

2300 Harding Hwy, Lima, OH 45804

**\$14/SF/YR**

**\$1.17/SF/MO**

Eastgate Shopping Center

4 Spaces Available in the heart of Lima OH | 954 sq. ft. - 3,200 sq. ft.



Brian Smith  
954.776.7900

Listing Added: 02/04/2021  
Listing Updated: 09/30/2024



## Building Details

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Property Type	Retail	Subtype	Shopping Center
Tenancy	Multiple	Total Building SQFT	24,000
Minimum Divisible SQFT	3,200	Max Contiguous SQFT	1,600
Vacant SQFT	8,000	Lot Size (acres)	2.63
Zoning	C	County	Allen County

## Building Description

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We have 3 different retail availabilities to choose from ranging from 3200 sq/ft to 954 sq/ft in the heart of Lima, Ohio.

Contact us today for more information at 954.776.7900

### Highlights:

- Property is within 2 miles of the Lima exit of I-75 on Route 309
- Property is on a major retail corridor between national retailers
- Property features ample parking & walkability to other tenants

### Tenants & Availabilities:

- Vape Shop, #2300
- Eastgate License Bureau, #2302
- **Vacant, #2304**
- **Vacant, #2306**
- First Acceptance, #2308
- New Merchant, #2310
- Mexican, #2312
- A Nail Spa, #2314
- **Vacant, #2316**
- Lima Radio Hospital, #2318
- Manpower, #2320
- Adam & Eve, #2322
- **Vacant, #2324**

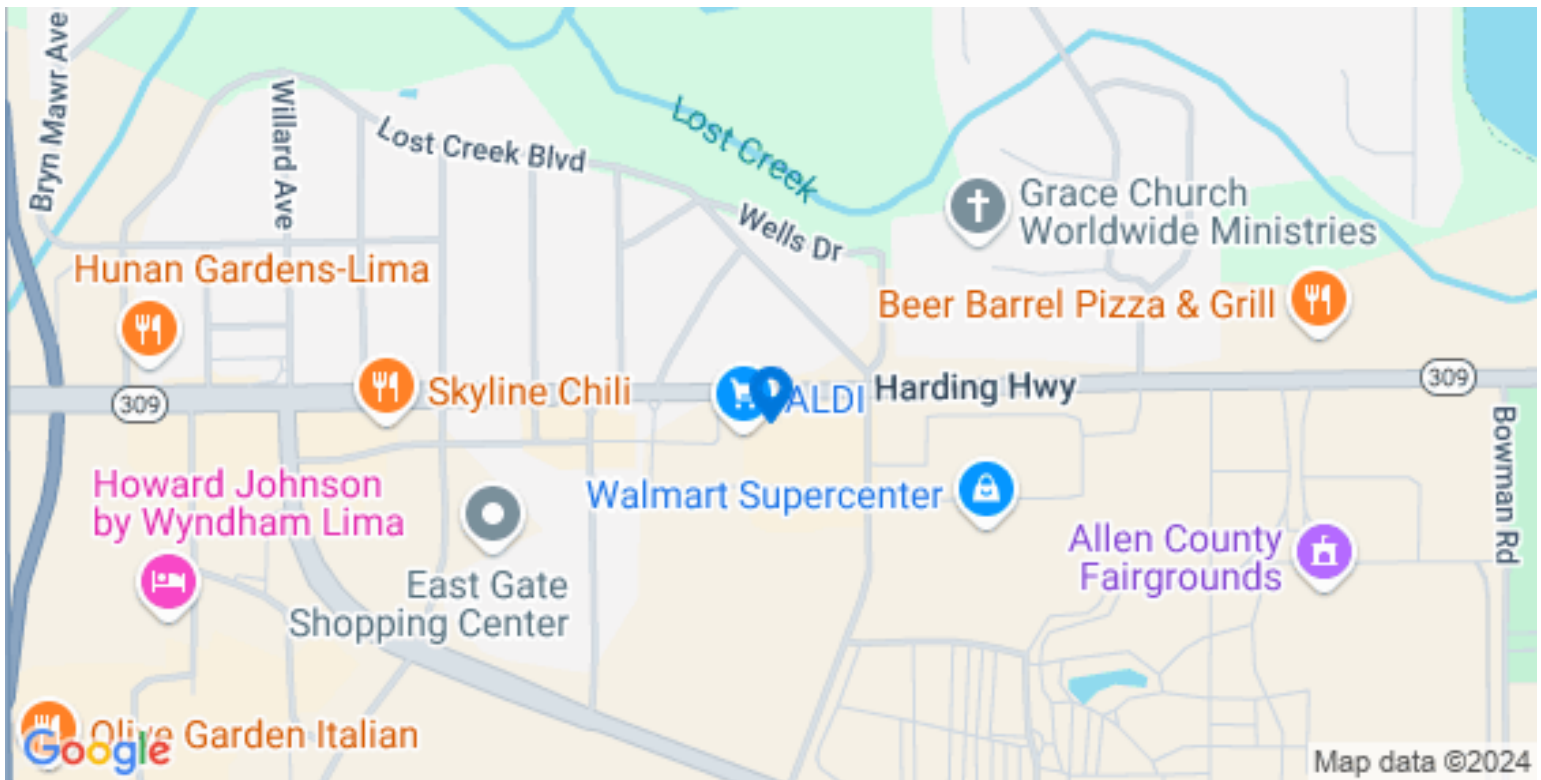
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### Building Location (1 Location)

