



4675 Walnut Rd

Buckeye Lake, OH 43008



Offering Summary

Lease Rate:	\$13.50 SF/yr (Gross)
Building Size:	10,050 SF
Available SF:	2,292 - 2,708 SF
Lot Size:	3.26 Acres
Number of Units:	9
Year Built:	2001
Zoning:	GB
APN:	074-335652-00.028

Property Overview

Discover a versatile leasing opportunity in a bustling strip center featuring two available units of approximately 2,292 SF and 2,708 SF. The entire plaza has recently received a new roof, and both available units have been upgraded with new glass retail storefronts, enhancing curb appeal and visibility. Each space offers excellent exposure, steady foot traffic, and the potential for a drive-thru—making them ideal for a wide range of business uses. Join a strong tenant mix that includes a local bar, restaurant and cantina, coffee shop, and tanning salon. With flexible layouts, recent capital improvements, and high-traffic exposure, this property presents an exceptional opportunity for your business to grow and succeed.

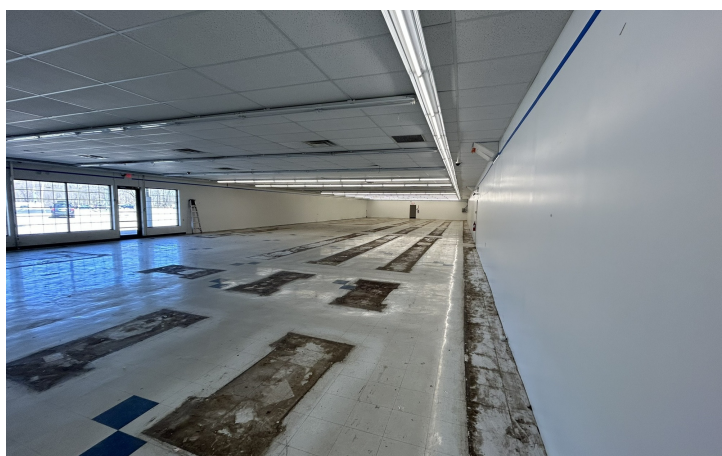
Location Overview

Experience the charm of Buckeye Lake, Ohio. Nestled in a vibrant community, this property offers proximity to popular restaurants, boutique shops, and recreational attractions. Enjoy the serene lake views while remaining conveniently close to the area's dynamic commercial center.



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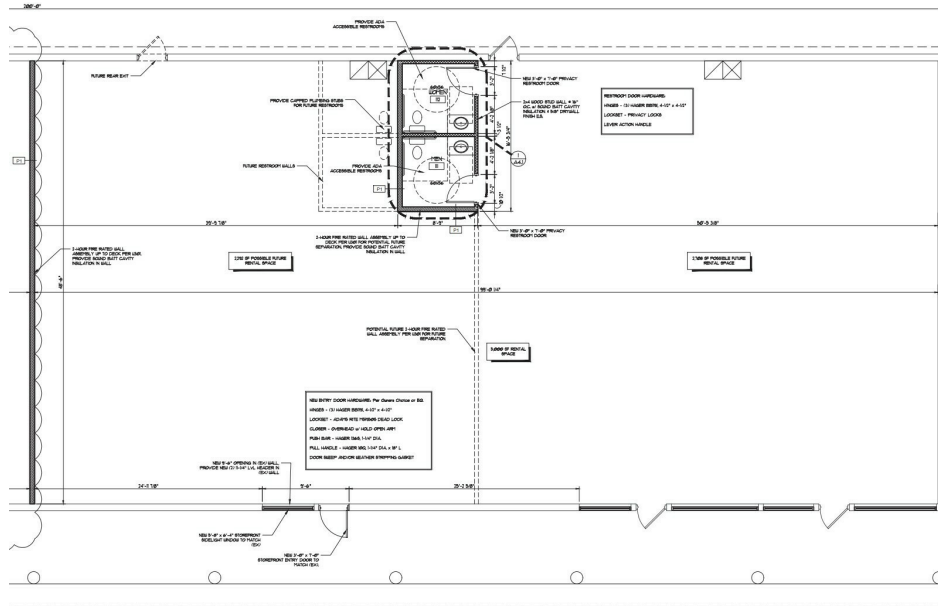
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Lease Information

Lease Type:	Gross
Total Space:	2,292 - 2,708 SF

Lease Term:	Negotiable
Lease Rate:	\$13.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
I	Available	2,292 SF	Gross	\$13.50 SF/yr	-
J	Available	2,708 SF	Gross	\$13.50 SF/yr	-

SHAI•HESS
COMMERCIAL REAL ESTATE LLC.

