

# MOVE-IN READY RETAIL SPACE FOR LEASE

2150-2172 WALKER LAKE RD

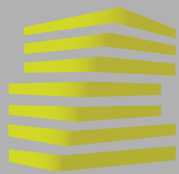
ONTARIO, OH



SITE



LOCATION.  
commercial real estate

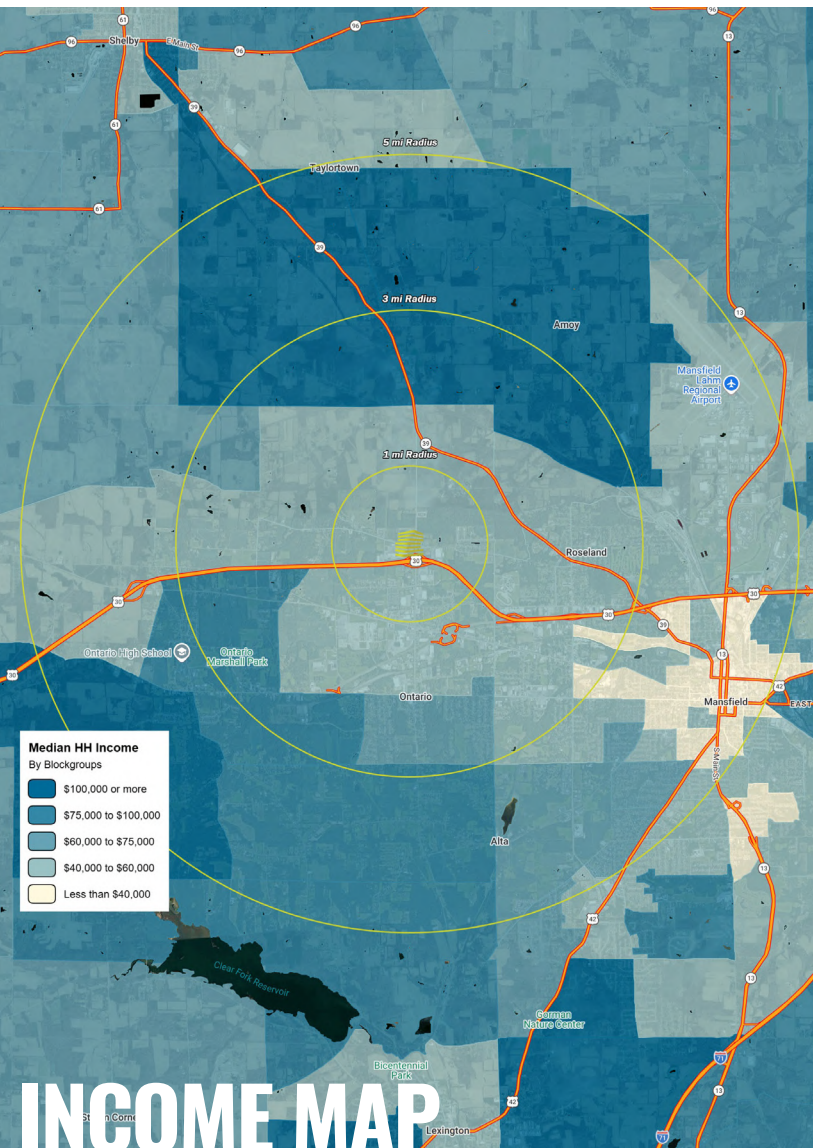


# 2150-2171 WALKER LAKE RD

## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

ONTARIO, OHIO SERVES AS THE PREMIER RETAIL DESTINATION FOR THE GREATER MANSFIELD METROPOLITAN AREA, A REGION ENCOMPASSING MORE THAN 124,900 RESIDENTS. STRATEGICALLY LOCATED BETWEEN COLUMBUS AND CLEVELAND, ONTARIO OFFERS CONVENIENT ACCESS VIA INTERSTATE 71, U.S. ROUTE 30, AND STATE ROUTE 13.

THE 2150 WALKER LAKE ROAD ADDRESS IS SITUATED WITHIN ONTARIO'S PRIMARY RETAIL CORRIDOR ALONG U.S. HIGHWAY 30, SURROUNDED BY NATIONAL BIG-BOX RETAILERS AND BENEFITING FROM VISIBILITY TO OVER 20,000 CARS PER DAY. ONTARIO DRAWS A SHOPPING POPULATION OF OVER 150,000 FROM ACROSS THE NORTH-CENTRAL OHIO AREA, SERVING AS THE DOMINANT COMMERCIAL ADDRESS FOR THE REGION.

OHIOHEALTH IS THE REGION'S LARGEST EMPLOYER WITH CLOSE TO 2,500 EMPLOYEES IN RICHLAND COUNTY. RICHLAND COUNTY HAS ALSO ESTABLISHED ITSELF AS A LEADER IN MANUFACTURING, WITH A ROBUST BASE IN METALS, POLYMERS, AUTOMOTIVE, AND PUMP MANUFACTURING SERVING GLOBAL END USERS.

### DEMOGRAPHICS

|               | 1 mile   | 3 mile   | 5 mile   |
|---------------|----------|----------|----------|
| POPULATION    | 2,419    | 13,704   | 47,649   |
| HOUSEHOLDS    | 1,038    | 5,995    | 18,298   |
| EMPLOYEES     | 2,030    | 11,175   | 39,418   |
| MED HH INCOME | \$55,170 | \$56,103 | \$54,501 |

### AREA RETAIL | RESTAURANTS

**meijer** **MENARDS®**



**BEST BUY**

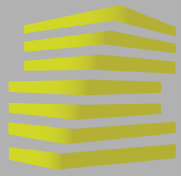
**DICK'S**  
HOUSE OF SPORT

**OLD NAVY**

**Gordon's**  
FOOD SERVICE STORE

**TJ-maxx®**

**CINEMARK™**



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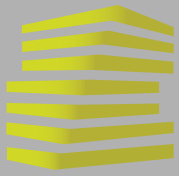
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- 2ND GENERATION RESTAURANT SPACE LOCATED IN ONTARIO'S PRIMARY RETAIL CORRIDOR, OFFERING IMMEDIATE OCCUPANCY AND REDUCED UPFRONT COSTS FOR INCOMING TENANTS
- LOCATED IN THE HEART OF A DOMINANT REGIONAL RETAIL NODE SURROUNDED BY MAJOR NATIONAL ANCHORS INCLUDING MEIJER, IHOP, ULTA BEAUTY, GORDON FOOD SERVICE, TARGET, BATH & BODY WORKS, FAMOUS FOOTWEAR, TJ MAXX, CULVER'S, AND OHIOHEALTH- ESTABLISHING THE AREA AS THE PRIMARY SHOPPING DESTINATION



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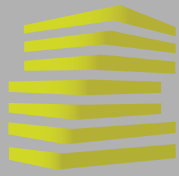
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- ±3,697 SF AVAILABLE WITH THE ABILITY TO DEMISE, PROVIDING FLEXIBILITY FOR A VARIETY OF USERS RANGING FROM BOUTIQUE RETAIL TO SERVICE-ORIENTED CONCEPTS
- POSITIONED WITHIN A HIGH-PERFORMING NEIGHBORHOOD CENTER FEATURING STRONG NATIONAL CO-TENANCY INCLUDING STARBUCKS, CRUMBL COOKIES, KAY JEWELERS, PENN STATION EAST COAST SUBS, BOOST MOBILE, AND GAMESTOP—DRIVING CONSISTENT DAILY TRAFFIC AND CROSS-SHOPPING



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## MARKET AERIAL

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