



2356 Harding Hwy, Lima, OH 45804

\$15/SF/YR

\$1.25/SF/MO

Eastgate Professional Plaza

Retail Space for Lease in Ohio



Brian Smith
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Listing Added: 06/01/2021

Listing Updated: 11/29/2023



Building Details

| | |
|----------------------|-------------------------------|
| Property Type | Retail |
| Subtype | Freestanding, medical, office |
| Tenancy | Single |
| Total Building SQFT | 6,962 |
| Vacant SQFT | 5,950 |
| Land Acres | 2.63 |
| Lot Size (sq ft) | 5,950 |
| Class | B |
| Year Built | 1989 |
| Year Renovated | 2023 |
| Buildings | 1 |
| Stories | 1 |
| Total Parking Spaces | 36 |
| APN | 47040002005017 |
| County | Allen County |

Building Description

Freestanding building close to major retailers and a strip mall that supply a large quantity of traffic to this property. Complete Build out options available. The building is perfect for a medical suite, dentist, or local community business. The entire building has been brought up to today's standards. All upgrades were completed in 12/2023. 6000 SqFt divisible by 1500 SqFt

List of upgrades & features:

- New Roof
- New Siding
- New Gutters
- New Windows
- New Doors
- New Electrical:
 - 6-Exit I Emergency lights with 6 remote heads
 - 5-Ac condensor disconnects
 - 8-LED exterior wall pack lights
 - 7-100 amp 3 phase meterbase
- New HVAC Units (5)
- New Furnaces (5)
- New Landscaping Features

Pricing:

Rate SF/Yr: \$15.00 (15.00)

CAM SqFt: \$5

RE Taxes Yr: n/a

RE Taxes Mo: n/a

Building Highlights

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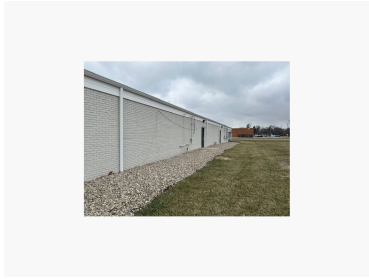
Building Location (1 Location)



