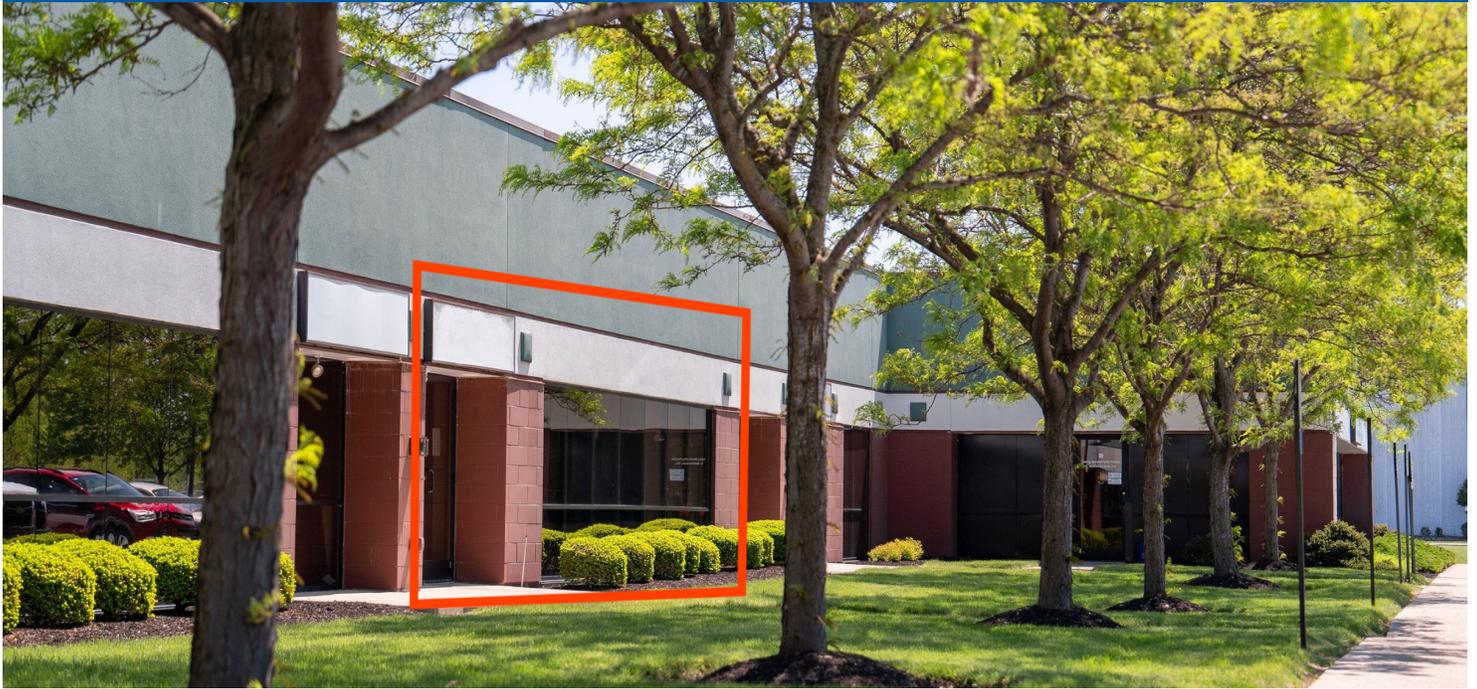




96 Integrity Drive

Hebron, OH 43025



Offering Summary

Lease Rate:	\$1,500.00 per month (+ Utilities)
Building Size:	15,100 SF
Available SF:	1,250 SF
Lot Size:	2.33 Acres
Zoning:	General Commercial
APN:	075-344880-01.008

Property Overview

Introducing an exceptional leasing opportunity in Hebron. This premier property offers a modern and versatile space, ideal for meeting the needs of a dynamic business. Boasting high visibility from SR-79 and just minutes from I-70, the location provides optimal accessibility for both employees and clients. With ample parking and a flexible floor plan, this property presents an ideal canvas for tailoring a workspace to suit your specific requirements. Experience the benefits of a prominent location, adaptable design, and seamless access to major transportation routes. Elevate your business presence with this prime leasing option.