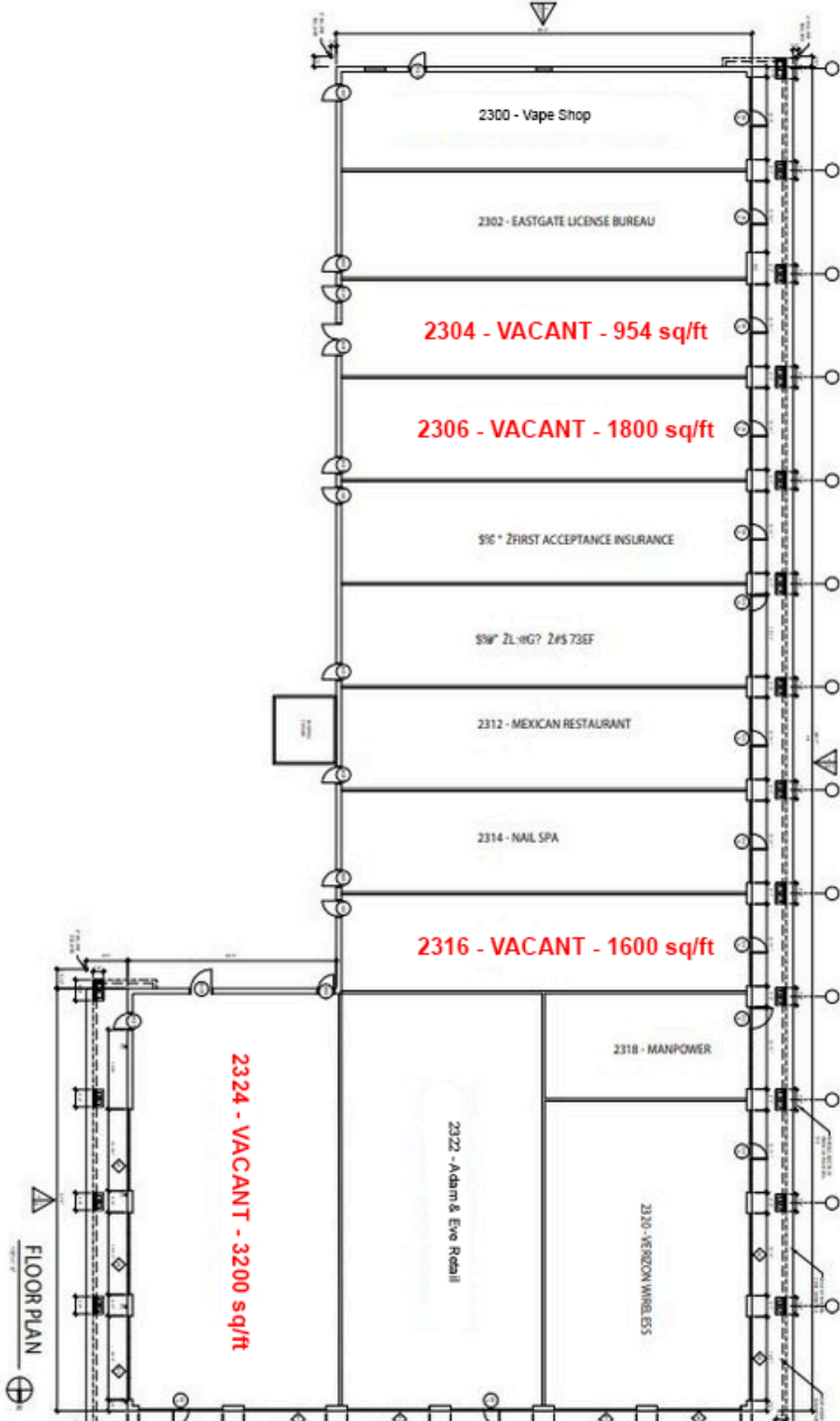


### Unit 2316 Details

Rate SF/Yr: \$14.00 CAM SqFt: \$6.72 RE Taxes Yr: n/a RE Taxes Mo: n/a Annual Rent: \$33,152.00 Monthly Rent: \$2,762.67

Listing Type	Direct	RSF	1,600 SF
Rate (Per SF)	\$14 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Total CAM (Per SF/YR)	\$6.72
Total Rate (Per SF/YR)	\$20.72	Total Monthly Rent	\$2,762.56
Days on Market	1334 days		





