



Arrowhead Plaza

620 E Main Street, Hebron, OH 43025



Offering Summary

| | |
|----------------|-------------------|
| Sale Price: | \$3,500,000 |
| Building Size: | 21,140 SF |
| Lot Size: | 5.3 Acres |
| Year Built: | 2005 |
| APN: | 075-344754-00.008 |

Property Overview

This fully leased 21,140 SF retail strip center, built in 2005, presents a compelling investment opportunity for retail investors seeking stable income and strong returns. The well-maintained property features a proven tenant mix anchored by Kroger, supporting consistent customer draw and high on-site retail traffic. Designed for long-term performance, the center offers efficient layouts, ample parking, and strong visibility for tenants. With established leases in place and demonstrated operating history, the property delivers reliable cash flow and attractive ROI. The adjacent lot is not included in the sale and is listed separately, though potential exists to negotiate its inclusion. Sale is subject to a lot split.

Property Highlights

- Fully leased 21,140 SF retail strip center
- Kroger-anchored center providing consistent traffic
- Strong in-place cash flow with established tenants
- Excellent investment opportunity with attractive ROI





Arrowhead Plaza

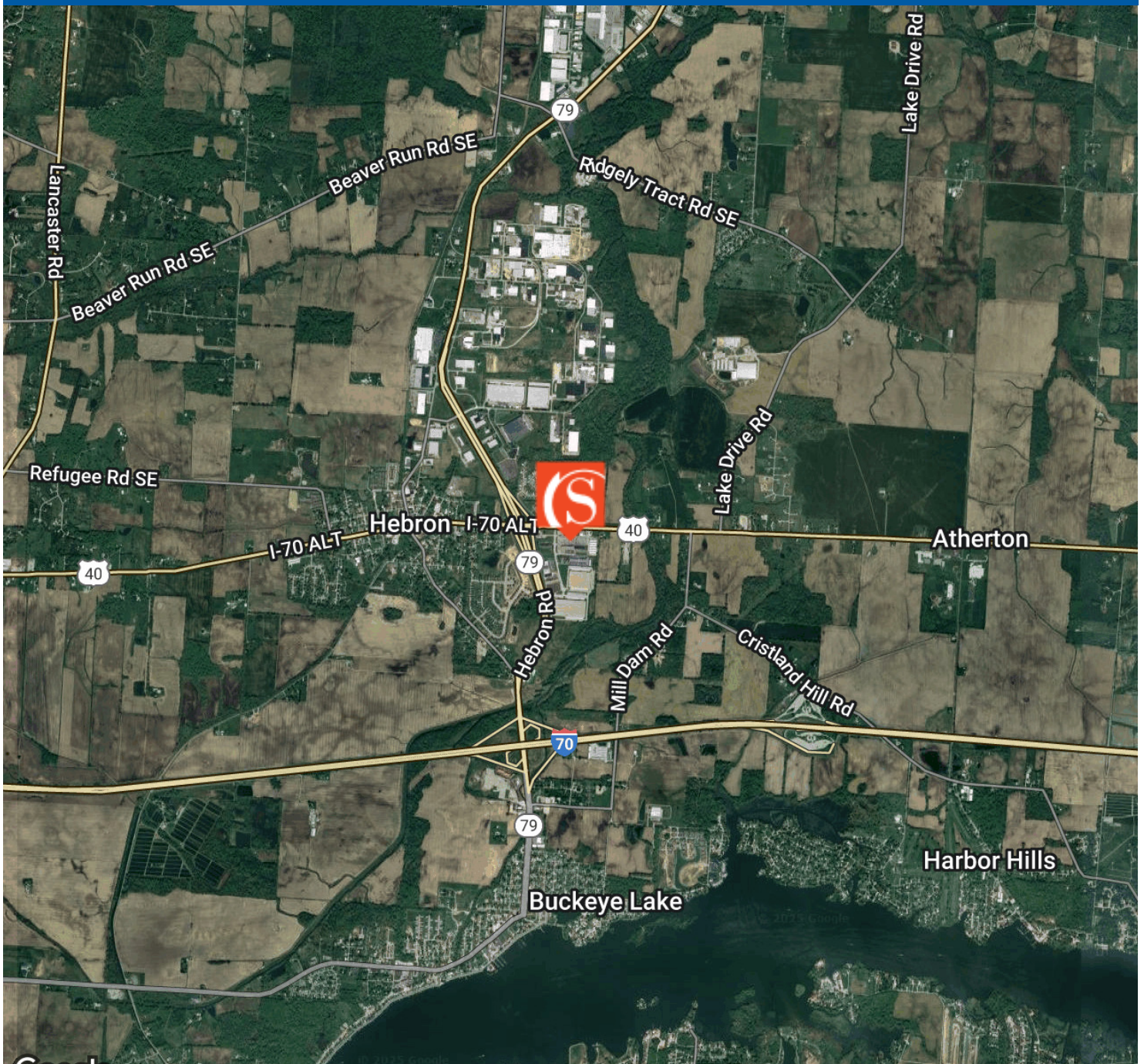
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Google

