

# EASTGATE SHOPPING CENTER - FOR LEASE

2300 - 2324 Harding Highway, Lima, OH 45804



Florida Equities, LLC | License Real Estate Broker, Brian W. Smith  
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# PROPERTY DETAILS

Building Size	24,000 SF	Lot Size	2.63 Acres
Property Type	Retail	Zoning	C

## VACANCIES:

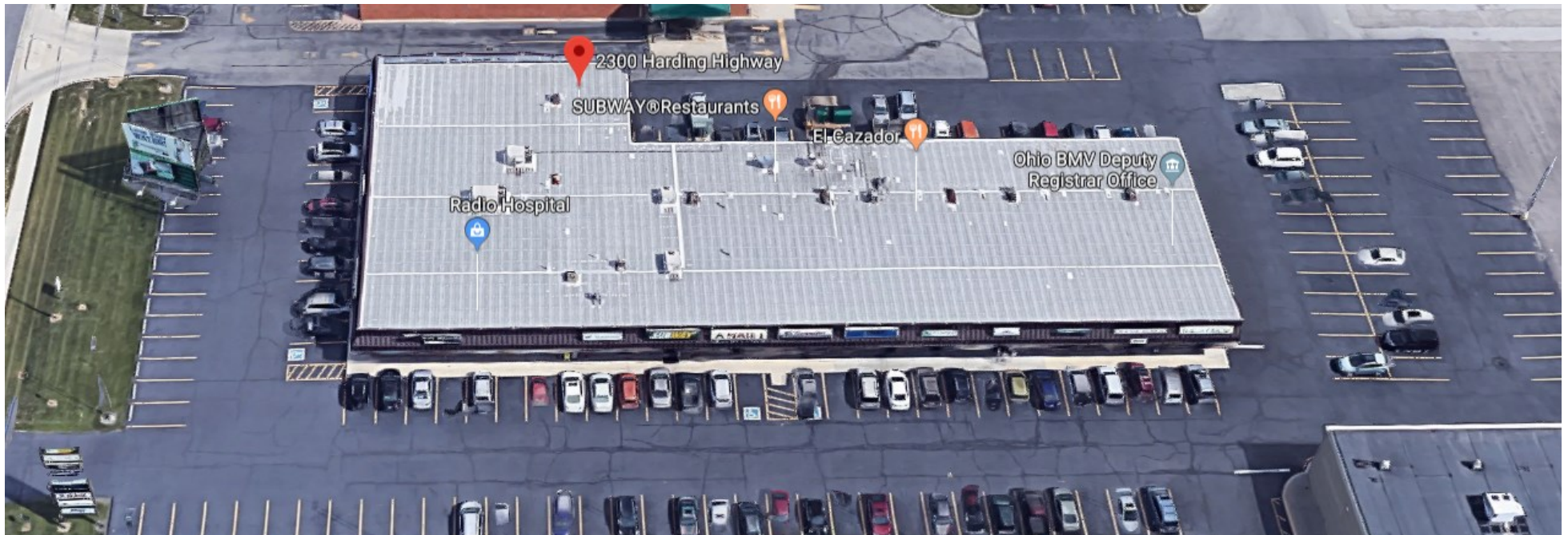
**Unit 2324 - 3,200 SF (End Cap) - Rent PSF: \$14.00 NNN**