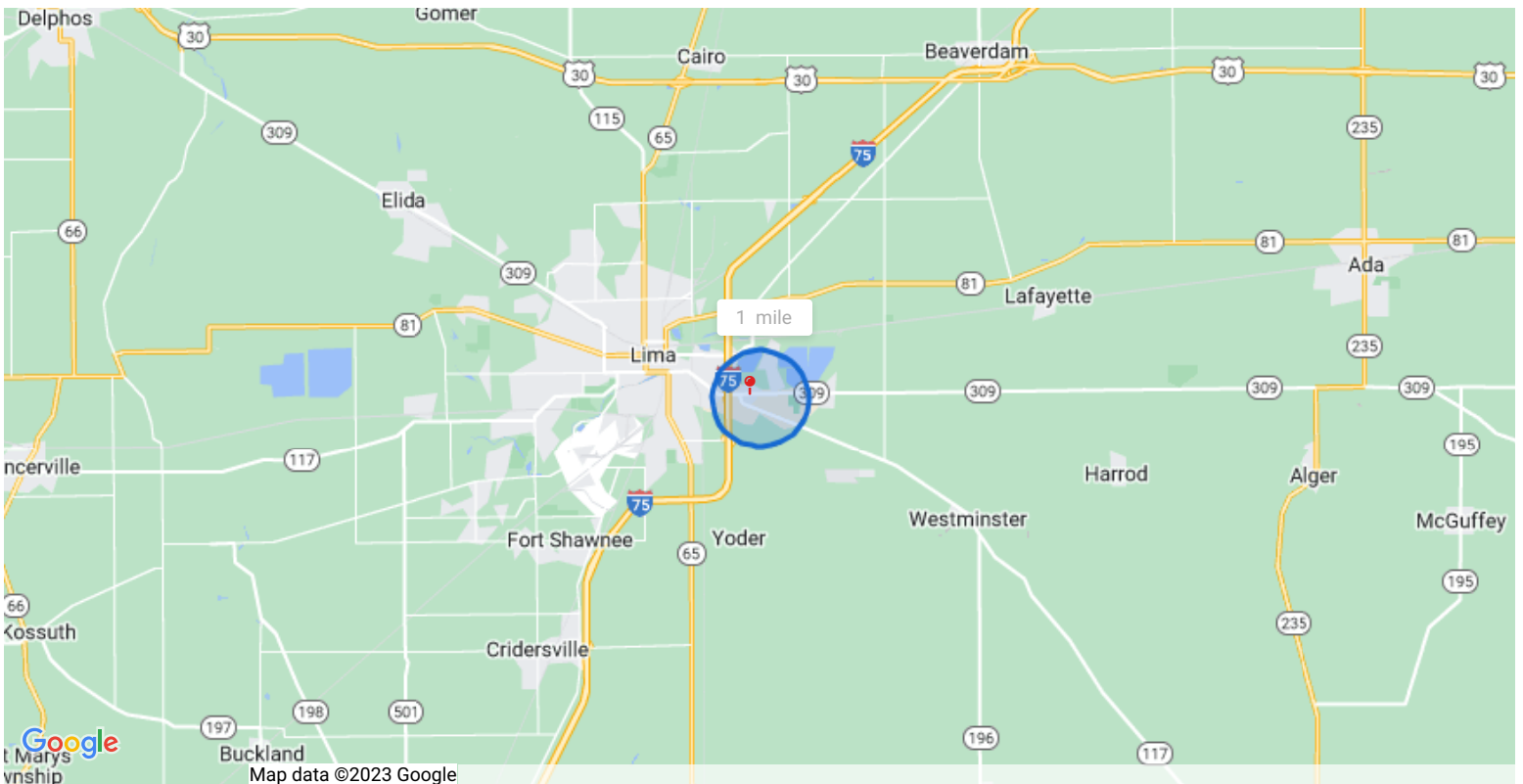
Details

| | |
|------------------------|----------------|
| Listing Type | Direct |
| RSF Range | 1500 - 5950 SF |
| USF | 5,950 SF |
| Office Available | 5,950 SF |
| Parking | 36 spaces |
| Rate (Per SF) | \$15 / SF / YR |
| Lease Type | NNN |
| Lease term | Negotiable |
| Total CAM (Per SF/YR) | \$5 |
| Total Rate (Per SF/YR) | \$20 |
| Total Monthly Rent | \$9,916.27 |
| Days on Market | 910 days |

Building Photos (9 photos)



