

1360-1363

Leesburg Ave

Washington Court House, OH 43160

FOR LEASE | 1600SF - 9600SF | RETAIL

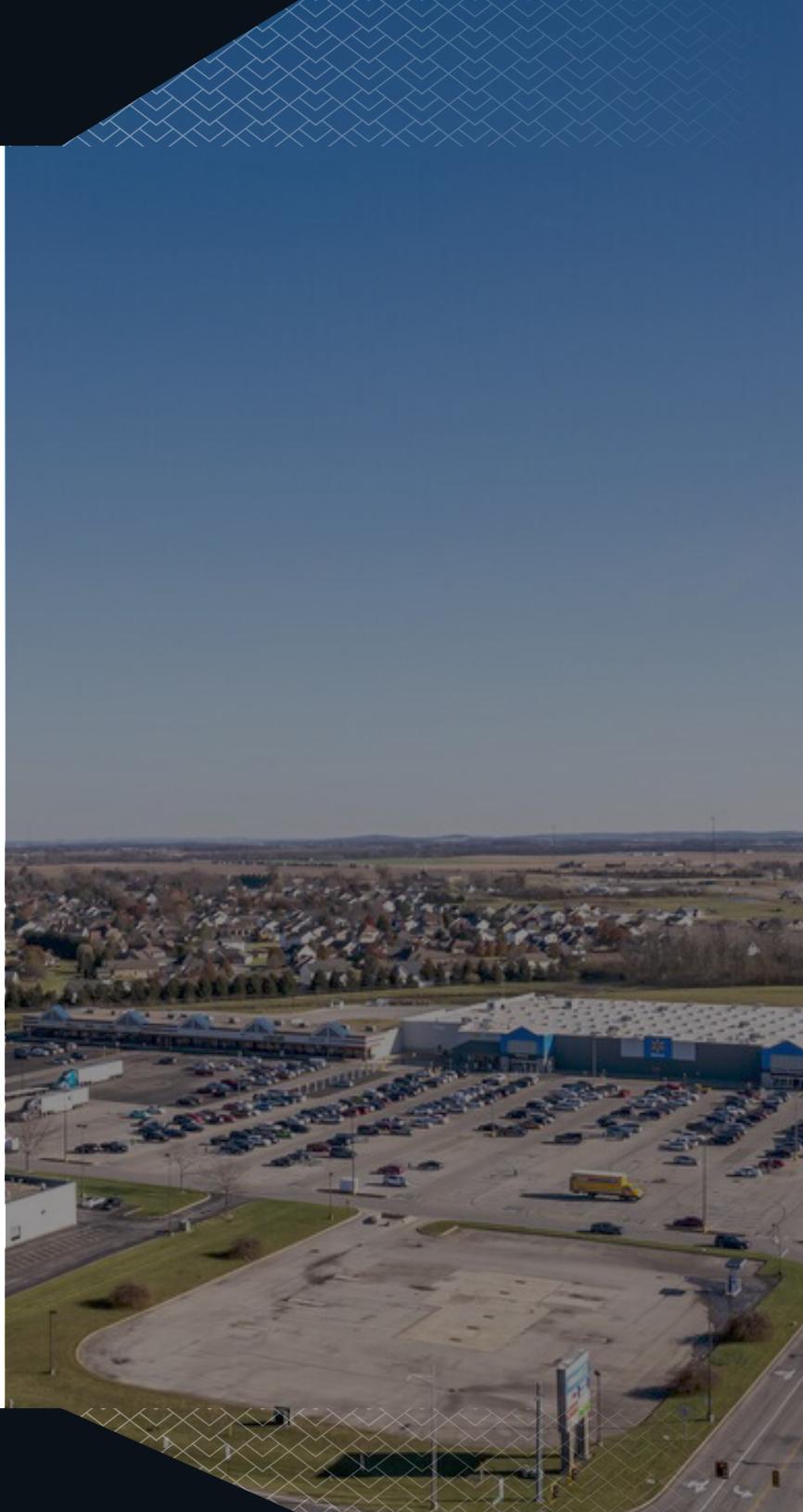


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DI LUSSO
REAL ESTATE

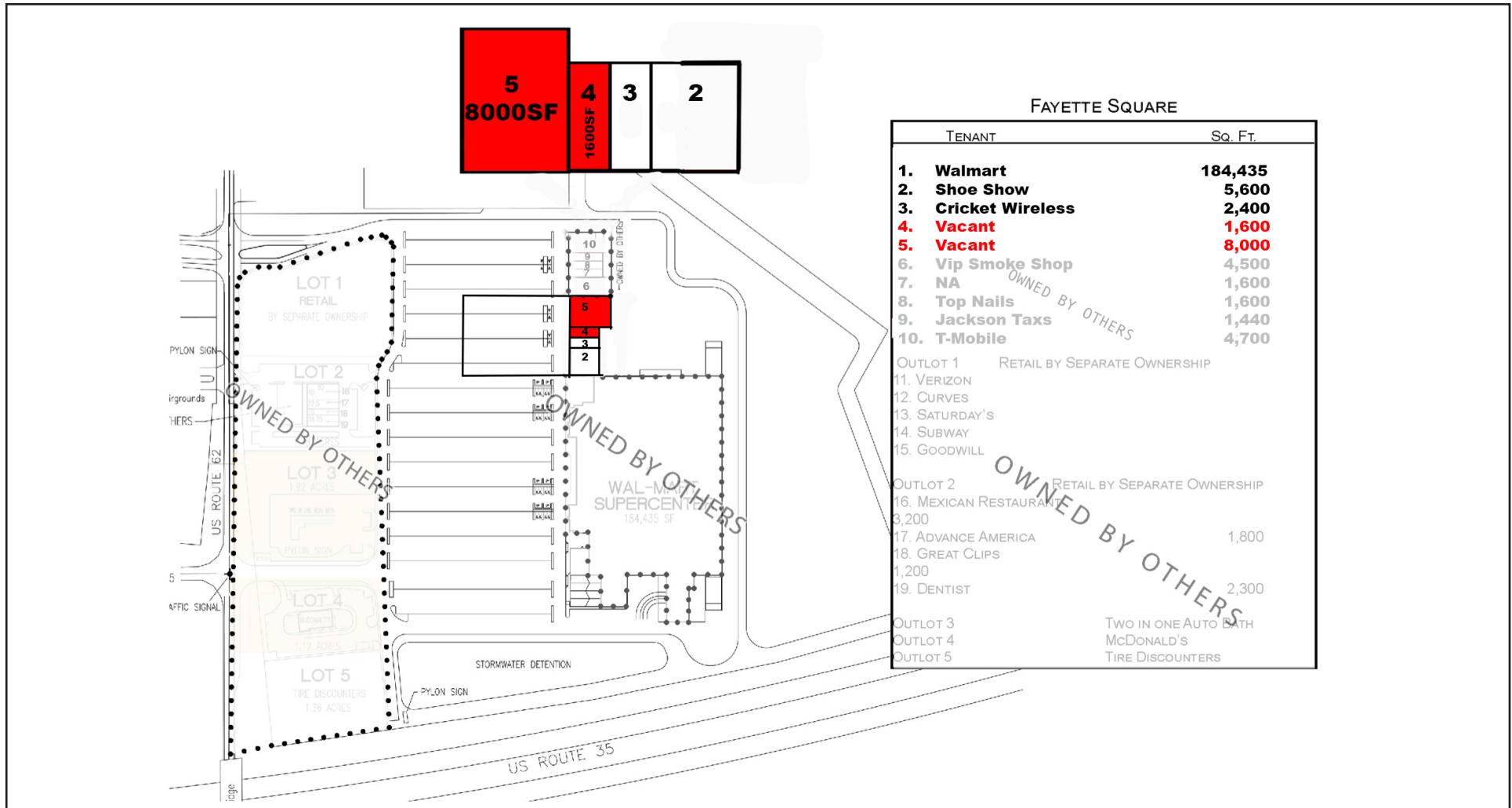
OFFERING MEMORANDUM

HIGHLIGHTS

