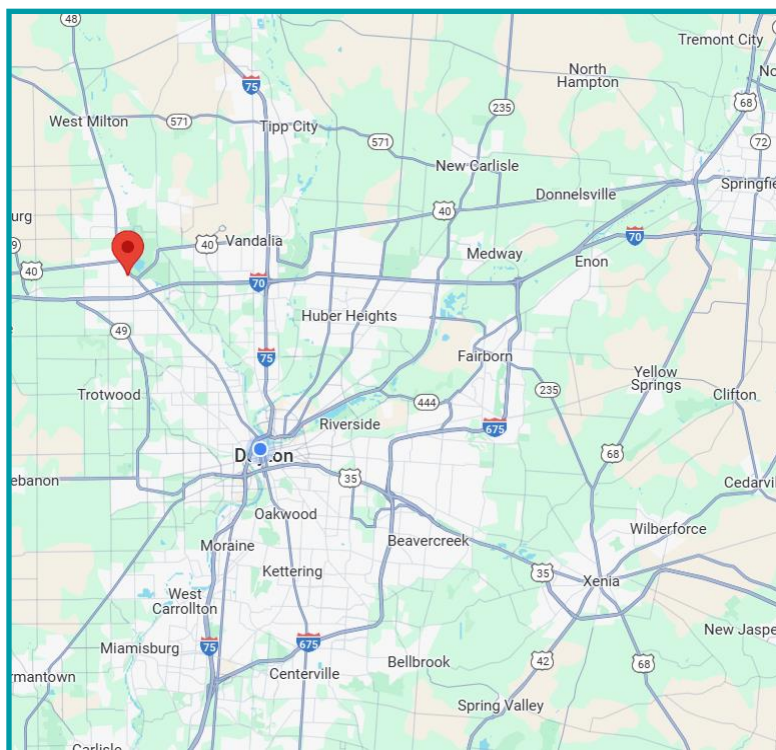




PROPERTY HIGHLIGHTS

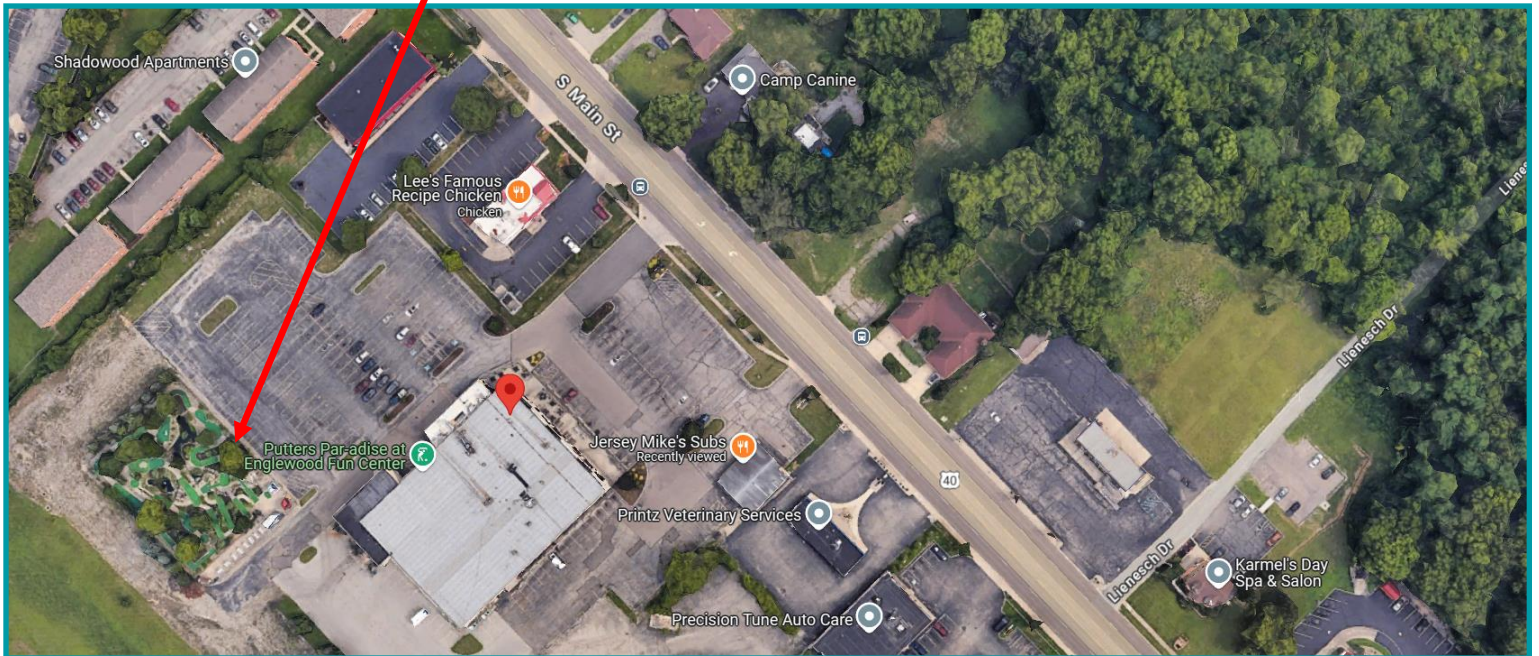
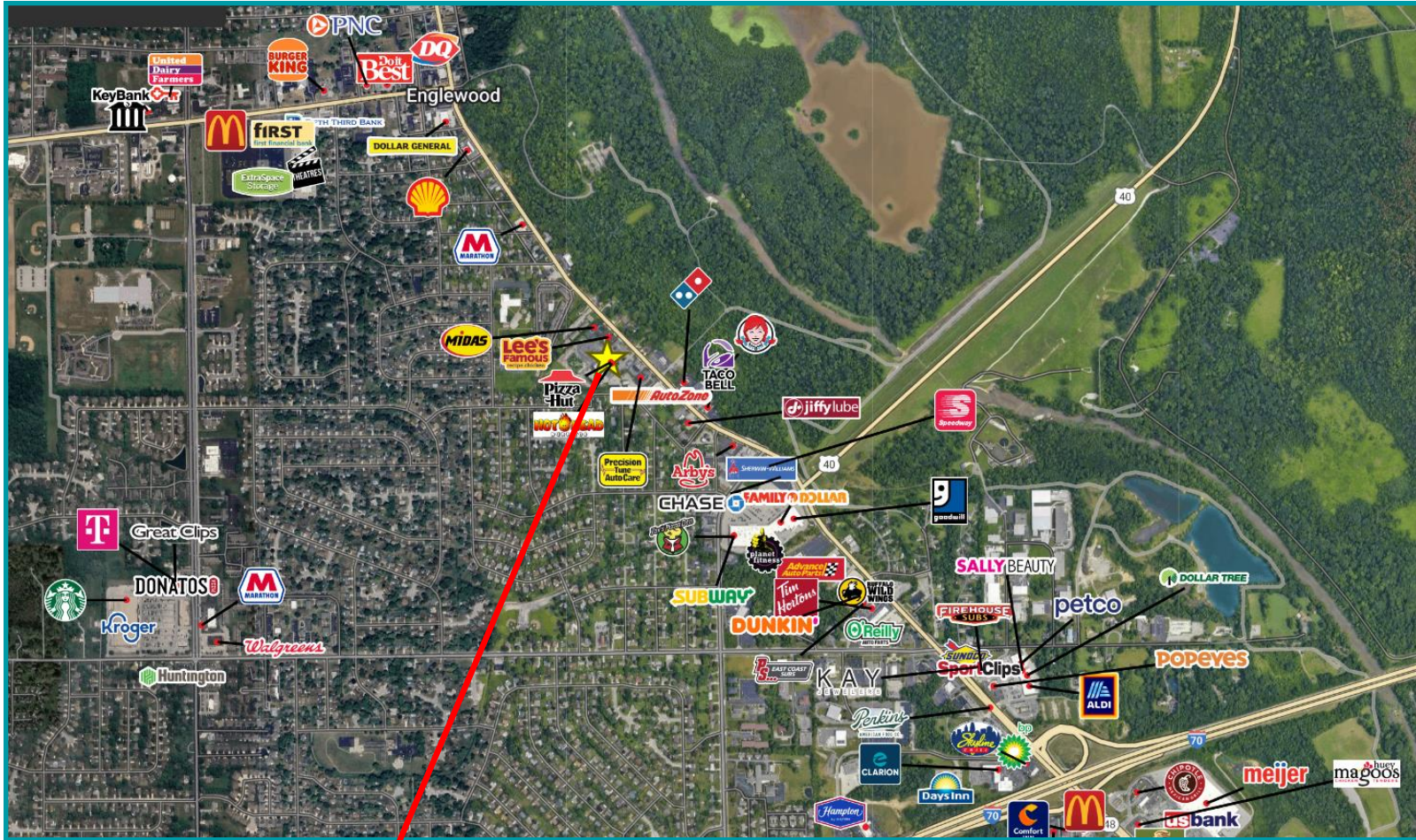
- 1.05 + acres available for ground lease behind Lee's Famous Recipe and next to TJ Chumps Family Restaurant and Entertainment Fun Center
- Extremely busy shopping center with plenty of parking
- This sizable parcel of land spans over 1.05+ acres and is currently being used as a mini golf course
- Just off Highway I70, exit 29/SR 48 with multiple ingress/egress points
- Great tenant mix of National and Regional tenants. Join Jersey Mike's, Pizza Hut, Hot Head Burritos and TJ Chumps a family friendly restaurant with full arcade
- Conveniently located in Englewood on busy St. Rt. 48 Main Street- major thoroughfare with over 20,862+ cpd
- For Ground Lease - Negotiable



For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,185	30,430	63,283
Average HH Income	\$89,485	\$119,038	\$109,004
Daytime Employee Population	2,762	12,437	24,199

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 The submission may be modified or withdrawn at any time by the property owner

GROUND LEASE LAND