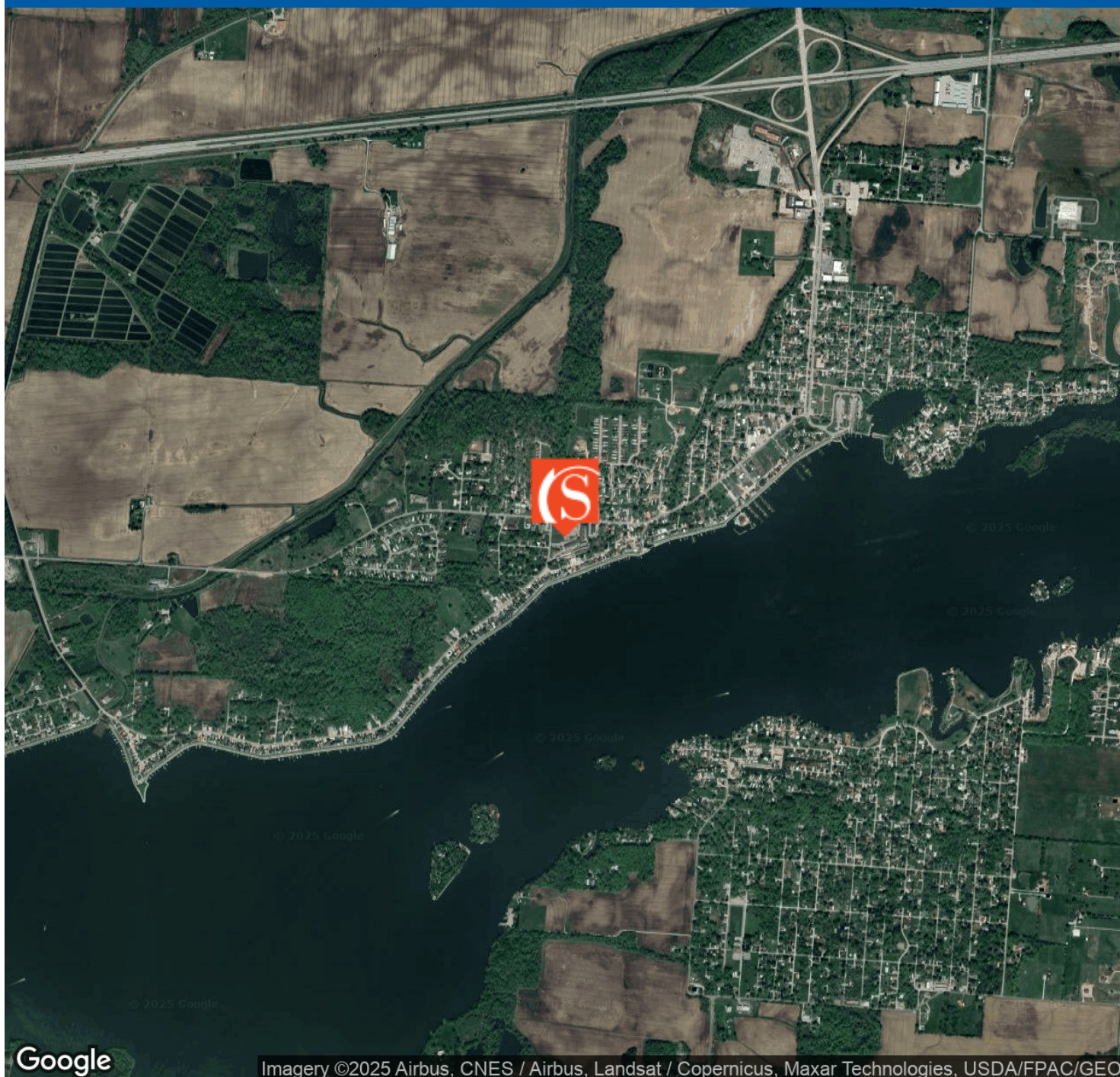
Brokerage, Development, Management
www.shai-hess.com