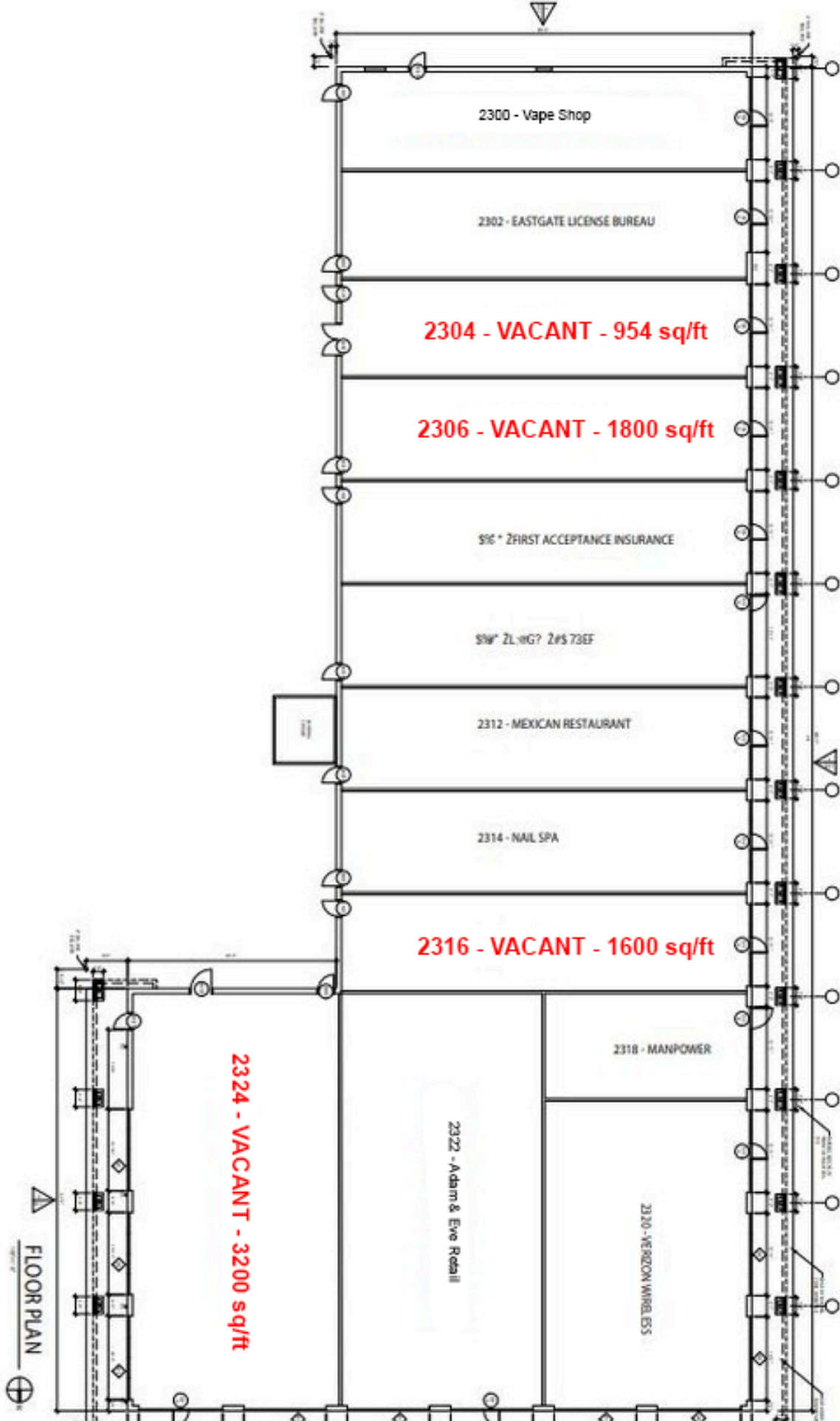


#### Unit 2304 Details

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Listing Type	<b>Direct</b>	RSF	<b>954 SF</b>
Min Contiguous SF	<b>954 SF</b>	Max Contiguous SF	<b>2,754 SF</b>
Space Available	<b>9/30/24</b>	Rate (Per SF)	<b>\$14 / SF / YR</b>
Lease Type	<b>NNN</b>	Lease term	<b>Negotiable</b>
Total CAM (Per SF/YR)	<b>\$6.72</b>	Total Rate (Per SF/YR)	<b>\$20.72</b>
Total Monthly Rent	<b>\$1,647.18</b>	Days on Market	<b>0 days</b>









