

# 1360-1363 Leesburg Ave

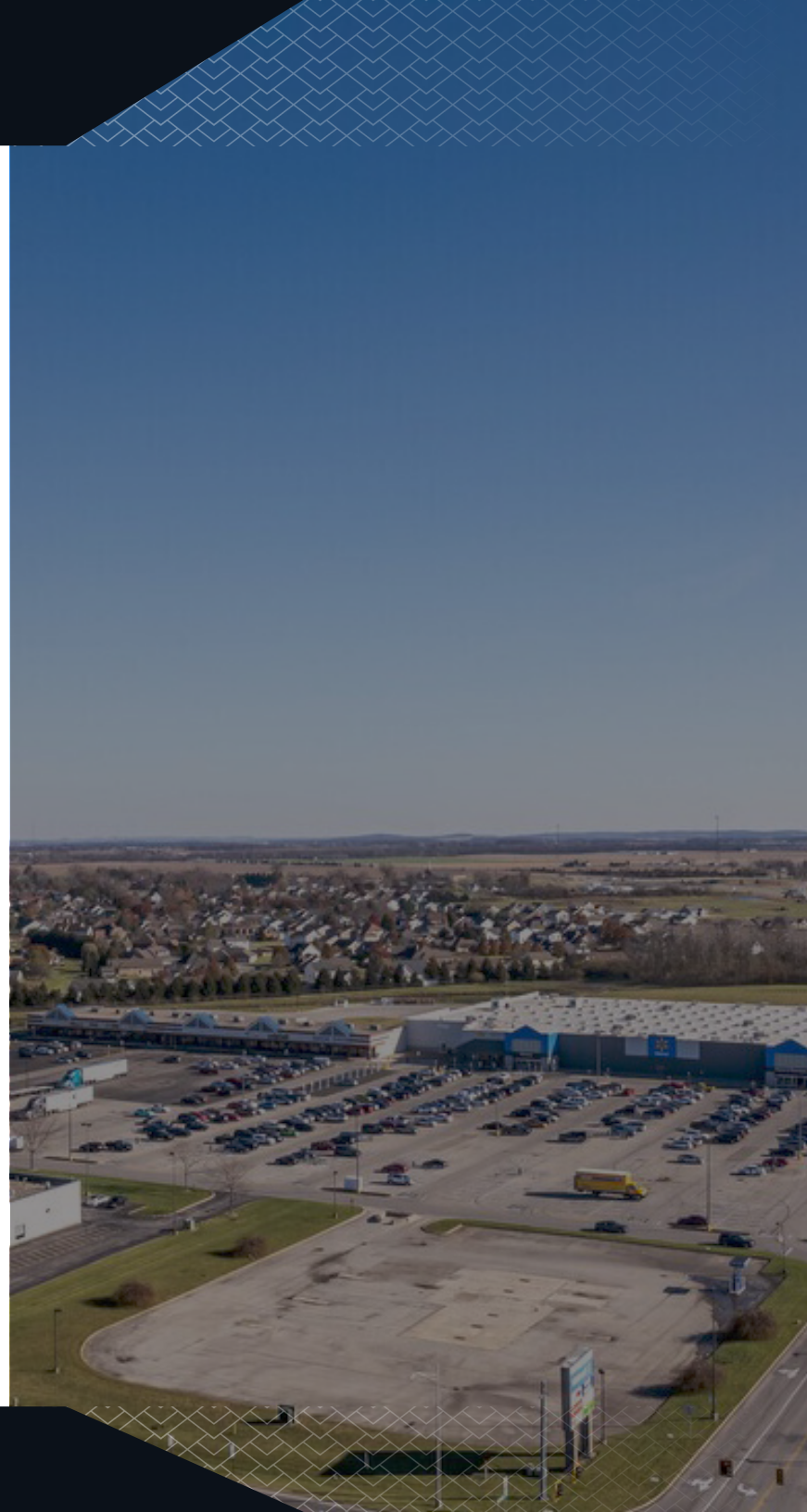
Washington Court House, OH 43160

FOR LEASE | 1600SF - 9600SF | RETAIL



## 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**

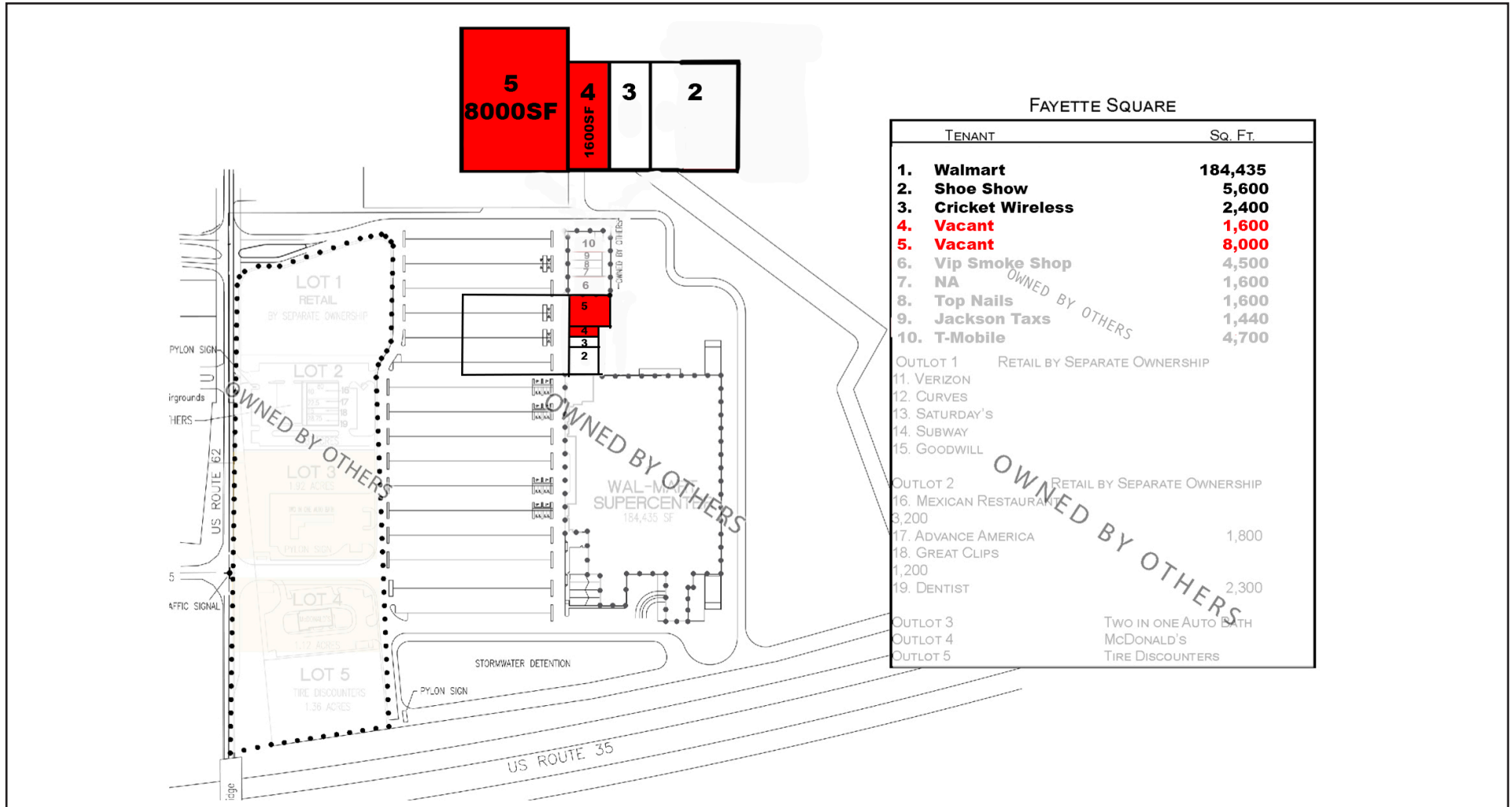




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Leesburg Ave  
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## SITE PLAN



FOR LEASE

**Architectural Floor Plan: Suite 5 and Suite 4**

**Suite 5 Dimensions:** 83'-5" (Left), 14'-8" (Top), 78'-7" (Bottom), 20'-0" (Right)

**Suite 4 Dimensions:** 30'-0" (Right)

**Rooms and Features in Suite 5:**

- STOCK ROOM (Top Left)
- CHANGING ROOMS (Top Center)
- CASH WRAP / POS (Center)
- RETAIL STORAGE ROOM (Bottom Center)
- TOILET (Top Right)
- STORAGE (Top Right)
- WATER METER (Top Right)
- MOP SINK (Top Right)
- ELECTRIC METER (Top Left)
- ELECTRIC PANELS (Top Left)
- GAS METER (Top Right)
- 3'-6" x 1'-6" HM DOOR (Top Right)
- 3'-6" x 1'-6" HM DOOR (Right)
- LOOSE FIXTURES AROUND PERIMETER (Right)
- FLOORING TRANSITIONS (Left and Right)
- LOOSE FIXTURE (Center)
- LOOSE FIXTURE (Center)
- PULL HEIGHT STOREFRONT (Bottom Left)
- PULL HEIGHT STOREFRONT (Bottom Right)
- COVERED SIDEWALK (Bottom)
- FULL GLASS DOORS (Bottom)
- GYP. SOFFIT ABOVE (Bottom)