Location Map

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Google

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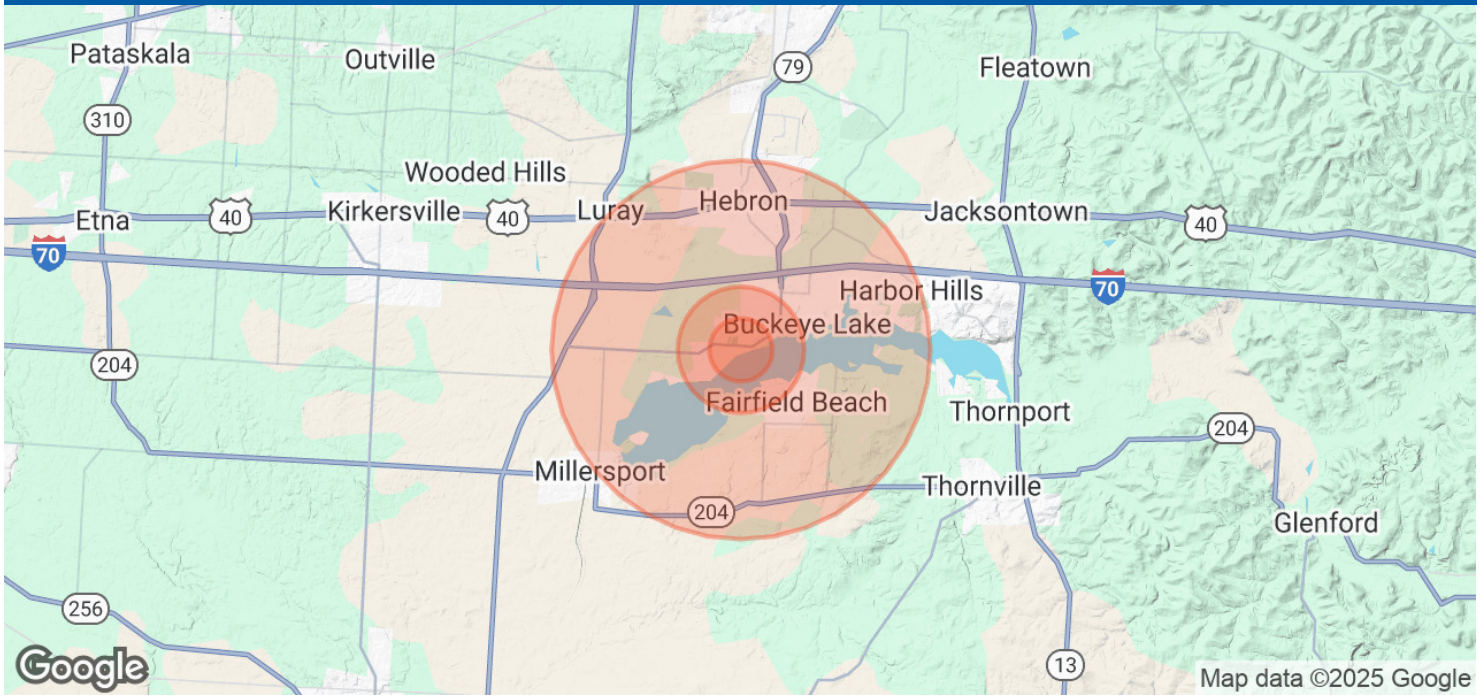
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

0.5 Miles

1 Mile

3 Miles

Total Population	717	2,247	9,952
Average Age	47	45	45
Average Age (Male)	46	44	44
Average Age (Female)	48	46	46

Households & Income

0.5 Miles

1 Mile

3 Miles

Total Households	347	1,036	4,458
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$96,015	\$81,765	\$89,467
Average House Value	\$332,288	\$287,675	\$308,180

Demographics data derived from AlphaMap