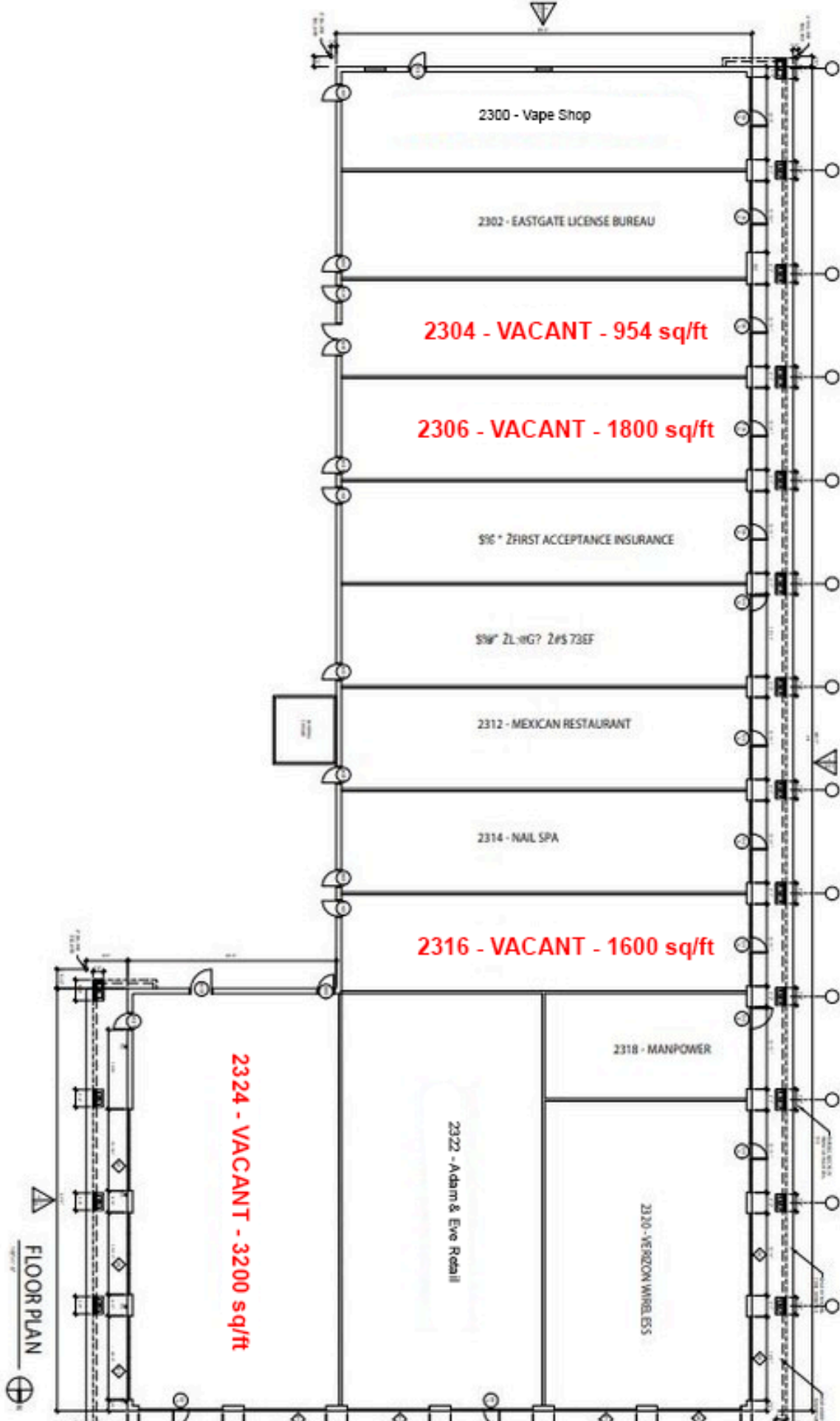
**Unit 2324 Details**

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Rate SF/Yr: \$14.00 CAM SqFt: \$6.72 RE Taxes Yr: n/a RE Taxes Mo: n/a Annual Rent: \$66,304.00 Monthly Rent: \$5,525.33

Listing Type	<b>Direct</b>	RSF	<b>3,200 SF</b>
Rate (Per SF)	<b>\$14 / SF / YR</b>	Lease Type	<b>NNN</b>
Total CAM (Per SF/YR)	<b>\$6.72</b>	Total Rate (Per SF/YR)	<b>\$20.72</b>
Total Monthly Rent	<b>\$5,525.12</b>	Days on Market	<b>1334 days</b>