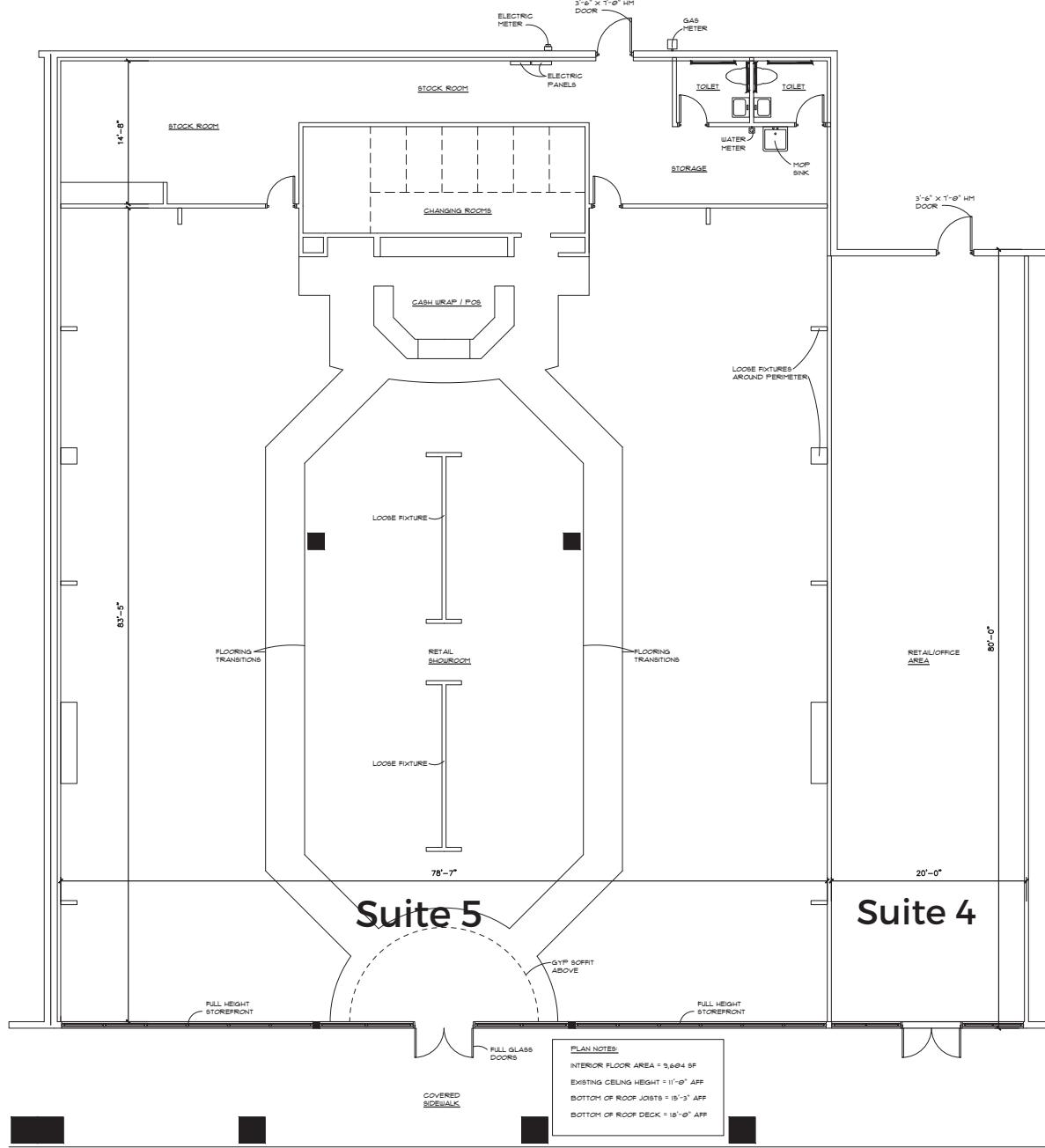
- ▶ **Size - 1,600 - 9,600 SF | Divisible**
- ▶ **Rate - Negotiable**
- ▶ **Opex - \$2.35/SF**
- ▶ **Walmart-Anchored Center - Prime location with strong daily traffic**
- ▶ **Flexible Space - Can be demised to meet tenant requirements**
- ▶ **Ample Parking - Easy access for customers**
- ▶ **High Visibility - Monument signage available**
- ▶ **Strong Customer Base - 262K+ annual customers / 2.2M+ annual visits**
- ▶ **Join National & Regional Tenants - T-Mobile, Jackson Hewitt, Top Nails, Cricket, Shoe Show & more**
- ▶ **Strategic Location - Close to Southern State Community College**