Demographic Insights



Population

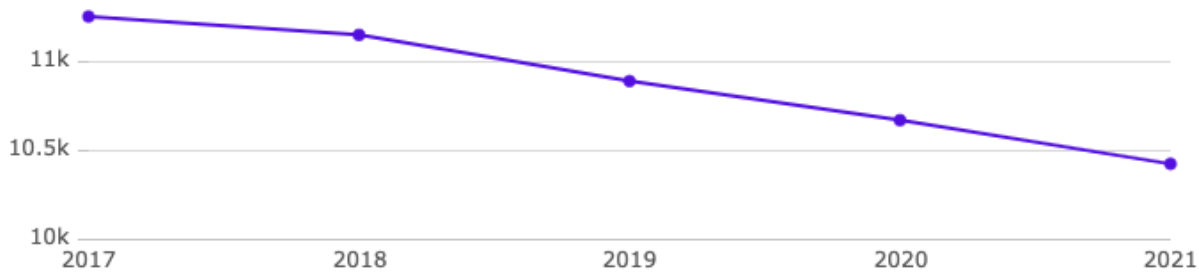
10.4k

↓ -2%

Compared to 10.6k in 2020

↓ -7%

Compared to 11.2k in 2017



Household Income

\$43.4k

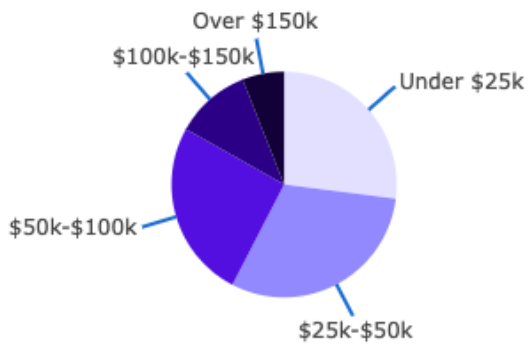
Median Income

\$59.3k

2028 Estimate

↑ 37%

Growth Rate



Age Demographics

41

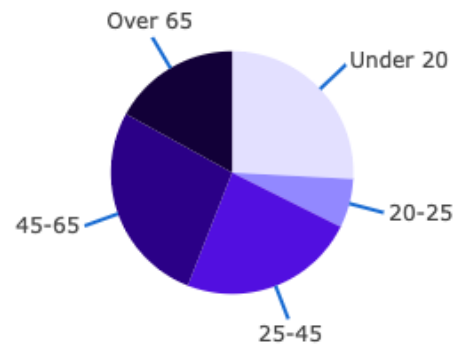
Median Age

46

2028 Estimate

↑ 12%

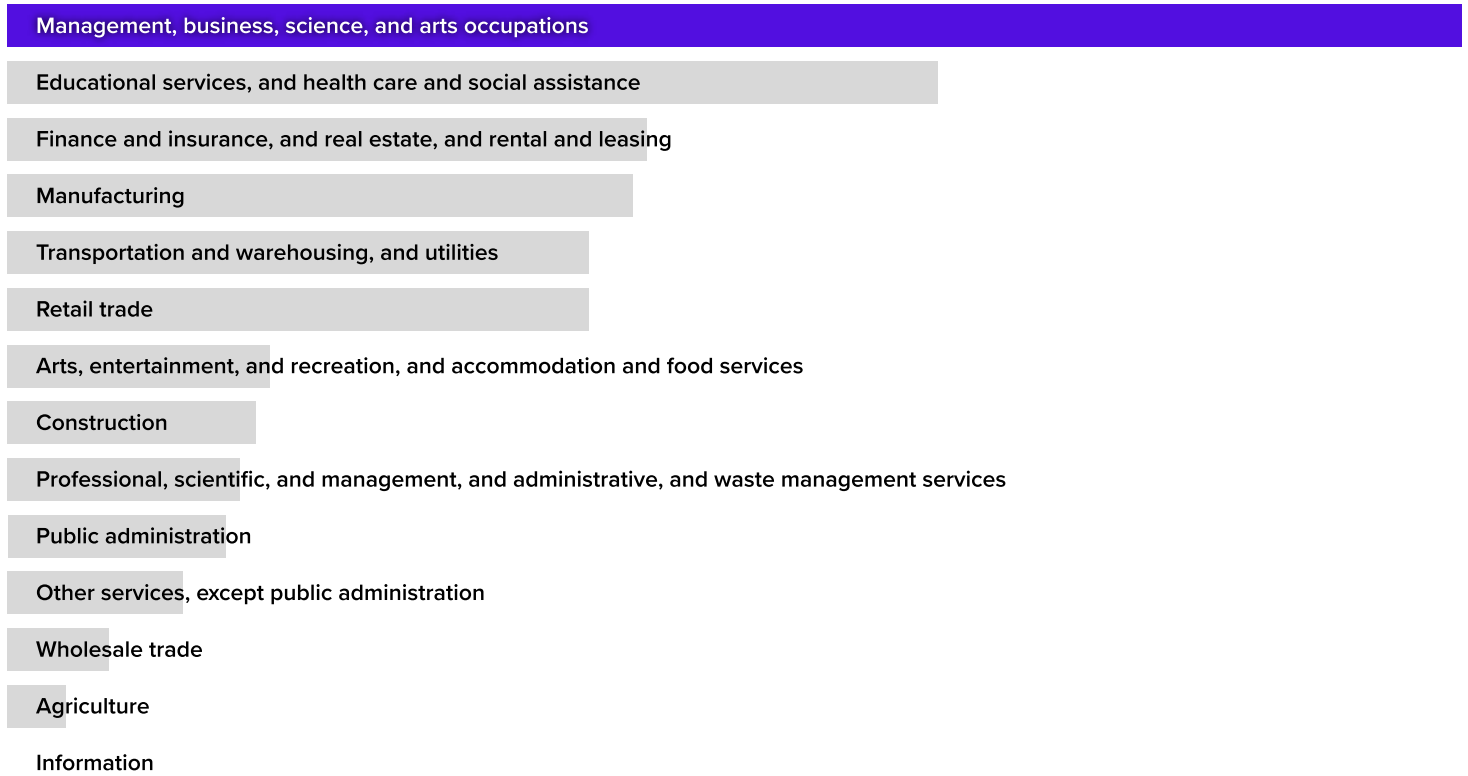
Growth Rate



Number of Employees

8,434

Top Employment Categories



Housing Occupancy Ratio

8:1

17:1 predicted by 2028



Renter to Homeowner Ratio

1:2

1:3 predicted by 2028