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Shai-Hess Commercial | 1471 Granville Road | Newark, OH 43055 | 740.587.7441 | shai-hess.com

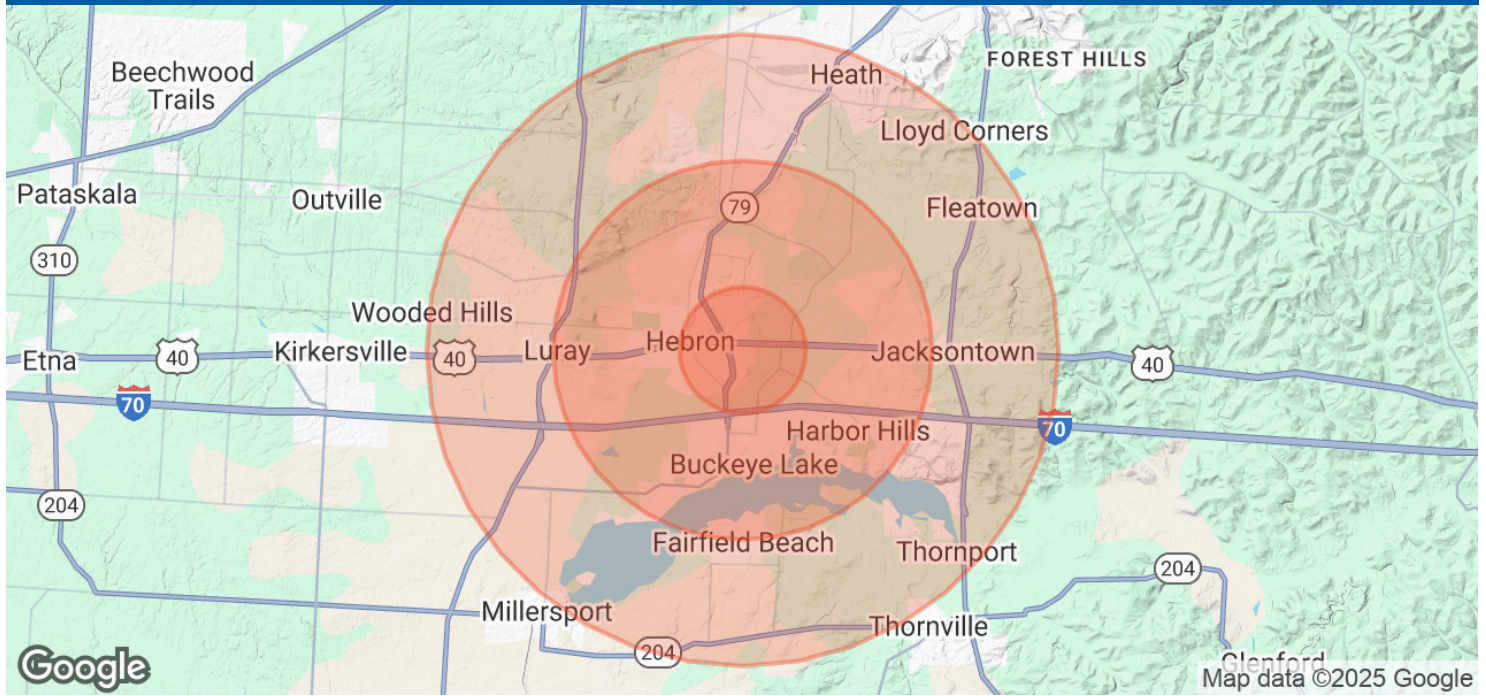
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 1,470 | 8,669 | 19,673 |
| Average Age | 42 | 44 | 45 |
| Average Age (Male) | 41 | 44 | 44 |
| Average Age (Female) | 43 | 45 | 46 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 651 | 3,857 | 8,425 |
| # of Persons per HH | 2.3 | 2.2 | 2.3 |
| Average HH Income | \$79,597 | \$90,365 | \$101,137 |
| Average House Value | \$224,614 | \$280,464 | \$308,878 |

Demographics data derived from AlphaMap

