

TRI-STATE PLAZA

4200 - 4265 Mall Drive Steubenville, OH 43952



MIDLAND ATLANTIC
PROPERTIES



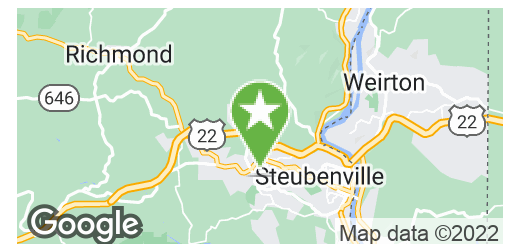
PROPERTY OVERVIEW

Tri-State Plaza is a 212,958 square foot shopping center anchored by Rural King and Ollie's Bargain Outlet located in Steubenville, OH.

PROPERTY HIGHLIGHTS

- Tri-State Plaza is Located Along the Heavily Trafficked Retail Corridor of Mall Drive, Consisting of Aldi, Lowe's, Walmart, Harbor Freight Tools, and Dick's Sporting Goods
- Leading Employers in the Area are Trinity Medical Center West, Franciscan University of Steubenville, and Eastern Gateway Community
- Pad Site Available in Front of Ollie's Bargain Outlet; Kay Jeweler's Recently Developed in Front of Rural King

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	24,316	40,320
Average HH Income	\$63,353	\$65,717
Businesses	898	1,505
Employees	13,641	20,996



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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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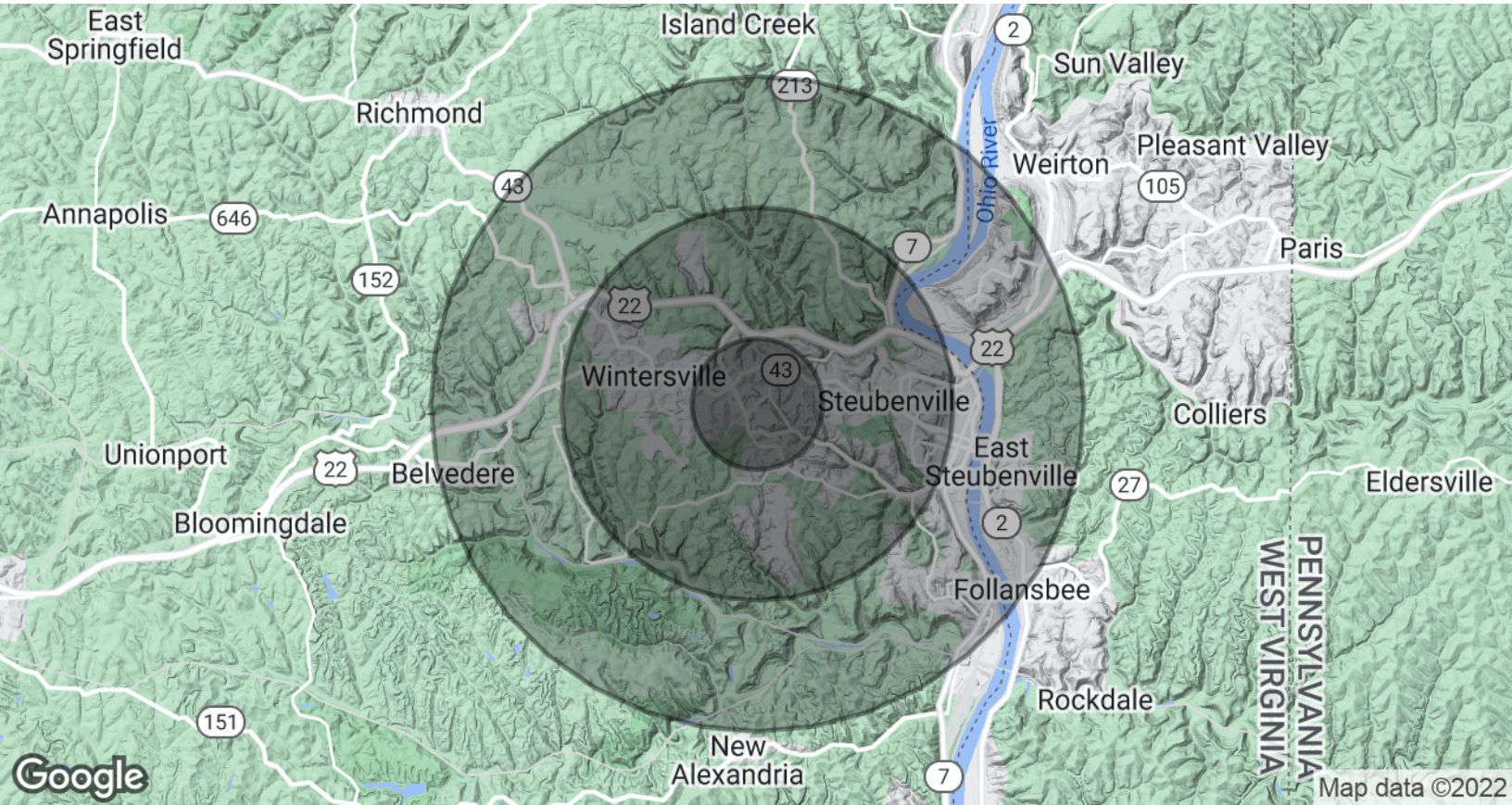


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	4,688	24,316	40,320
Projected Annual Growth (2022-2027)	-1.2%	-1.1%	-0.9%
Total Households	2,044	9,903	16,903
Median Home Value	\$133,144	\$110,872	\$110,940

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$75,890	\$63,353	\$65,717
Daytime Population (16+ years)	8,773	23,493	36,992
Total Businesses	316	898	1,505
Total Employees	6,860	13,641	20,996

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