

# PARKSIDE VILLAGE RETAIL

## RETAIL FOR LEASE

GALLOWAY ROAD & HALL ROAD, GALLOWAY, OH 43119.



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

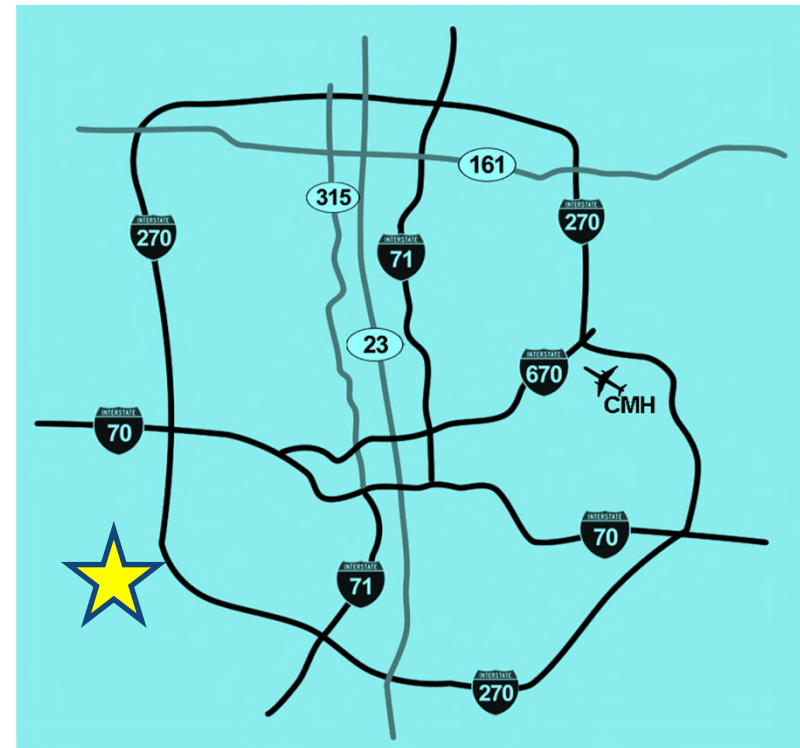
# PROPERTY HIGHLIGHTS

- Two buildings of +/- 10,000 SF each
- Drive-thru endcap locations available
- \$37.00 psf NNN + estimated \$9.90 operating expenses (real estate tax: \$4.24, CAM: \$5.34, Insurance: \$0.32)
- 150 parking spaces (7.5 spaces per 1,000 SF)
- 3 acre new retail development that sits at the entrance to a 33.2 acre mixed use community with 552 residential units
- Easy access location with 3 min. drive to US 40 and 6 min. drive to I-270

