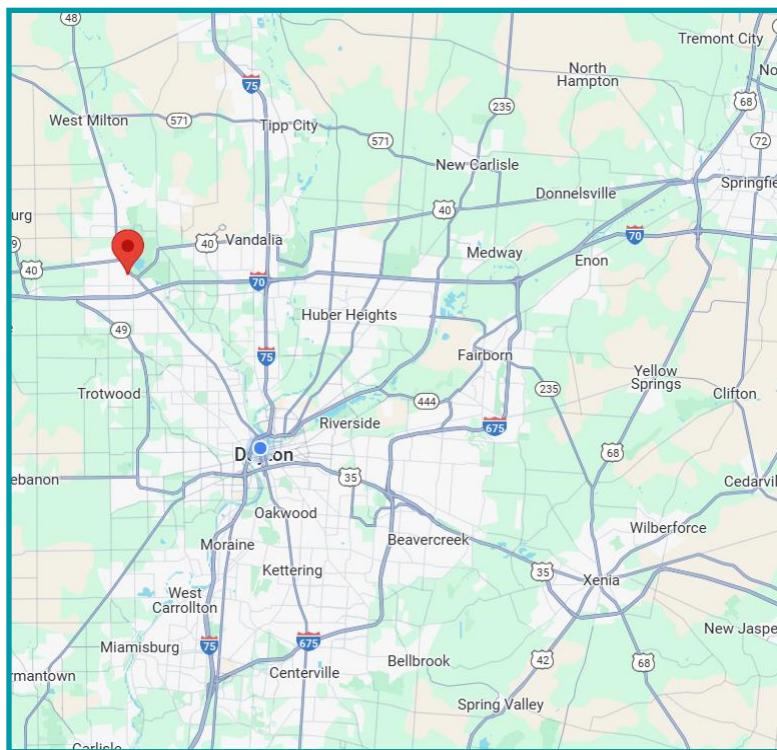


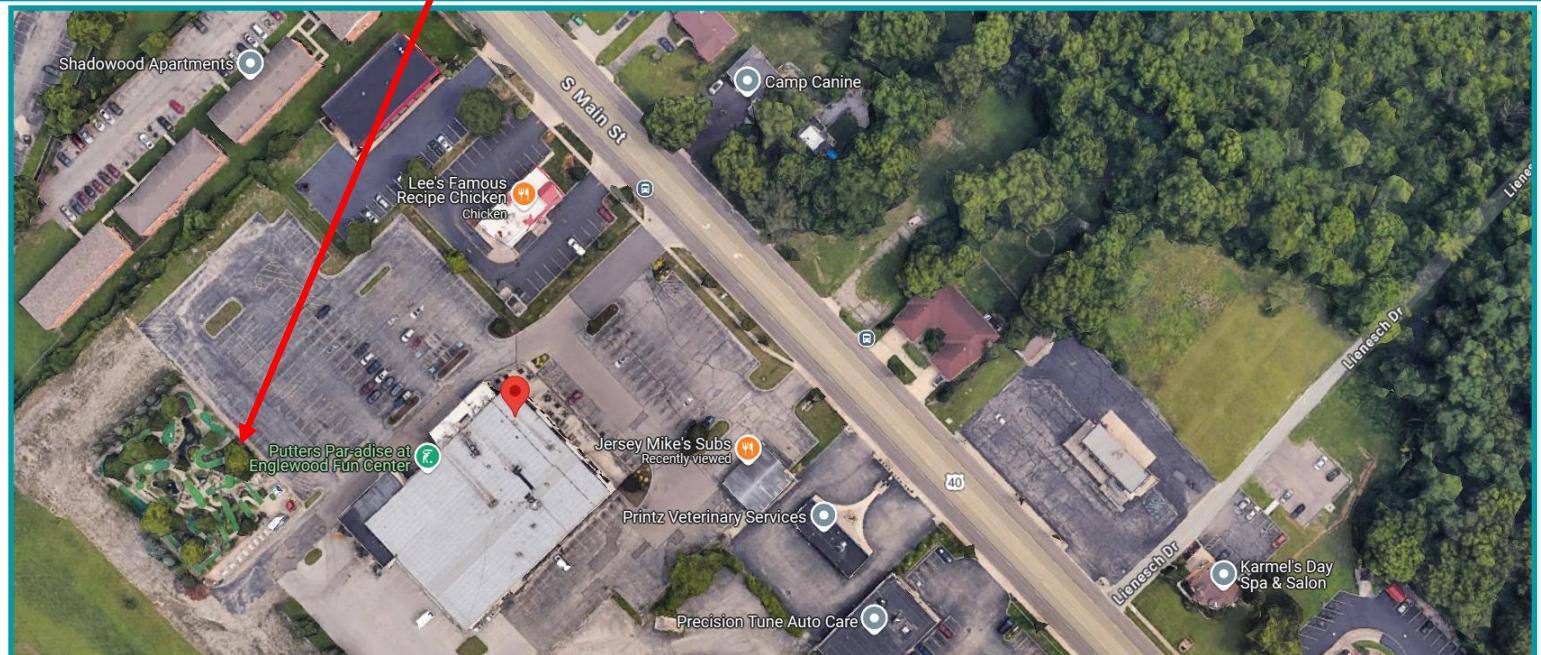
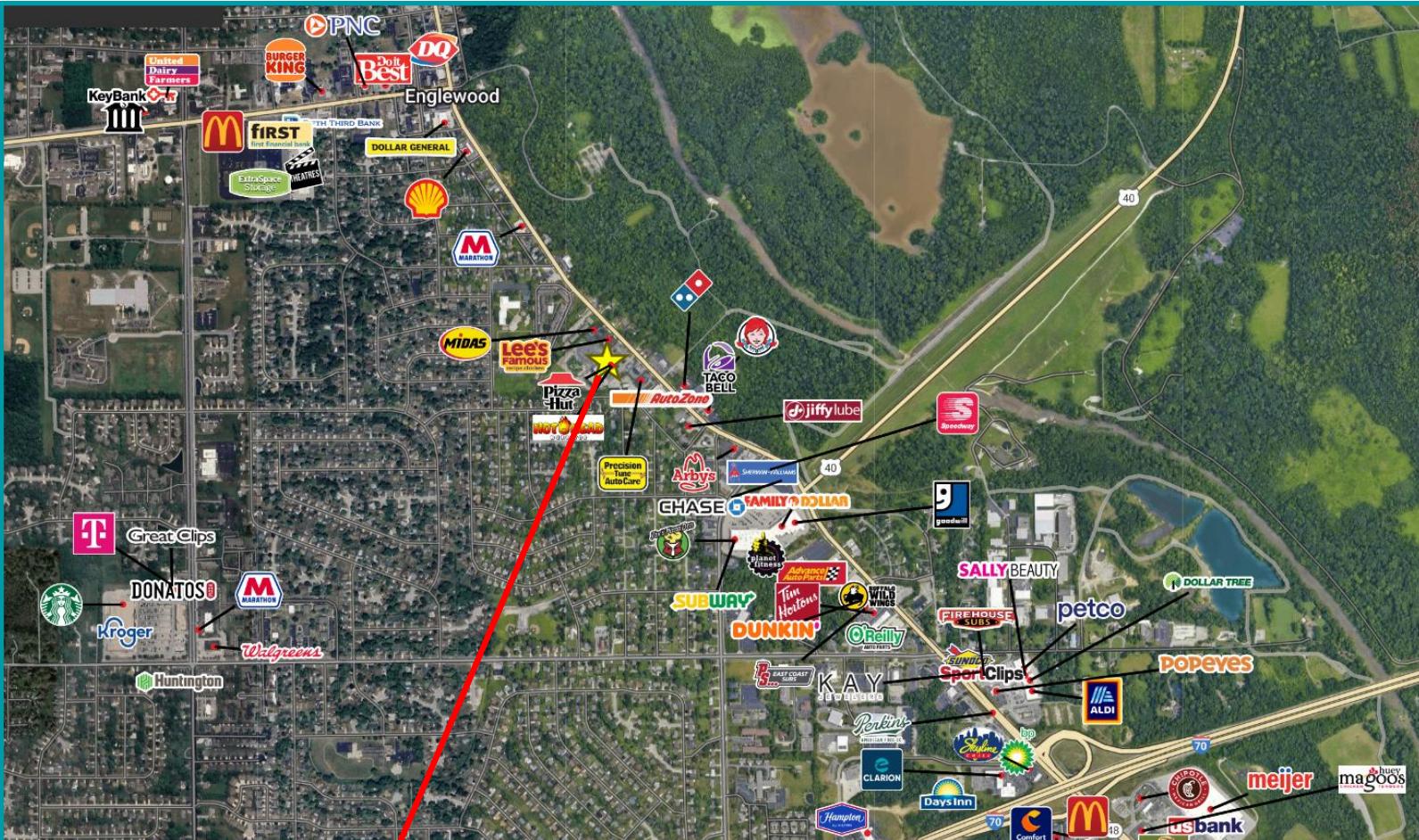
**PROPERTY HIGHLIGHTS**

- 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

GROUND LEASE LAND

