

EASTGATE PLAZA

2100 HARDING HIGHWAY, LIMA, OH 45804

DAVID GREENE

248.352.5000

dgreene@firstcommercial.net



OFFERING SUMMARY

| | |
|------------------|-----------------------------------|
| Lease Rate: | \$8.00 - 16.00 SF/yr + (NNN) |
| Number Of Units: | 22 |
| Available SF: | 785 - 22,223 SF |
| Year Built: | 1974 |
| Building Size: | 194,937 SF |
| Zoning: | B2 - General Business District |
| Parking: | 926 |
| Occupancy: | Immediate |

LOCATION OVERVIEW

Eastgate Plaza is located in a regional shopping area at the southeast quadrant of I-75 and Harding Highway in Lima, Ohio. Lima's central location within Allen County has allowed the city to become a strategic regional center for northwest-central Ohio. On average, 29,000 vehicles per day pass through this area, which draws from local populations as well as surrounding communities. Join Gabe's, Harbor Freight, and Goodwill.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,341 | 10,003 | 23,127 |
| Total Population | 2,933 | 23,862 | 56,123 |
| Average HH Income | \$79,383 | \$62,450 | \$71,728 |



FOR LEASE



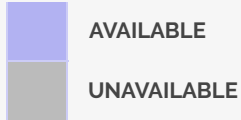
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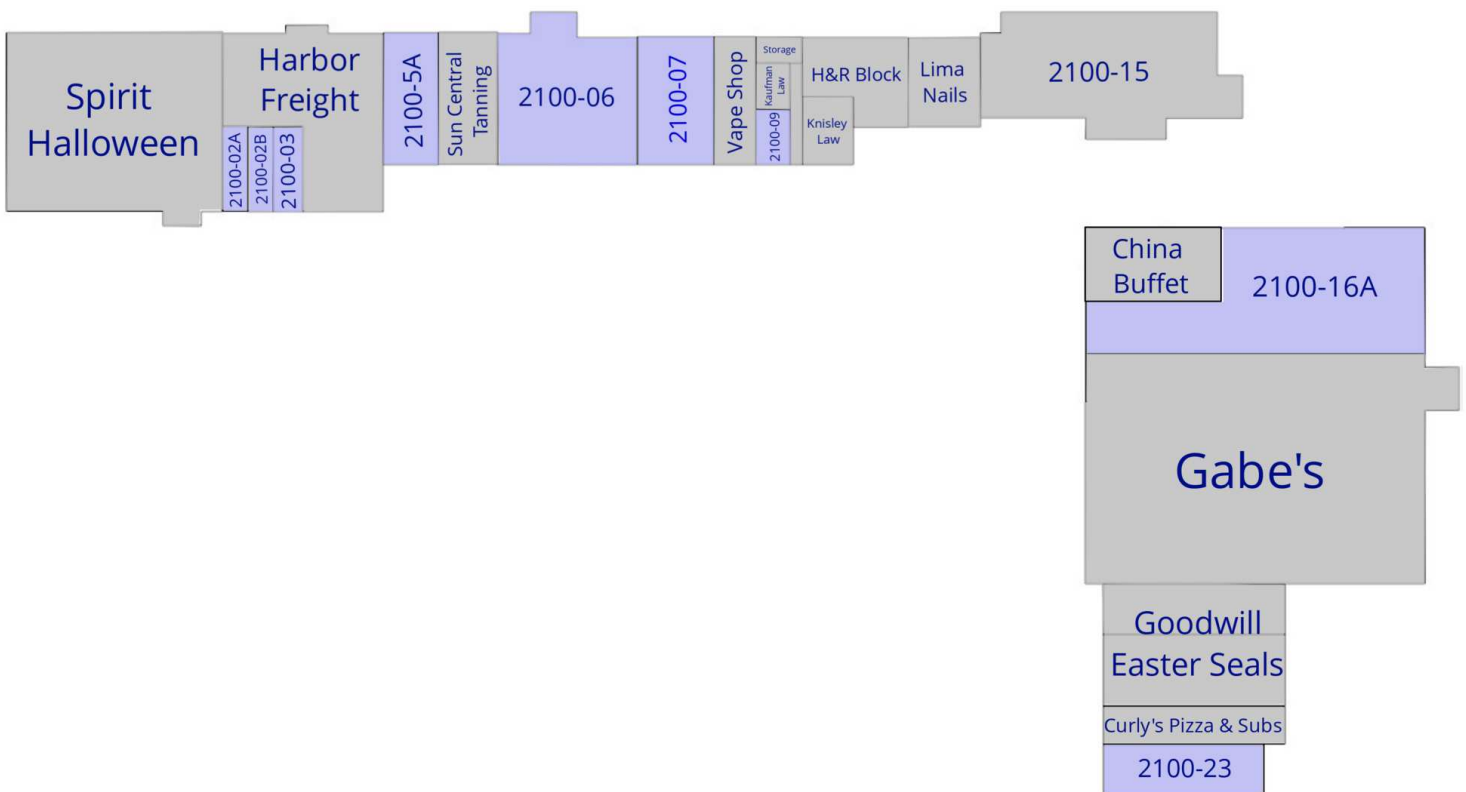
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| | | |
|-----------------|--|------------------------|
| LEASE TYPE | | NNN |
| AVAILABLE SPACE | | 785 - 22,223 SF |
| LEASE TERM | | Negotiable |
| LEASE RATE | | \$8.00 - \$16.00 SF/yr |



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| SUITE | TENANT | SIZE | RATE |
|----------|--------------------------|-------------------|---------------|
| 2100-01 | Spirit Halloween | 32,165 SF | - |
| 2100-02A | Available | 1,200 - 3,600 SF | \$16.00 SF/yr |
| 2100-02B | Available | 1,200 - 3,600 SF | \$16.00 SF/yr |
| 2100-03 | Available | 1,200 - 3,600 SF | \$16.00 SF/yr |
| 2100-04 | Harbor Freight | 14,000 SF | - |
| 2100-05A | Available | 3,173 SF | \$12.00 SF/yr |
| 2100-05B | Sun Central Tanning | 3,000 SF | - |
| 2100-06 | Available | 7,947 - 11,947 SF | \$12.00 SF/yr |
| 2100-07 | Available | 4,000 - 11,947 SF | \$12.00 SF/yr |
| 2100-08 | Vape Shop | 2,100 SF | - |
| 2100-09 | Available | 785 SF | \$16.00 SF/yr |
| 2100-10 | Kurt Kaufman Law Offices | 700 SF | - |
| 2100-12 | Knisley Law Offices | 637 SF | - |
| 2100-13 | H&R Block | 1,875 SF | - |
| 2100-14 | Lima Nails | 800 SF | - |
| 2100-15 | 2100-15 | 11,982 SF | - |
| 2100-16A | Available | 22,223 SF | \$8.00 SF/yr |
| 2100-16C | Gabe's | 60,000 SF | - |
| 2100-16B | China Buffet | 6,958 SF | - |
| 2100-18 | Goodwill Easter Seals | 11,634 SF | - |
| 2100-19 | Curly's Pizza & Subs | 2,400 SF | - |
| 2100-23 | Available | 4,200 SF | \$12.00 SF/yr |

FOR LEASE