## PARKSIDE VILLAGE RETAIL

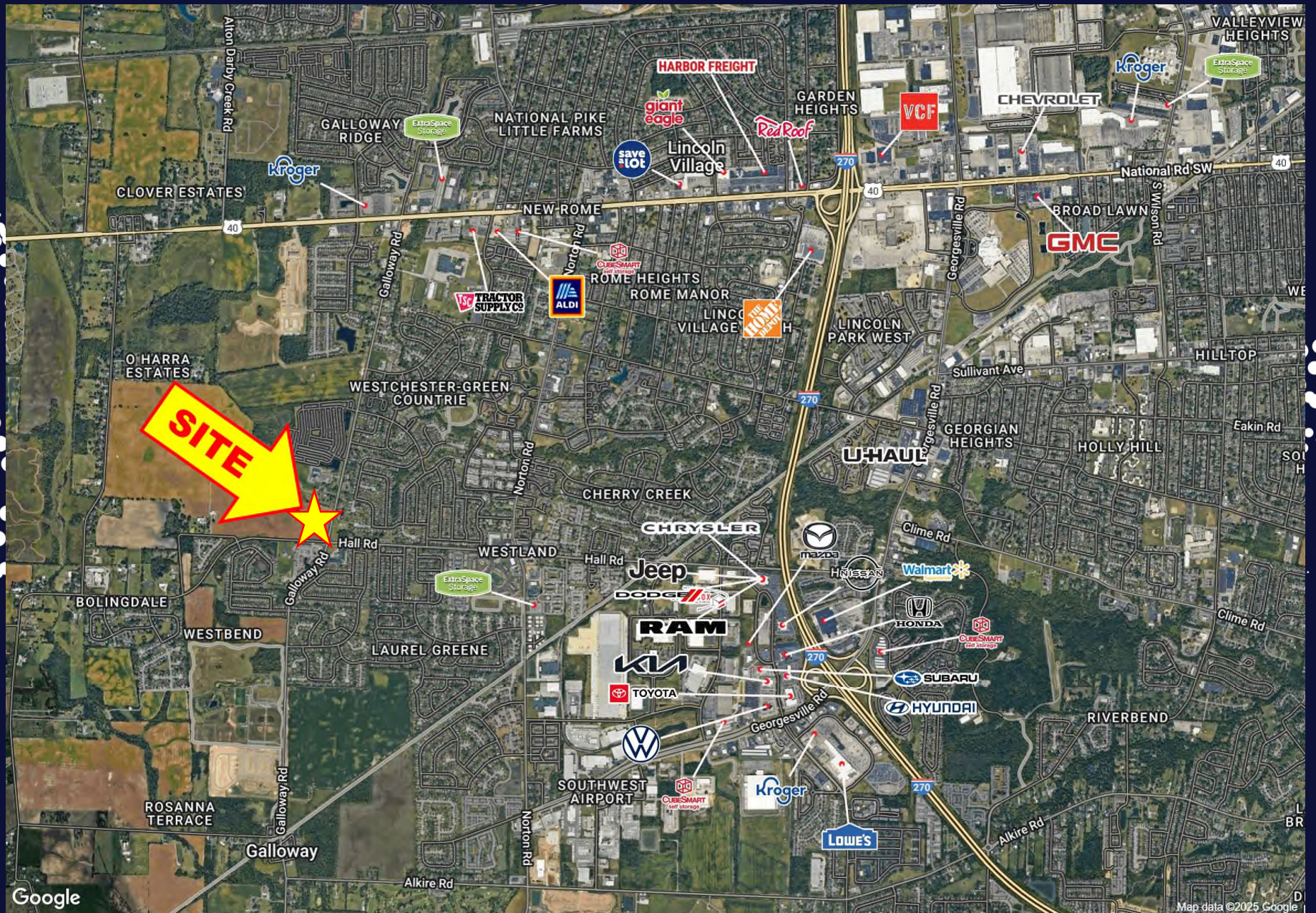
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# AERIAL