SITE PLAN



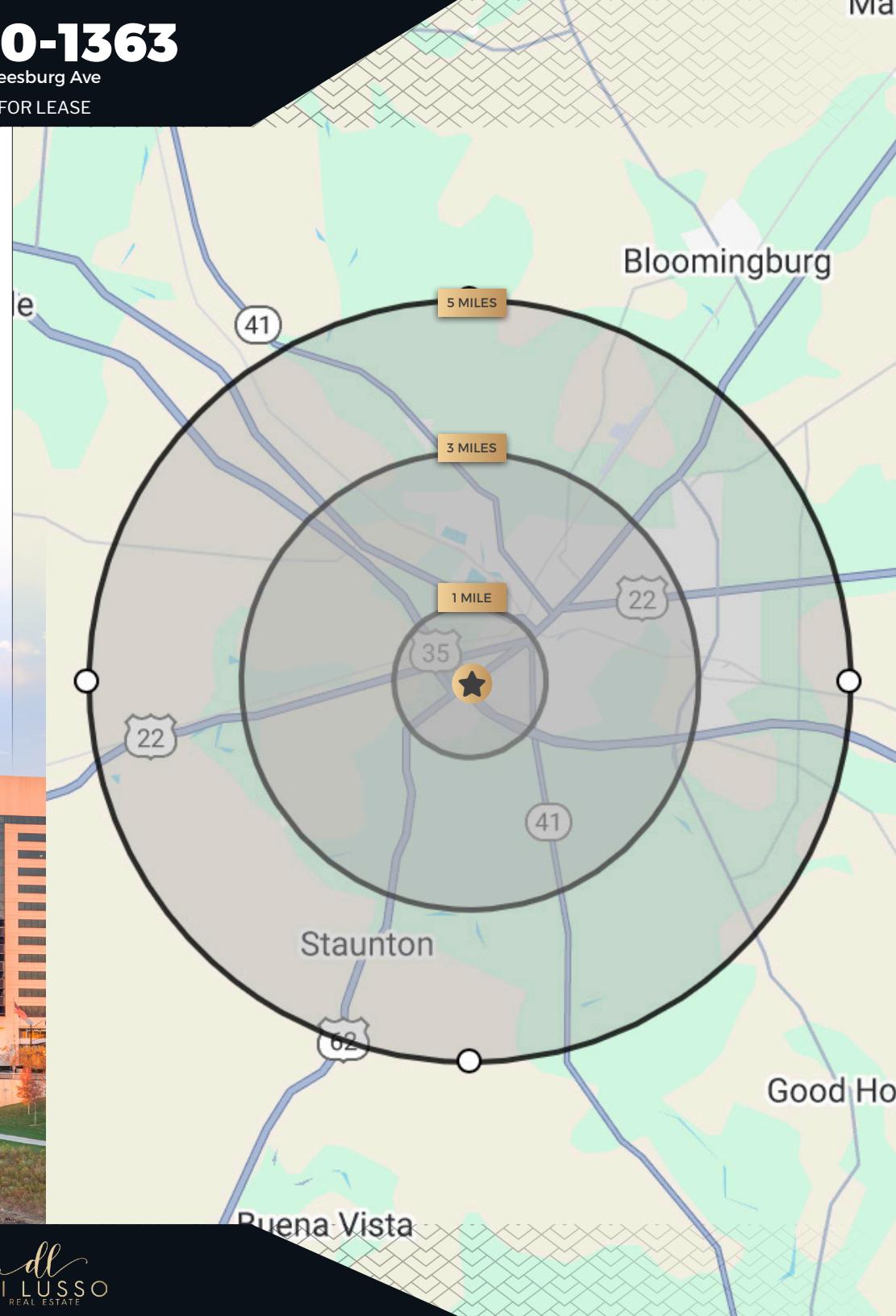
LAYOUT



DEMOCRAPHICS

1 Mile 3 Mile 5 Mile

	1 Mile	3 Mile	5 Mile
Population	2193	15,826	18,438
Median Age	47	42	42
Total Households	890	6,586	7,832
Household Income	\$92K	\$76K	\$77K