Location Overview

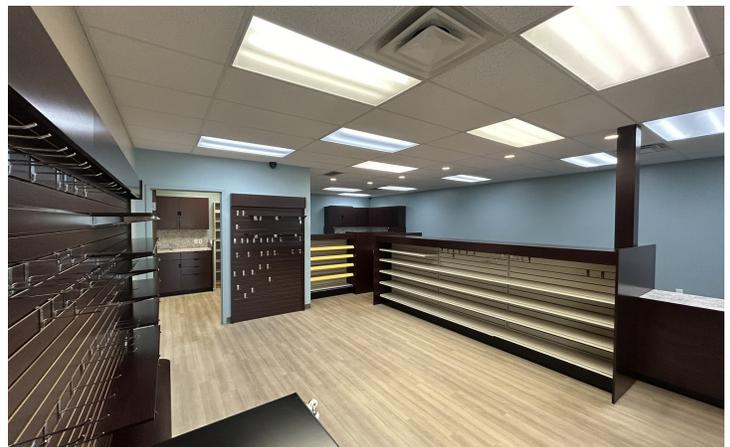
Nestled in Hebron, Ohio, the area surrounding the property offers prime visibility from SR-79 and easy access to I-70, making it a strategic location for both office and retail tenants.





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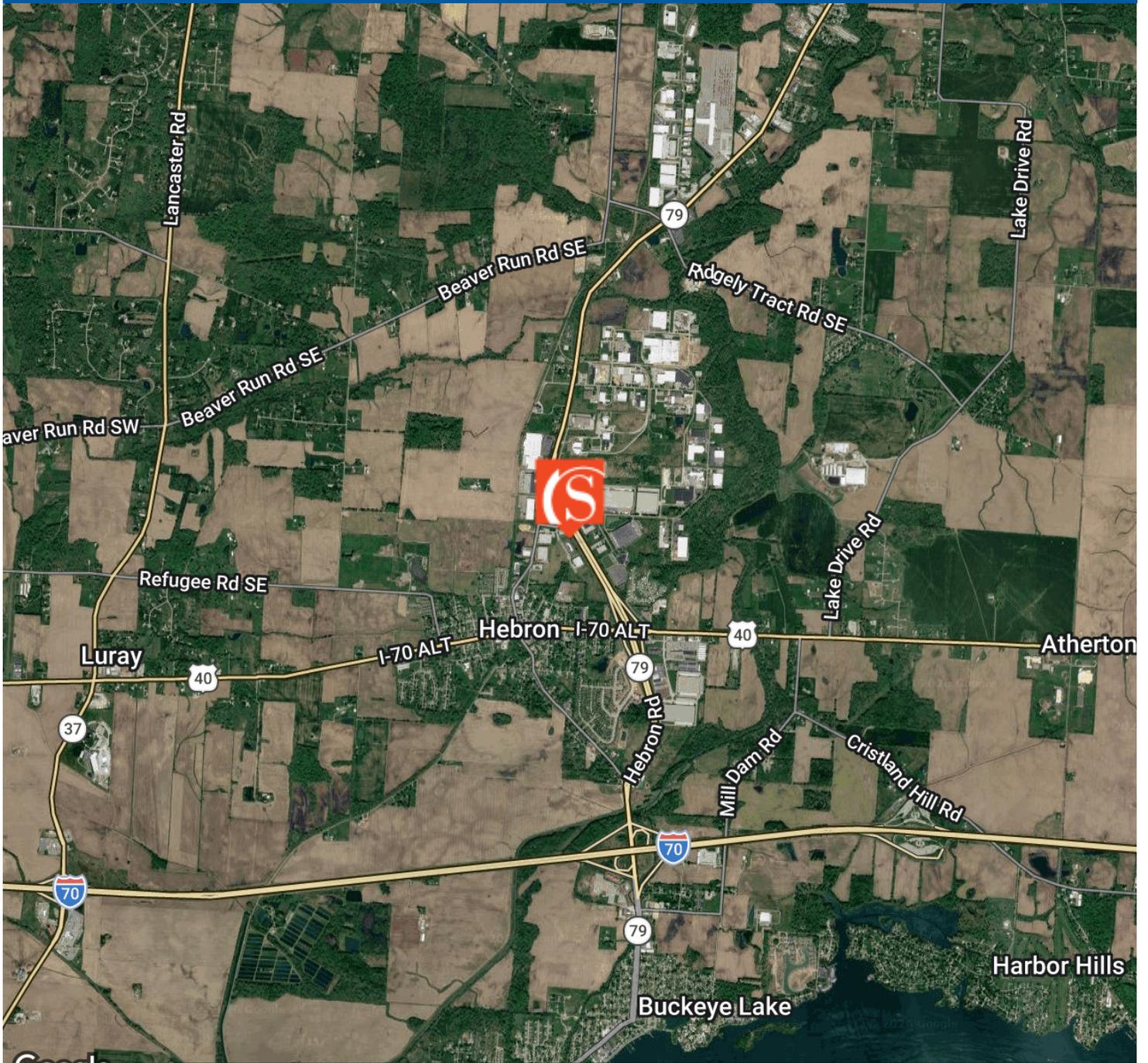
Map data ©2024 Google





