

1239 - 1309 MONROE STREET NORTHWEST, NEW PHILADELPHIA, OH 44663



PROPERTY DESCRIPTION

Professionally managed plaza located in the heart of Dover/New Philadelphia. Monroe Plaza offers a convenient location with plenty of free parking.

NNN fee is \$2.59 / SF / YR and includes Real Estate taxes, insurance, snowplowing & salt, landscaping, exterior windows, security lighting and trash.

Co-Broke Fee offered for qualified tenants.

| SPACES | LEASE RATE | SPACE SIZE |
|---|---------------|------------|
| 1251 - 2,370 SQ.FT. RETAIL/OFFICE/MEDICAL SPACE | \$10.00 SF/yr | 2,370 SF |
| 1261 - 1,900 SQ.FT. RETAIL/OFFICE/MEDICAL SPACE | \$13.25 SF/yr | 1,900 SF |

LOCATION DESCRIPTION

Join tenants like Shelter Insurance, Doering Vision Center, Giggle Monster Photos, CrossFit Gym, Vapor & Smoke, Endless Ink, Eagle Healthworks, Hair Dye-Agnostics, Inside Out Nutrition, Jackpot Fever and Safelite in an established and busy shopping and service plaza in New Philadelphia, Ohio.

Directions: I-77 to Exit #83, Dover, Route 39 turn left and veer right on Tuscarawas, thru town, left on Wabash, left at Monroe ST NW.

OFFERING SUMMARY

| | |
|-----------------------|--------------------------|
| Lease Rate: | \$10 - 13.25 SF/yr (NNN) |
| Available SF: | 1,900 - 2,370 SF |
| Lot Size: | 1.7 Acres |
| Building Size: | 23,510 SF |

Saylor Putman

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AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|-----------|-----------|------------|---------------|---|
| 1251 - 2,370 SQ.FT. RETAIL/OFFICE/MEDICAL SPACE | Available | 2,370 SF | NNN | \$10.00 SF/yr | 2,370 Sq.ft. office/medical space for lease that includes a waiting/reception area, two offices, three exam rooms, xray room, two therapy rooms, storage rooms and two restrooms. Total rent is \$2,486.53/ month + utilities. |
| 1261 - 1,900 SQ.FT. RETAIL/OFFICE/MEDICAL SPACE | Available | 1,900 SF | NNN | \$13.25 SF/yr | 1,900 Sq.ft. retail, office or medical space for lease that includes large open area, reception and waiting space, kitchenette with coffee bar/sink including washer/dryer hookup and one (1) ADA restroom. Total rent is \$2,508.00/ month + utilities. Vacant & available now. Formerly leased to Spectrum Orthopedics. |

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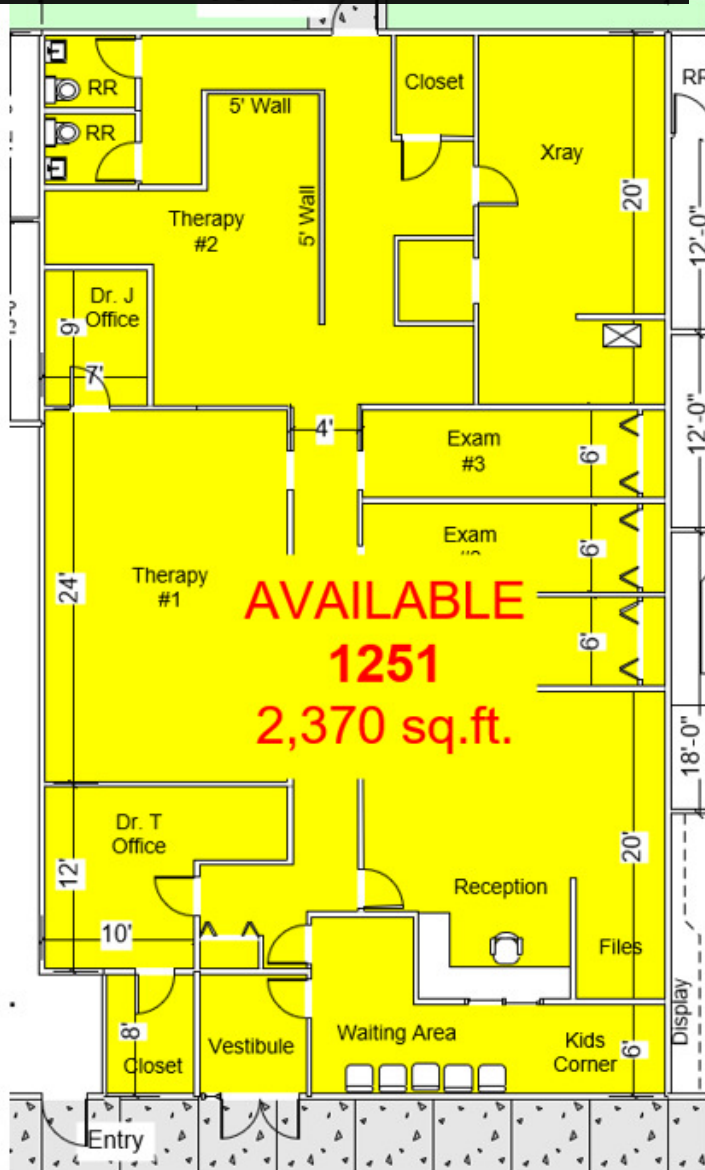