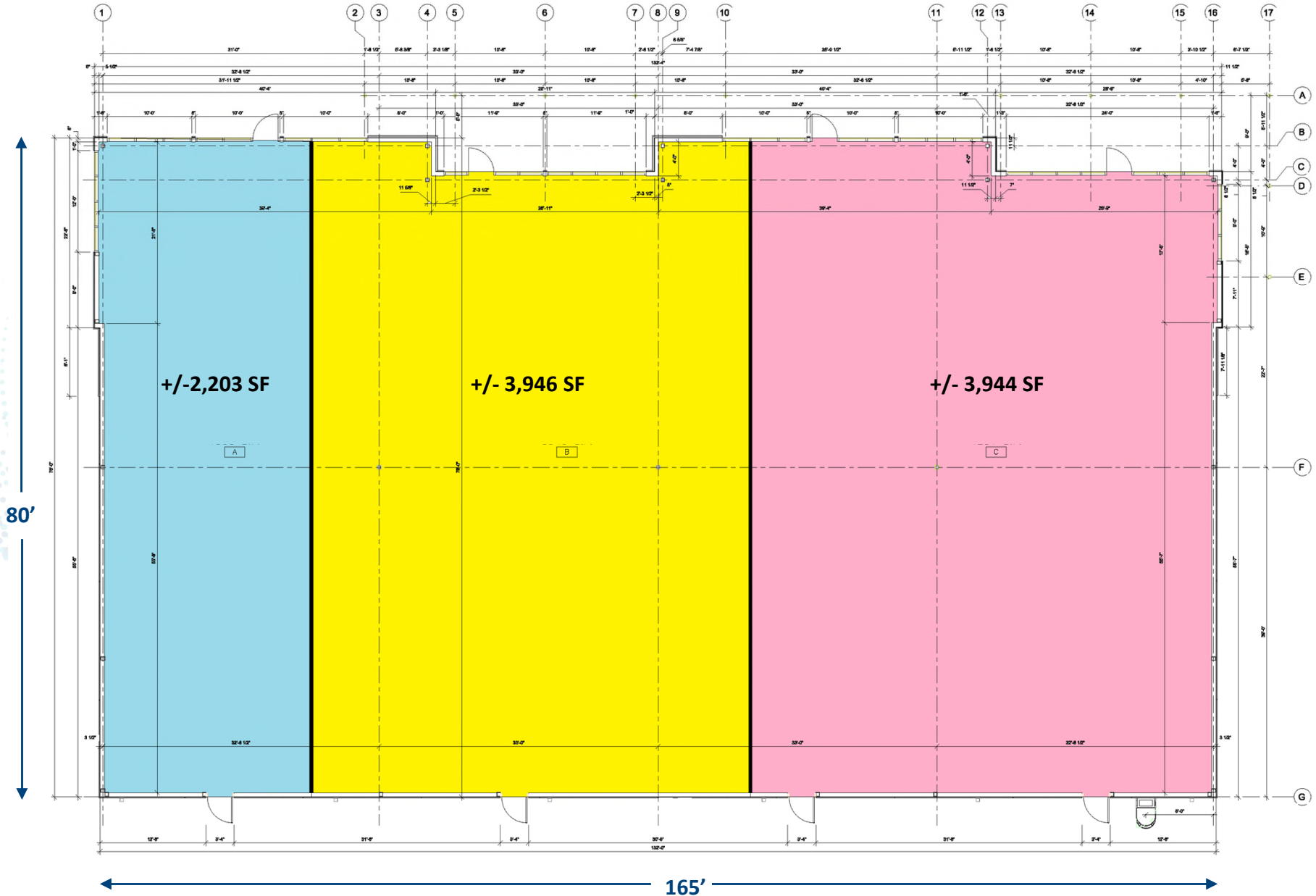


# SITE PLAN

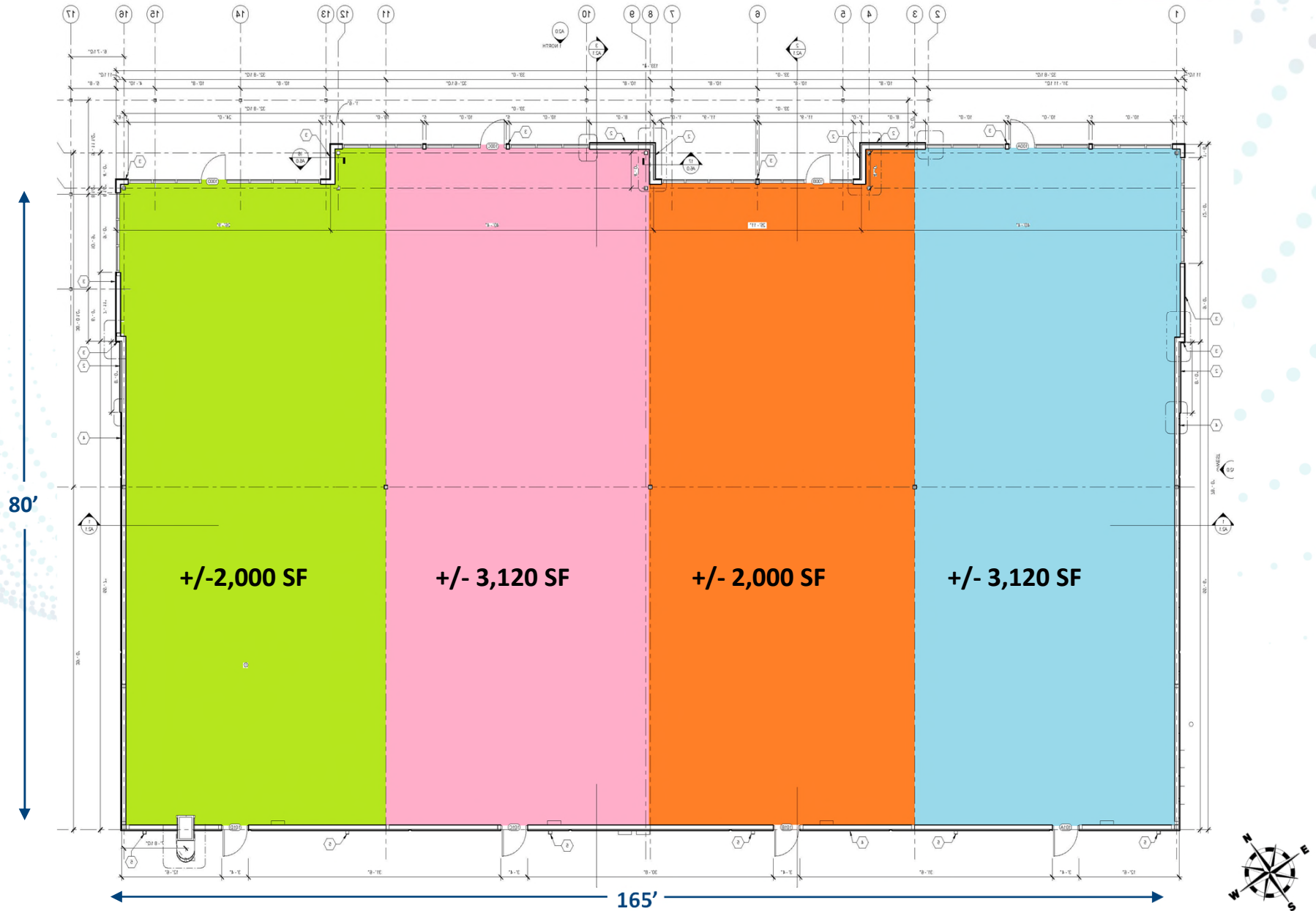


**The Pinnacle at  
Parkside Village**  
336 units  
Built 2024

# SPEC. SPACE PLAN: BUILDING 1



# SPEC. SPACE PLAN: BUILDING 2

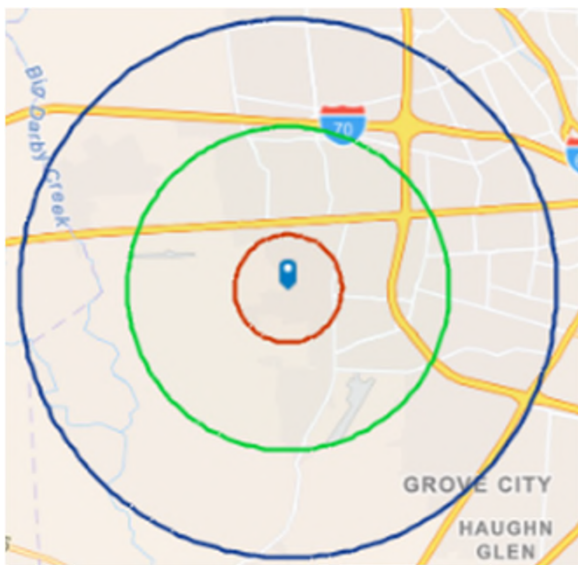




# PATIO CONCEPTUAL PHOTOS



# 1-MILE RADIUS DEMOS



## KEY FACTS

**13,628**

Population



**2.6**

Average  
Household Size



**36.7**

Median Age

**\$76,840**

Median Household Income

## BUSINESS



**105**

Total Businesses



**805**

Total Employees

## EDUCATION



**9%**

No High School  
Diploma



**34%**

High School  
Graduate



**27%**

Some  
College



**30%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$34,242**

Per Capita  
Income



**\$76,840**

Median  
Household  