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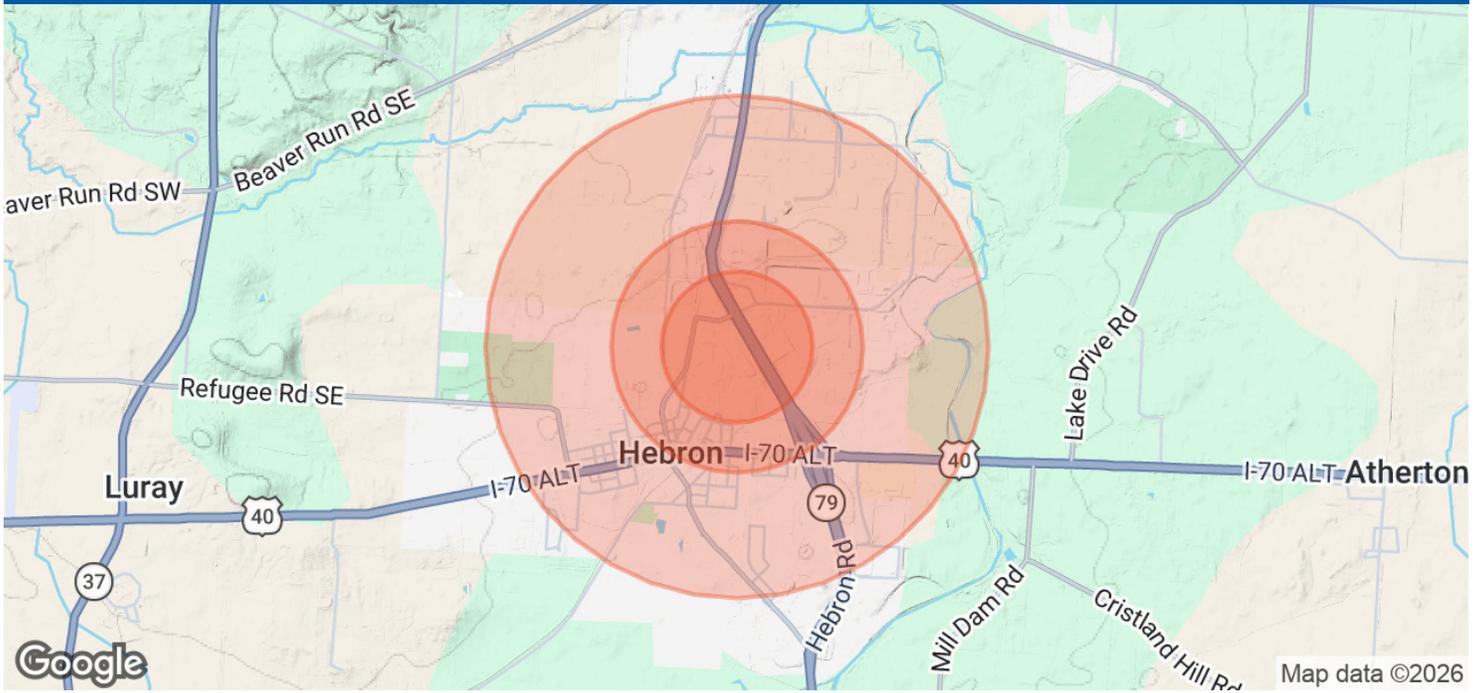
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96 Integrity Drive

Hebron, OH 43025



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	112	578	1,962
Average Age	45	44	42
Average Age (Male)	42	42	41
Average Age (Female)	47	45	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	50	258	873
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$71,839	\$74,657	\$77,869
Average House Value	\$193,711	\$204,727	\$217,280

Demographics data derived from AlphaMap