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FOR LEASE

POPULATION

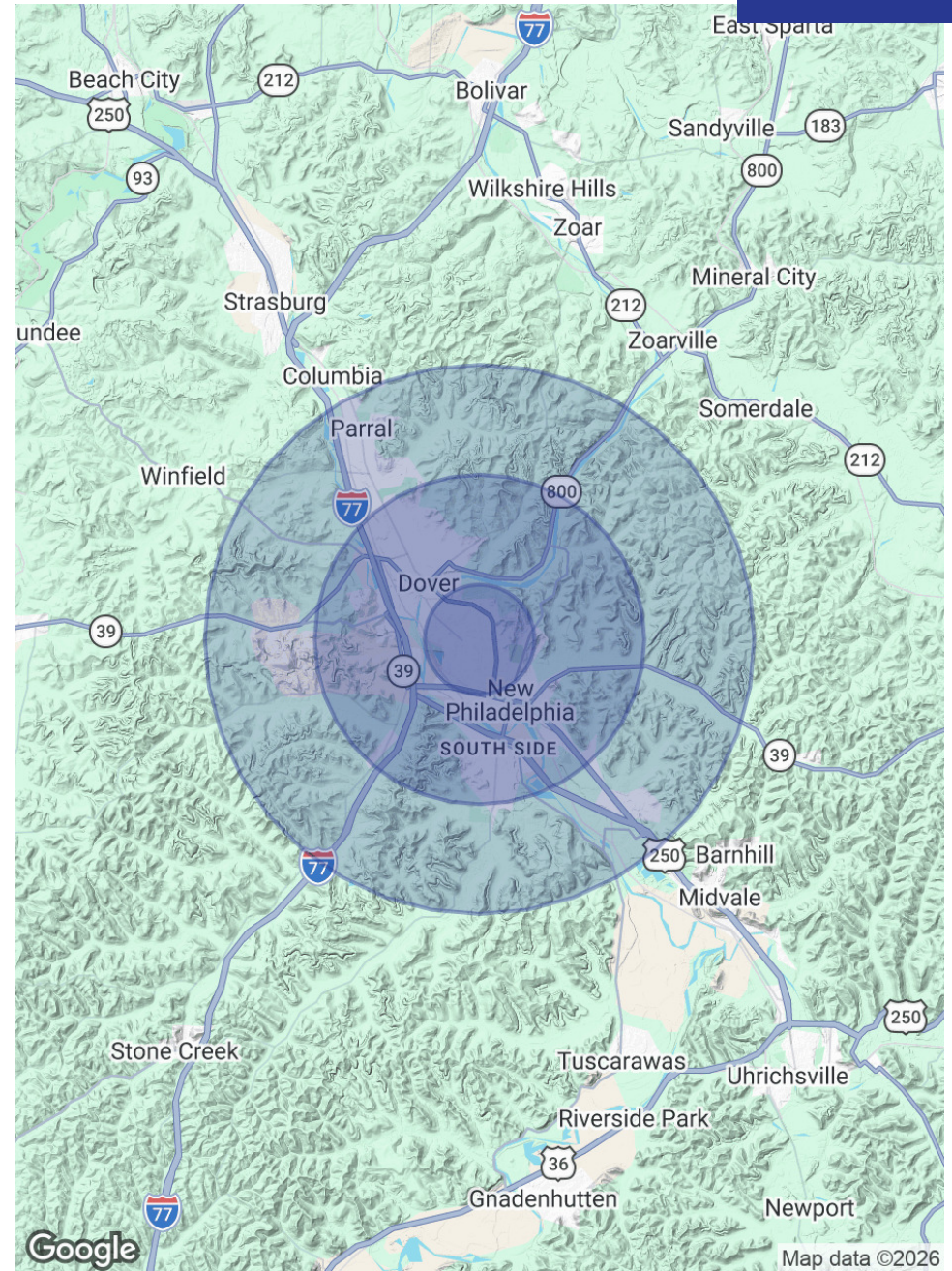
| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,202 | 30,405 | 38,082 |
| Average Age | 42 | 42 | 43 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 44 | 44 | 44 |

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,994 | 12,697 | 15,888 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$75,738 | \$83,487 | \$89,344 |
| Average House Value | \$177,610 | \$201,820 | \$213,971 |

Demographics data derived from AlphaMap



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