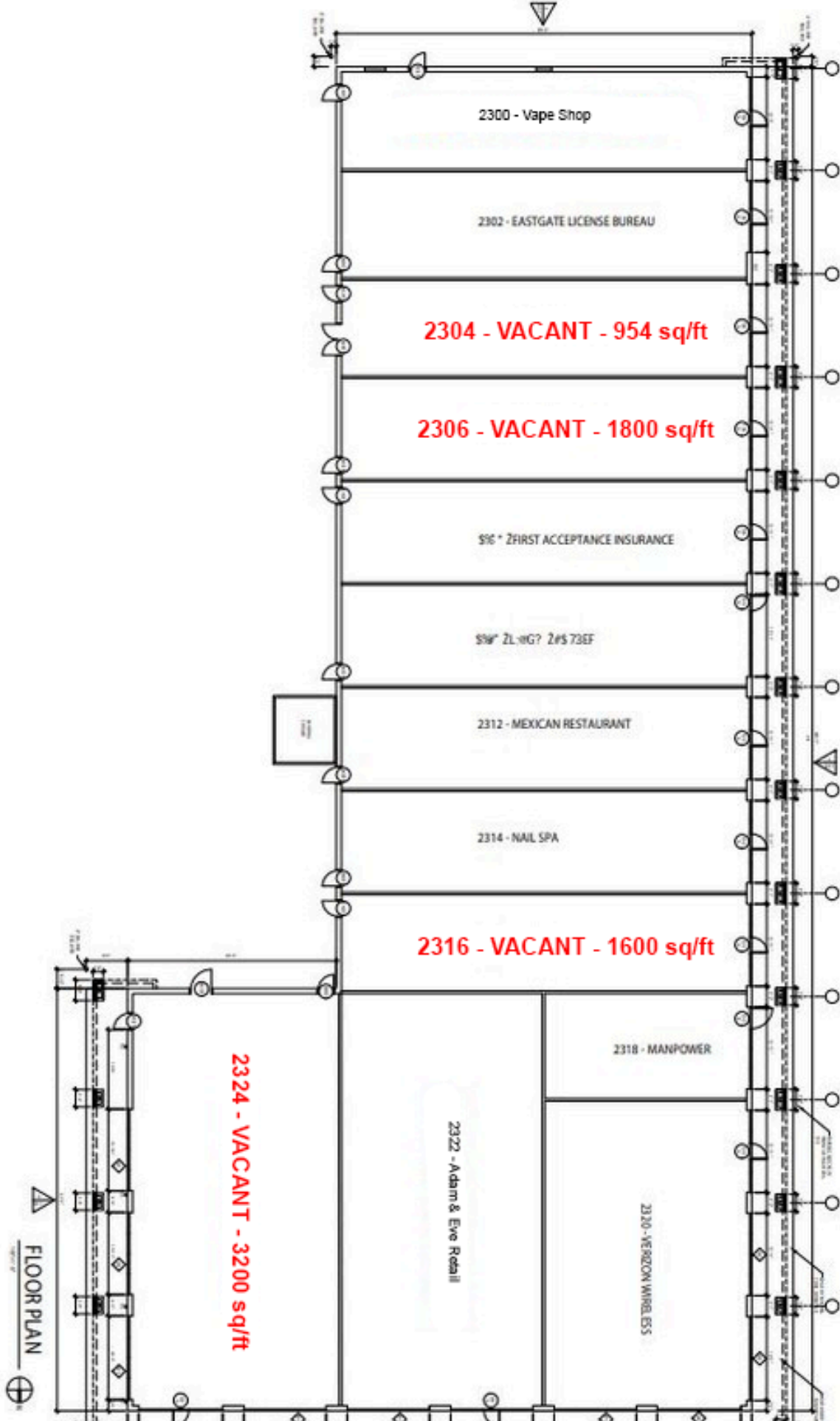
**Unit 2306 Details**

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Currently built out as a staffing agency. Rate SF/Yr: \$14.00 CAM SqFt: \$6.72 RE Taxes Yr: n/a RE Taxes Mo: n/a Annual Rent: \$37,296.00 Monthly Rent: \$3,108.00

Listing Type	<b>Direct</b>	RSF	<b>1,800 SF</b>
Space Available	<b>4/6/22</b>	Rate (Per SF)	<b>\$14 / SF / YR</b>
Lease Type	<b>NNN</b>	Lease term	<b>Negotiable</b>
Total CAM (Per SF/YR)	<b>\$6.72</b>	Total Rate (Per SF/YR)	<b>\$20.72</b>
Total Monthly Rent	<b>\$3,107.88</b>	Days on Market	<b>1032 days</b>





FLOOR PLAN





Unit 2300 Details

Listing Type	Direct	RSF	3,200 SF
Rate (Per SF)	\$14 / SF / YR	Lease Type	NNN
Days on Market	1334 days		

Property Photos (7 photos)