Income



**\$88,009**

Average  
Household  
Income

## EMPLOYMENT



**60.6**

White  
Collar %



**18.8**

Blue  
Collar %



**20.6**

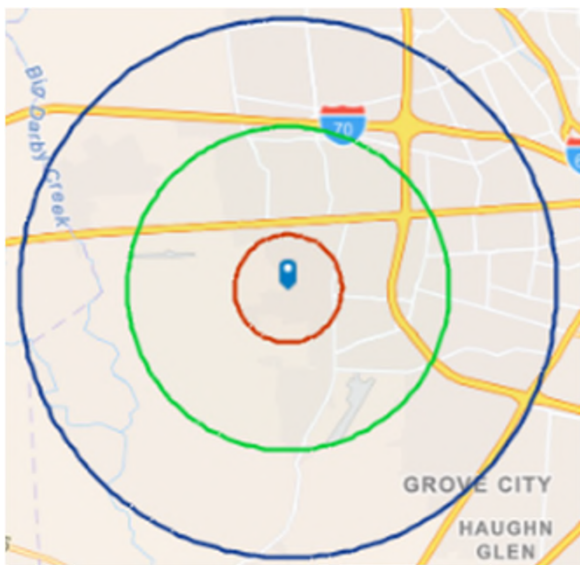
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**68,367**  
Population

**2.5**  
Average  
Household Size

**33.9**  
Median Age

**\$66,818**  
Median Household Income

## BUSINESS



**1,171**

Total Businesses



**14,779**

Total Employees

## EDUCATION



**11%**

No High School  
Diploma



**32%**

High School  
Graduate



**29%**

Some  
College



**28%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$34,256**

Per Capita  
Income



**\$66,818**

Median  
Household  
Income



**\$87,579**

Average  
Household  
Income

## EMPLOYMENT



**57.0**

White  
Collar %



