

MONROE PLAZA

FOR LEASE

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
1309B - 2,600 SQ. FT. SERVICE/SHOP SPACE	\$5.00 SF/yr	2,600 SF

LOCATION DESCRIPTION

Join tenants like Spectrum Orthopedics, Shelter Insurance, Doering Vision Center, Giggle Monster Photos 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:	\$5.00 - 13.25 SF/yr (NNN)
Available SF:	1,900 - 2,600 SF
Lot Size:	1.7 Acres
Building Size:	23,510 SF

Saylor Putman

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Spencer Hartung

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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.
1309B - 2,600 SQ. FT. SERVICE/SHOP SPACE	Available	2,600 SF	NNN	\$5.00 SF/yr	This 2,600 SF end cap unit has two (2) drive-in doors, one automatic. It has block walls, one office & one restroom. Auto LED lights and 14' clear. Currently a resale shop. Great for service or flex space. Total rent is \$1,644.50 / month + utilities.

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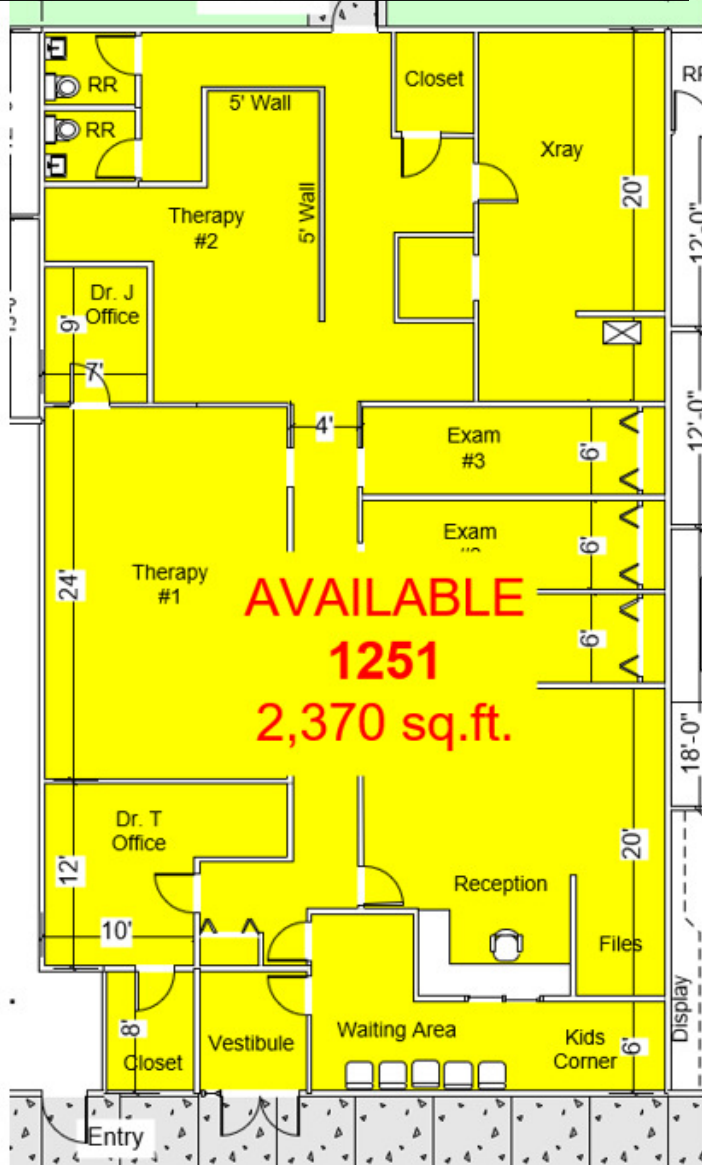
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PROPERTIES
Est. 1985