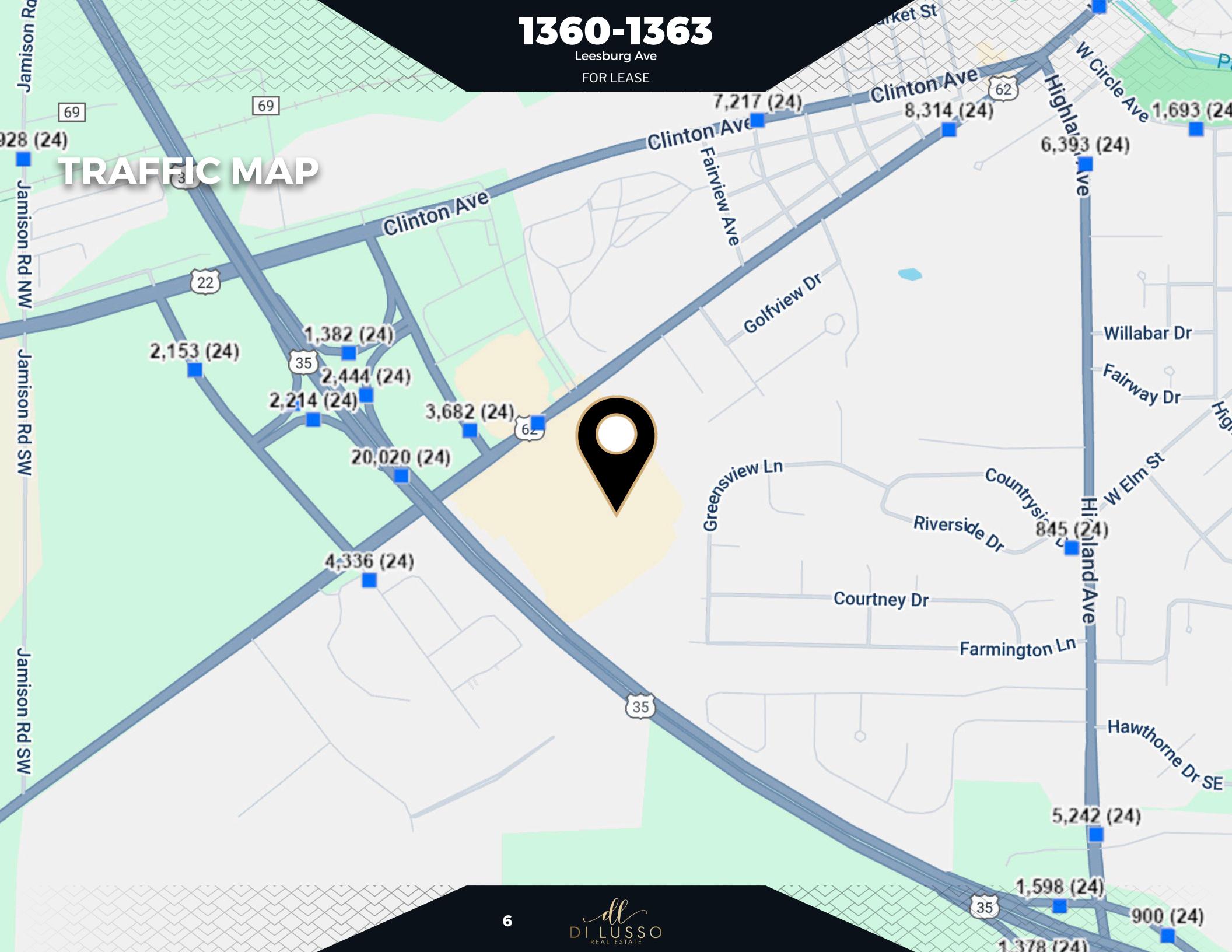


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Leesburg Ave

FOR LEASE

TRAFFIC MAP



LOCATION MAP



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Disclaimer

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