**Plan Notes:**

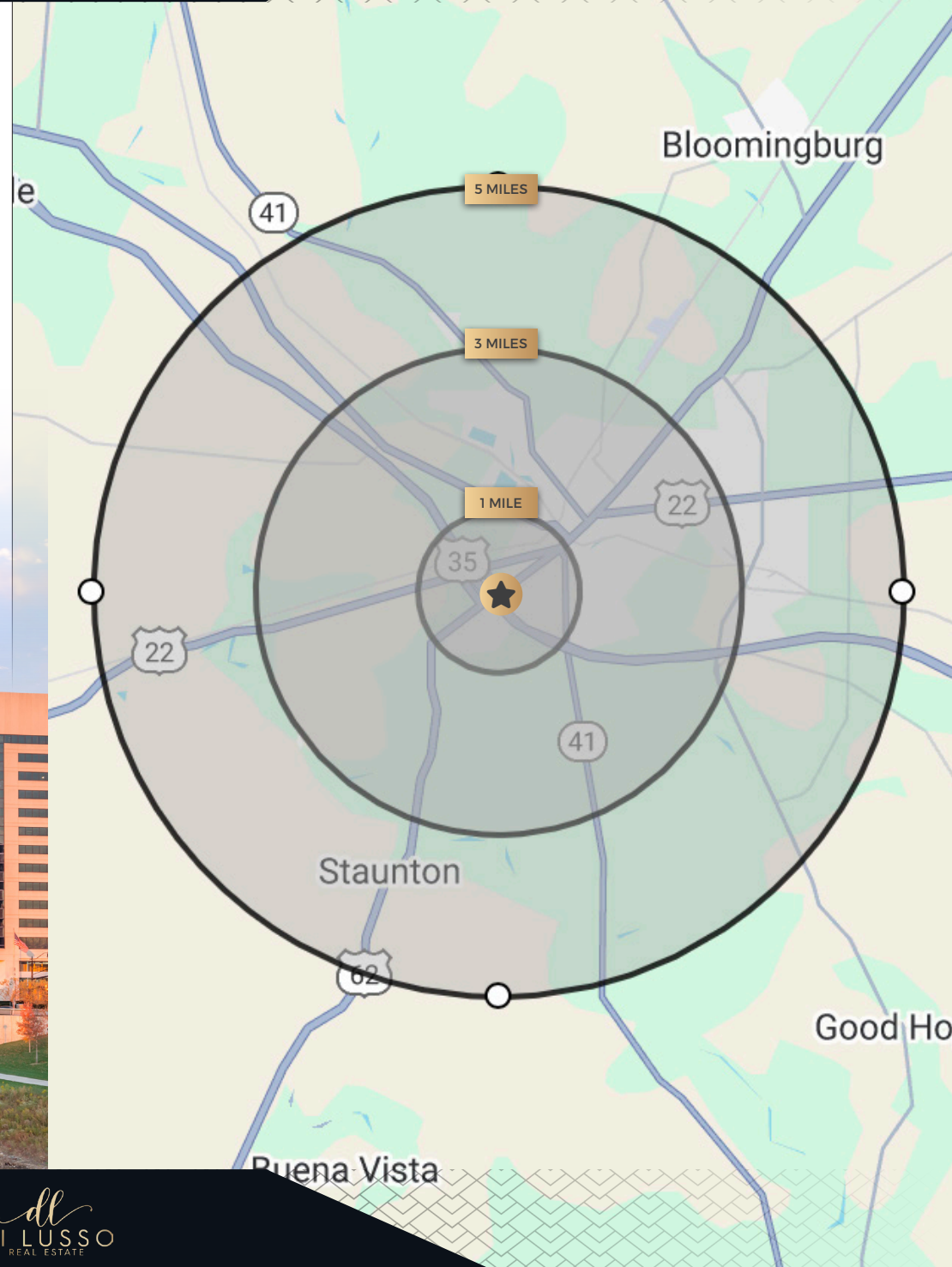
- INTERIOR FLOOR AREA = 9,604 SF
- EXISTING CEILING HEIGHT = 11'-0" AFF
- BOTTOM OF ROOF JOISTS = 15'-3" AFF
- BOTTOM OF ROOF DECK = 18'-8" AFF

