

HERITAGE SQUARE

515 Union Avenue, Dover, OH 44622



ALEKSANDRA KALETA

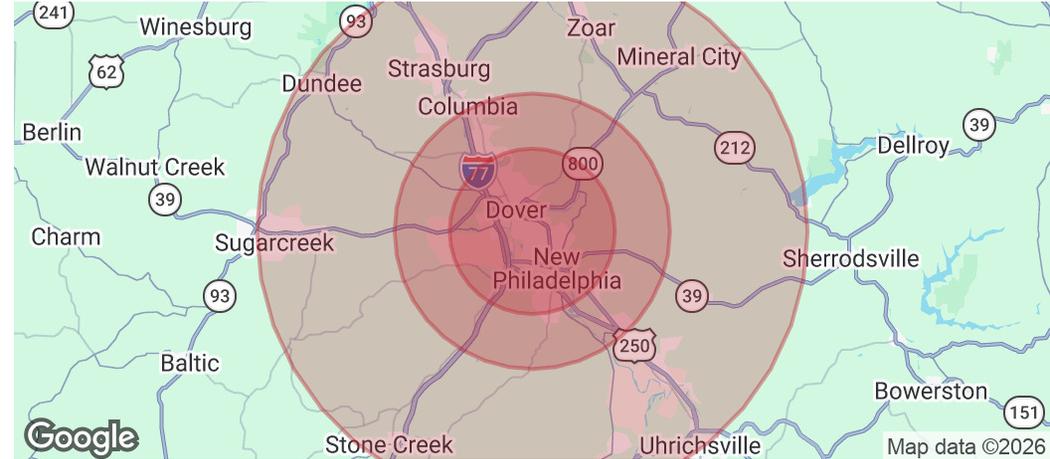
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OFFERING SUMMARY

Available SF: 625 SF - 2.0 AC

Lease Rate: Negotiable

Building Size: 181,732

PROPERTY HIGHLIGHTS

- Giant Eagle anchored shopping center with 1.2 million annual visits
- Convenient access to I-77 (44,000+ VPD) and prominent frontage on Union Avenue
- Ample parking with 1,030 available spaces
- Strong mix of national and local co-tenants

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 12,749 | 15,747 | 26,632 |
| Total Population | 30,557 | 37,738 | 64,812 |
| Average HH Income | \$83,424 | \$89,236 | \$90,113 |

NEARBY RETAILERS



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| Space | Tenant | SF |
|-------|-------------------------------|--------|
| A | Ollie's Bargain Outlet | 22,275 |
| B | Sally Beauty Supply | 2,400 |
| C | Restaurante Guatemalteco | 2,640 |
| D | Available | 6,000 |
| E | Myers & Miller Podiatry | 3,600 |
| F | Available | 7,200 |
| G | The Union Hospital | 16,800 |
| H | Union Internal Medicine | 9,600 |
| I | Available | 625 |
| J | Lendmark Financial Services | 1,750 |
| K | Available | 10,508 |
| L | Available | 5,680 |
| M | Browse and Buy Hospice Retail | 8,760 |
| N | CosmoProf | 3,500 |
| O | Aaron's | 9,250 |
| P | Giant Eagle | 66,544 |
| OP 1 | Available | 2.0 AC |
| OP 2 | Available | 1.0 AC |



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