**Unit 2316 - 1,600 SF - Rent PSF: \$14.00 NNN**

**Unit 2306 - 1,800 SF - Rent PSF: \$14.00 NNN**

**Unit 2304 - 954 SF - Rent PSF: \$14.00 NNN**

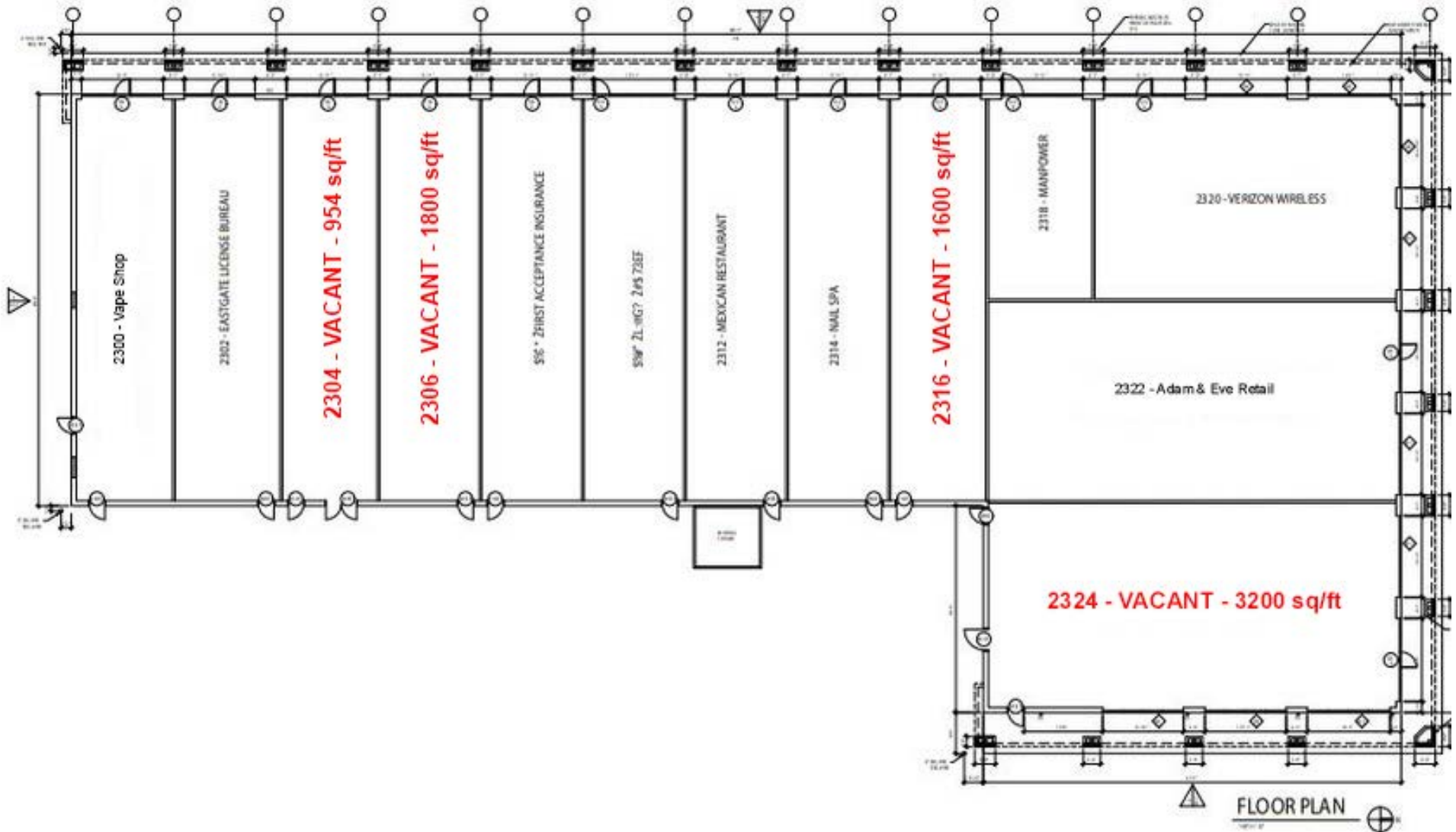
**NNN Charges: \$6.87 PSF**



# CURRENT TENANTS

<b>2300</b>	<b>VAPE</b>	<b>1600</b>
2302	STATE DRIVER LICENSE BUREAU	1600
2304	<b>VACANT</b>	<b>954</b>
2306	<b>VACANT</b>	<b>1800</b>
2308	FIRST ACCEPTANCE INSURANCE	1000
2310	MEXICAN RESTAURANT	2200
2312	MEXICAN RESTAURANT	1600
2314	NAIL SPA	1600
<b>2316</b>	<b>VACANT</b>	<b>1600</b>
2318	MANPOWER	800
2320	VERIZON WIRELESS	2400
2322	ADAM & EVE	3200
<b>2324</b>	<b>VACANT</b>	<b>3200</b>

