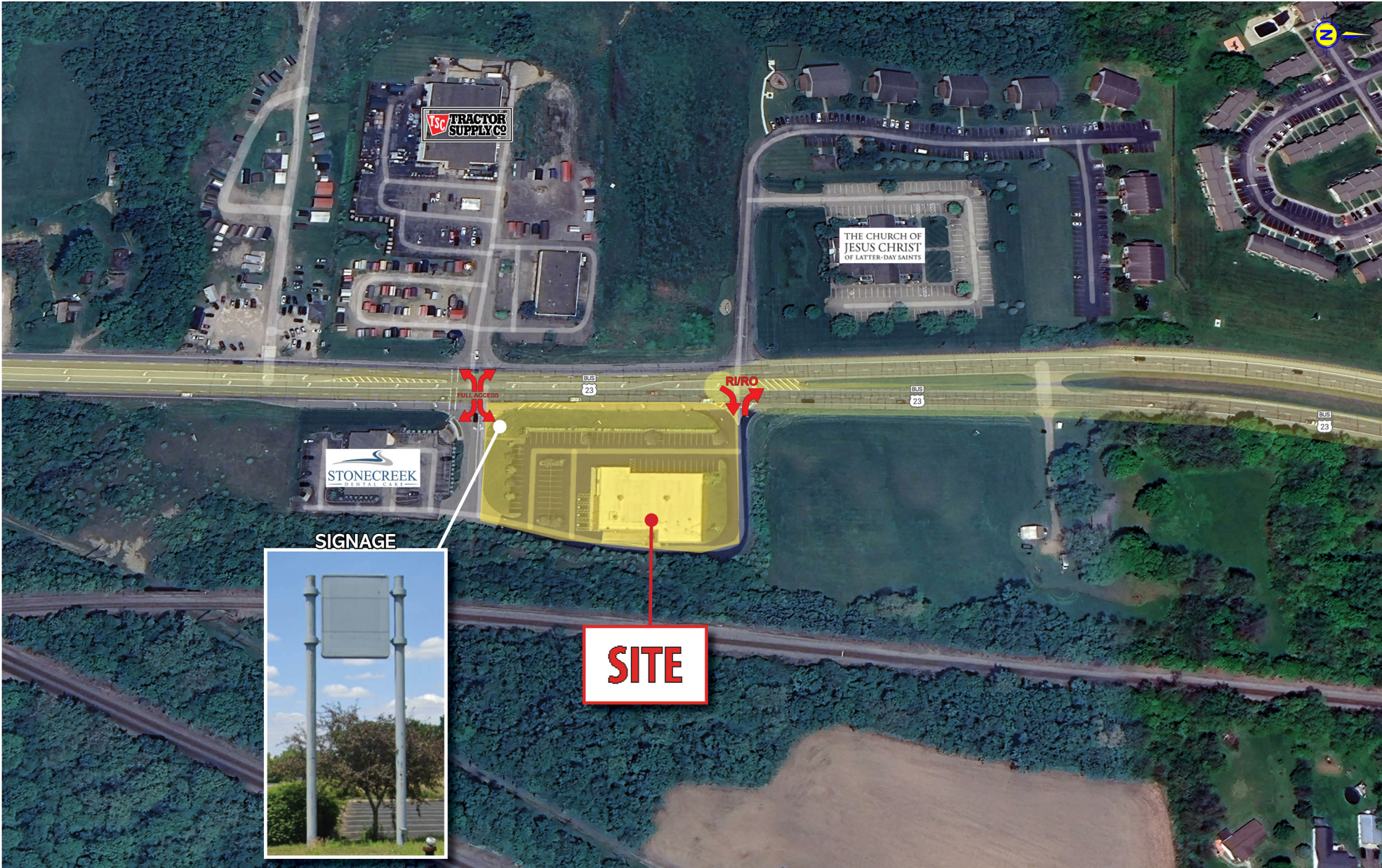
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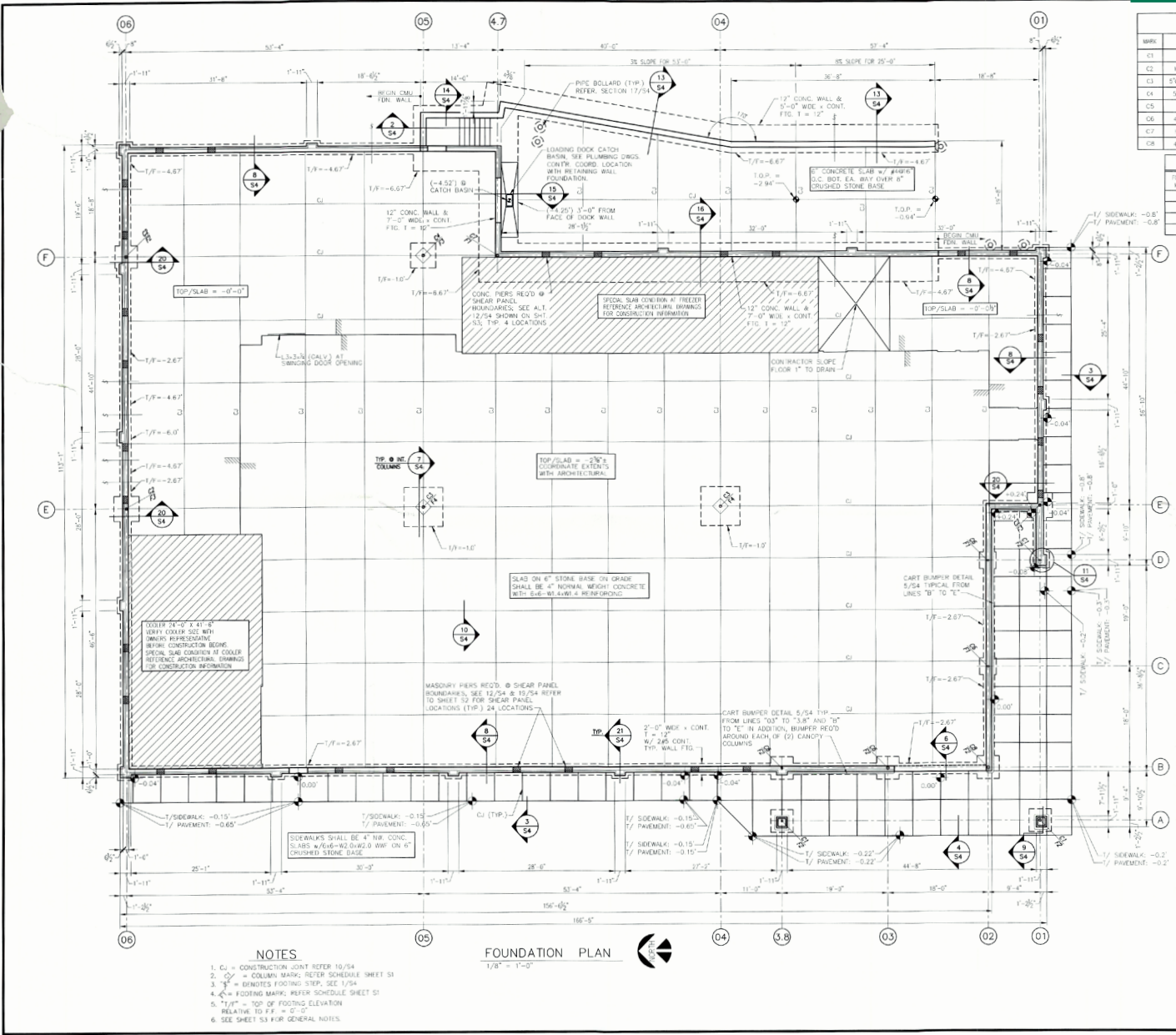
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COLUMN SCHEDULE			
NO.	SIZE	BASE PLATE	ANCHOR BOLTS
C1	4" X 8" STD. PIPE	3/4" X 10" X 1/2"	4-3/4" X 1/2" (HEADS)
C2	W8X24 I/A	1 1/2" X 10" X 1/2"	4-3/4" X 1/2" (HEADS)
C3	5" X 8" STRONG PIPE	1 1/4" X 10" X 1/2"	4-3/4" X 1/2" (HEADS)
C4	5" X 8" STD. PIPE	1 1/4" X 10" X 1/2"	4-3/4" X 1/2" (HEADS)
C5	4" X 8" STD. PIPE	1 1/2" X 10" X 1/2"	4-3/4" X 1/2" (HEADS)
C6	W8X24 I/A	SEE 2/53	4-3/4" X 1/2" (HEADS)
C7	4" X 8" STD. PIPE	SEE 1/53	4-3/4" X 1/2" (HEADS)