**26.8**

Blue  
Collar %



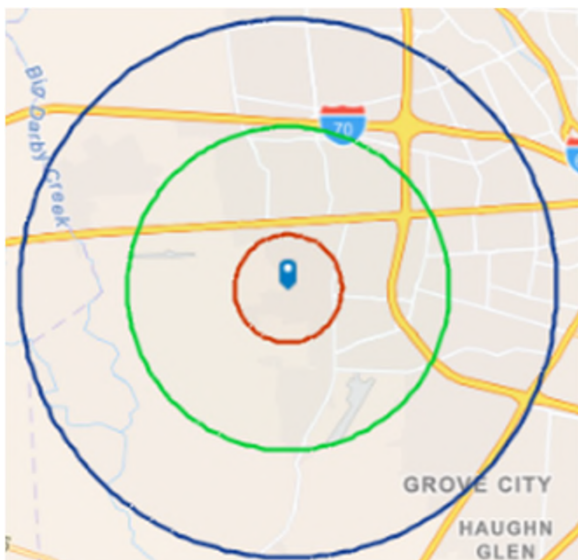
**16.2**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**154,791**

Population



Average  
Household Size



Median Age

**\$73,115**

Median Household Income

## BUSINESS



**3,284**

Total Businesses



**45,853**

Total Employees

## EDUCATION



**11%**

No High School  
Diploma



**31%**

High School  
Graduate



**27%**

Some  
College



**31%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$37,022**

Per Capita  
Income



**\$73,115**

Median  
Household  
Income



**\$94,922**

Average  
Household  
Income

## EMPLOYMENT



**58.0**

White  
Collar %



**25.1**

Blue  
Collar %



**16.9**

Services  
%

**equity** | brokerage

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