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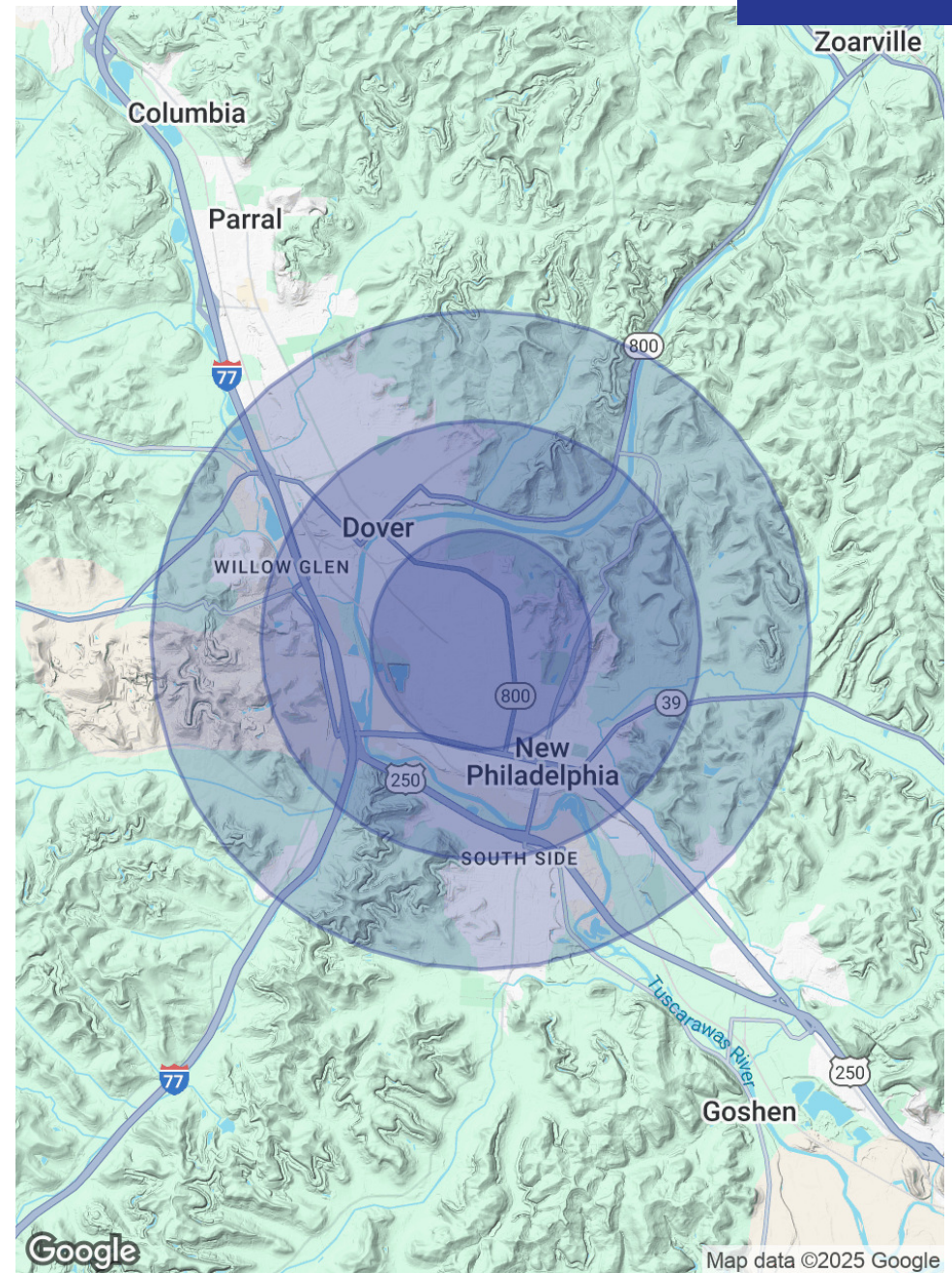
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,202	20,737	30,405
Average Age	42	41	42
Average Age (Male)	40	39	41
Average Age (Female)	44	42	44

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,994	8,742	12,697
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,738	\$77,497	\$83,487
Average House Value	\$177,610	\$187,192	\$201,820

Demographics data derived from AlphaMap



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