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## DEMOGRAPHICS

	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

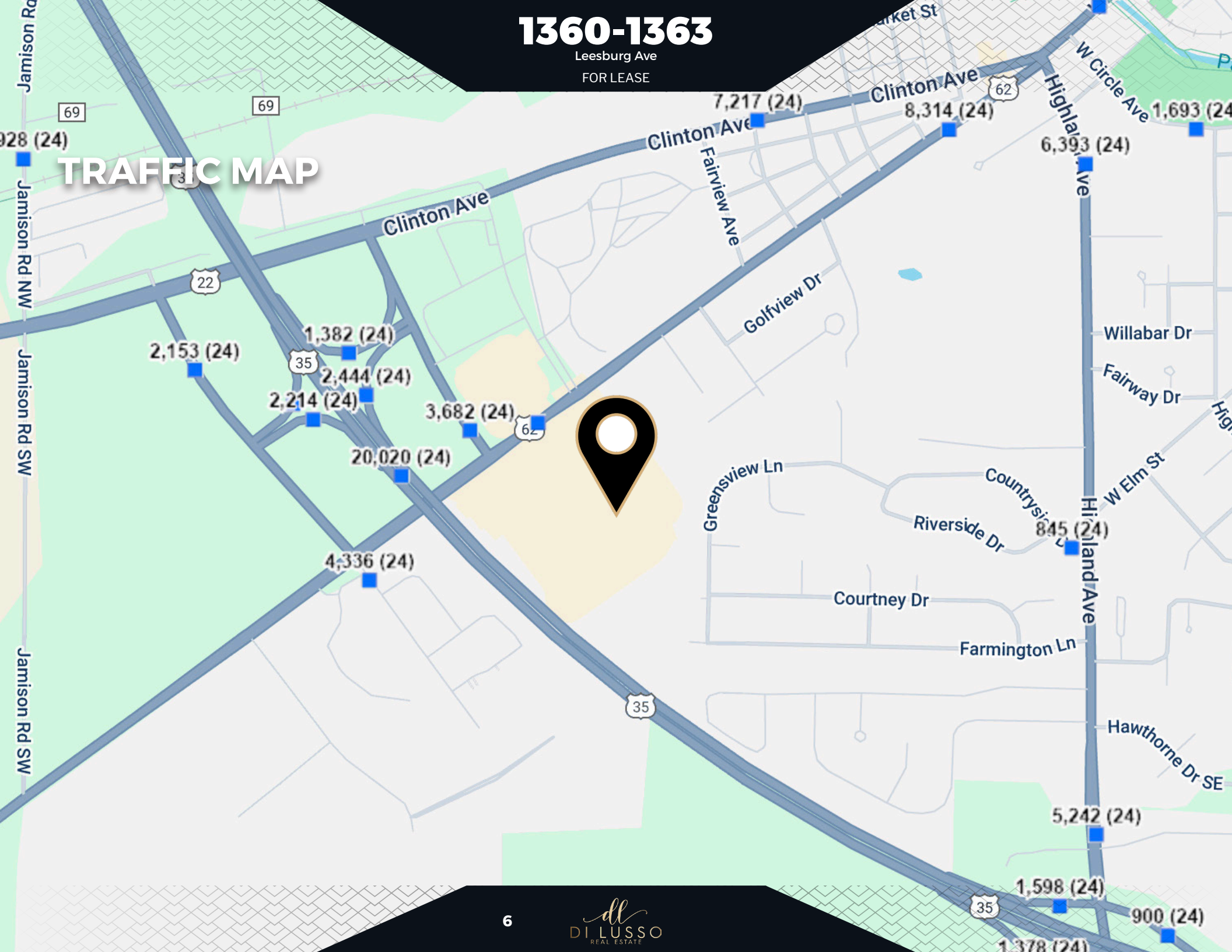




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Leesburg Ave  
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## TRAFFIC MAP



# 1360-1363

Leesburg Ave

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## LOCATION MAP



Google Earth



# 1360-1363 Leesburg Ave

Washington Court House OH 43160



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