FOOTING SCHEDULE			
FOOTING MARK	SIZE	THICKNESS	REINFORCING (L.S. NO.)
F1	3'-0" X 3'-0"	1'-0"	4-#4
F2	4'-0" X 4'-0"	1'-0"	4-#5
F3	4'-0" X 4'-0"	1'-0"	1-#6
F4	7'-0" X 7'-0"	1'-0"	7-#5

SUB-GRADE NOTES:

REMOVE ANY TOPSOIL, WEEDROOT, ROOTS, MAIL EXISTING FOUNDATION MATERIALS, AND ANY OTHER SOFT OR UNDESIRABLE MATERIALS FROM BENEATH PROPOSED BUILDING EXTERIOR TO FEET BEYOND THE BUILDING PERIMETER TO BE CONSTRUCTION. THE EXISTING FILL SHALL BE EVALUATED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY FILL OR CONCRETE. FOUNDATIONS CANNOT BE PLACED ON UNDESIRABLE FILL SHALL BE INCULCATED WITH CONTROLLED DECOMPOSITION FILL. PERFORM ANY REQUIRED CUTS AND CAREFULLY PROTECT FILL SURFACES. SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CONTROLLED DECOMPOSITION FILL. ALL EXISTING UTILITY LINES SHALL BE RELOCATED PRIOR TO BEGINNING EXTERIOR OPERATIONS.