# BUILDING LAYOUT

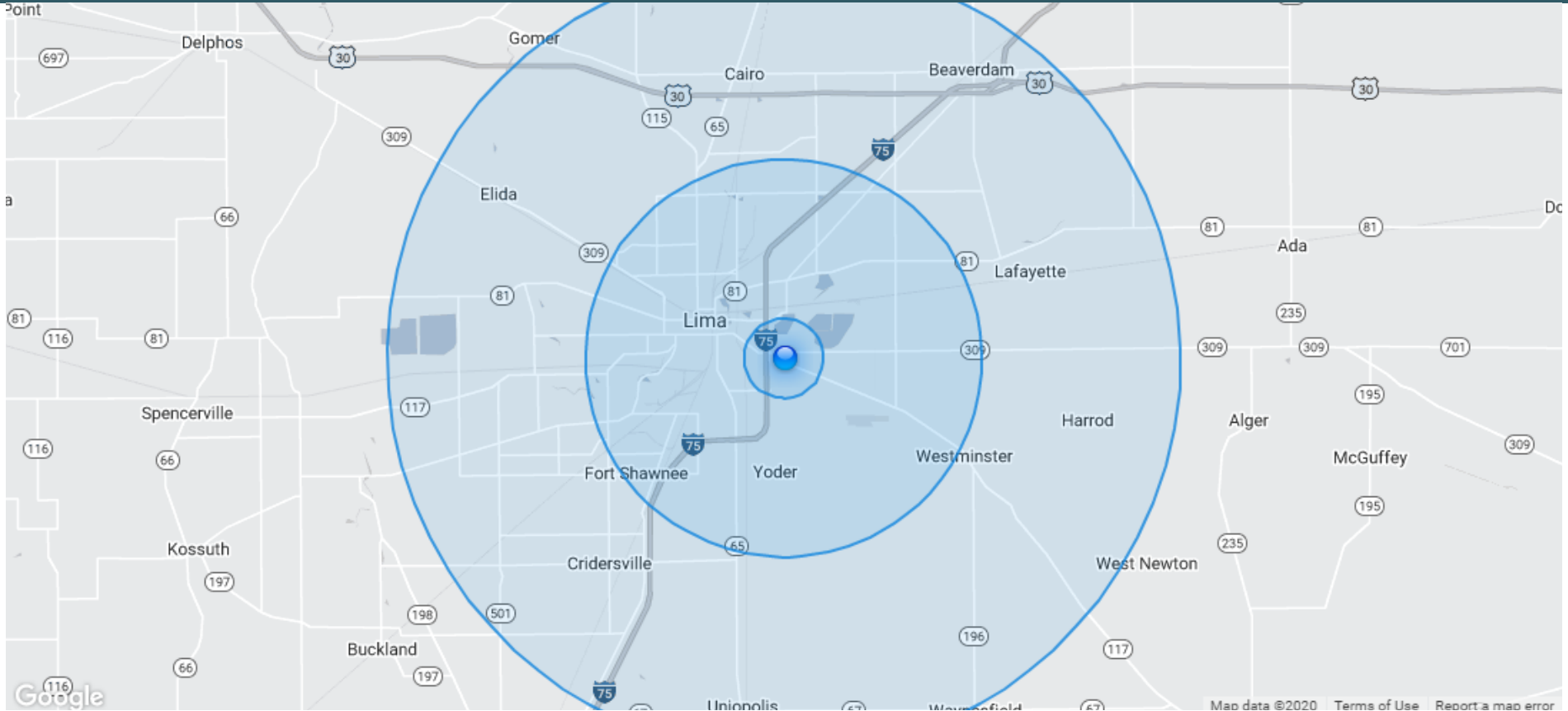




# AERIAL



# DEMOGRAPHICS



- Positioned in the heart of the Lima retail corridor
- Located 1/4 mile from I-75

**TRAFFIC COUNTS - Approx. 12,000 ADT**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	578	21,694	41,883
Total Population	1,550	56,927	108,949
Average Household Income	42,569	41,781	52,611
Average House Value	78,850	88,886	145,758
Average Age	33.3	33.1	34.4



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# OTHER LOCAL LISTINGS



## Lot Available for Lease - 1703 Harding Highway

- ◆ Property Size: +/- 1 acre (43,560 SF)
- ◆ Ground Lease | As-Is | Built to Suit
- ◆ Existing Building: 1,500 SF
- ◆ \$75,000 a year NNN
- ◆ Interstate visibility with Pylon Sign (+/- 40 feet)
- ◆ Service station not permitted.



## Free Standing Building for Lease - 2356 Harding Highway

- ◆ Building: 5,950 SF
- ◆ Land: 2.63 Acres
- ◆ Rent: \$12.00 PSF NNN
- ◆ Former Use: Day Care Center

# OTHER LIMA LISTINGS



## Warehouse Available for Lease - 2100 Harding Highway

- ◆ Building: 16,000 SF
- ◆ Land: 1.56 Acres
- ◆ Available Units
  - Unit 1 - 8,500 SF
  - Unit 2 - 7,500 SF
- ◆ Rent: \$9.50 PSF NNN



## Lot Available for Lease - 3295 Elida Road

- ◆ Property Size: +/- 1.37 acres
- ◆ Ground Lease | As-Is | Built to Suit
- ◆ Existing Building: 630 SF
- ◆ \$65,000 a year NNN