AREAS WITHIN THE PROPOSED BUILDING FOOTING SHALL BE EVALUATED FOR SOFT OR UNDESIRABLE SOILS. UPON COMPLETION OF EXCAVATION AND PRIOR TO FOUNDATION CONSTRUCTION, ANY LOGS AND WEEDS WITHIN EXISTING FILL ARE REMOVED BY PROPOSING FILL SHALL BE REPAIRED IN-PLACE OR REMOVED AND REPLACED WITH AN APPROVED GASTIGHT FILL. AREAS OF EXISTING FILL THAT ARE UNDESIRABLE TO THE PROPOSED FOUNDATION SHALL BE REPAIRED IN-PLACE OR REMOVED AND REPLACED WITH AN APPROVED GASTIGHT FILL. THESE AREAS SHALL BE EVALUATED BY AN EXPERIENCED GEOTECHNICAL ENGINEER FOR SOFT OR UNDESIRABLE SOILS.

EXPOSED SURFACES SHALL BE SCARIFIED TO A 4" MIN. DEPTH AND COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY PER ASTM D-1557.

ENGINEERED FILL SHALL BE AN APPROVED GRANULAR OR LOW PLASTICITY MATERIAL, FREE OF ORGANIC MATERIALS, CLAYS, AND COMBUSTIBLES GREATER THAN 4% MOISTURE. SOILS ARE NOT SUITABLE FOR ENGINEERED FILL. PLACE ALL FILL IN 6" MAX. LAYER LIFTS AND COMPACT TO 95 PERCENT OF THE STANDARD PROCTOR DRY DENSITY. THE MOISTURE IN THE FILL SHALL BE CONTROLLED TO THE OPTIMUM MOISTURE CONTENT OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.

ALL EXCAVATION SHALL COMPLY WITH CURRENT OSHA REGULATIONS. IF WATER IS ENCOUNTERED IN SITE EXCAVATIONS, THE EXCAVATIONS SHALL BE DRAINAGED TO ALLOW PROPER CONSTRUCTION AND BACKFILLING IN DRY CONDITIONS. FILL MATERIALS SHALL NOT BE PLACED ON FROZEN SOILS OR FROST-HEAVED SOILS UNLESS SOILS WHICH HAVE BEEN RECENTLY SUBJECTED TO FROST OR FROST-HEAVED SOILS UNLESS SOILS WHICH HAVE BEEN RECENTLY SUBJECTED TO FROST OR FROST-HEAVED SOILS SHALL BE REPAIRED PRIOR TO PLACING OF ENGINEERED FILL. GRANULAR SUB-BASE MATERIALS, FILLING OR SUB-BASE CONCRETE, FILLING, DRAINAGE SHALL BE PROVIDED AWAY FROM THE BUILDING AND FOUNDATION EXTERIOR LINES. CONCRETE SHALL ALSO BE REPAIRED THROUGHOUT THE FILLING OPERATIONS. ALL FILLING OPERATIONS SHALL BE OBSERVED ON A FULL-TIME BASIS BY AN EXPERIENCED SOILS ENGINEERING TECHNICIAN.

Revisions:		Date:
1	Issued for Permit	04/20/2007
2		
3		
4		
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6		
7		
8		
9		

Seal
PROJECT MANAGER
PROJECT ENGINEER / ARCHITECT
PROJECT DESIGNER

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APD Engineering
3445 Watson Place - Suite 208
Rochester, NY 14623
585.273.6273
585.273.6276 fax
www.apd.com

LDK Engineering, PLLC
Structural Engineering Consultants
69 Cascade Drive Suite 307 - Rochester, NY 14614
585-454-6803 585-454-7042 FAX

ALDI, Inc.
4400 S. Charleston Pike
Springfield, OH 45502
937.558.0516

ALDI, Inc.
Chillicothe, OH
North Bridge Street
Chillicothe, OH 45601
Ross County
Project Name & Location:
Foundation Plan

Drawing Name:
Date: 04/20/2007
Type: RH-RD-OH
Drawn By: D.J.L.
Scale: As Noted

Project No.
07-0115
S1
Drawing No.