

HEBRON CROSSING

RETAIL FOR LEASE

3375 E. NATIONAL ROAD, HEBRON, OHIO 43025

Conceptual rendering only



AARON HEATH SENIOR VICE PRESIDENT

MOBILE 614.804.6936 | DIRECT 614.334.7786
AHEATH@EQUITY.NET



LAURAH HALLOCK ADVISOR

MOBILE 614.705.9571 | DIRECT 614.334.7841
LHALLOCK@EQUITY.NET



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

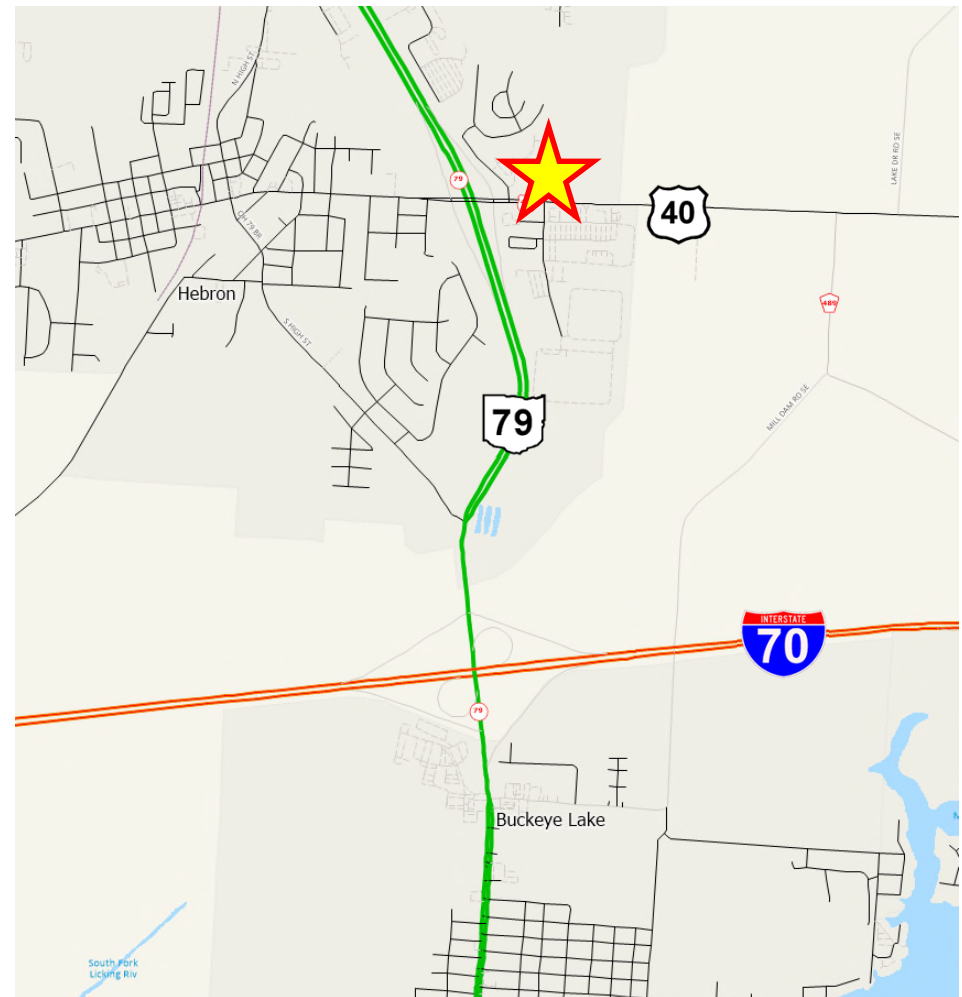
PROPERTY HIGHLIGHTS

- +/- 20,000 SF new-build Class “A” retail center
- Two +/- 1.21 acre out-parcels available for ground lease at \$80,000 per acre
- Enlarged patio area for end-cap tenant
- 14,976 vehicles per day on State Route 79 (MORPC: 2024);
- 7,338 vehicles per day on US Route 40 (MORPC: 2024)
- Signalized intersection
- Lease rate: \$35.00 psf NNN with estimated operating expenses: \$11.00 per SF (RE taxes: \$3.61 Insurance: \$0.72 CAM: \$6.67)

HEBRON CROSSING

RETAIL FOR LEASE

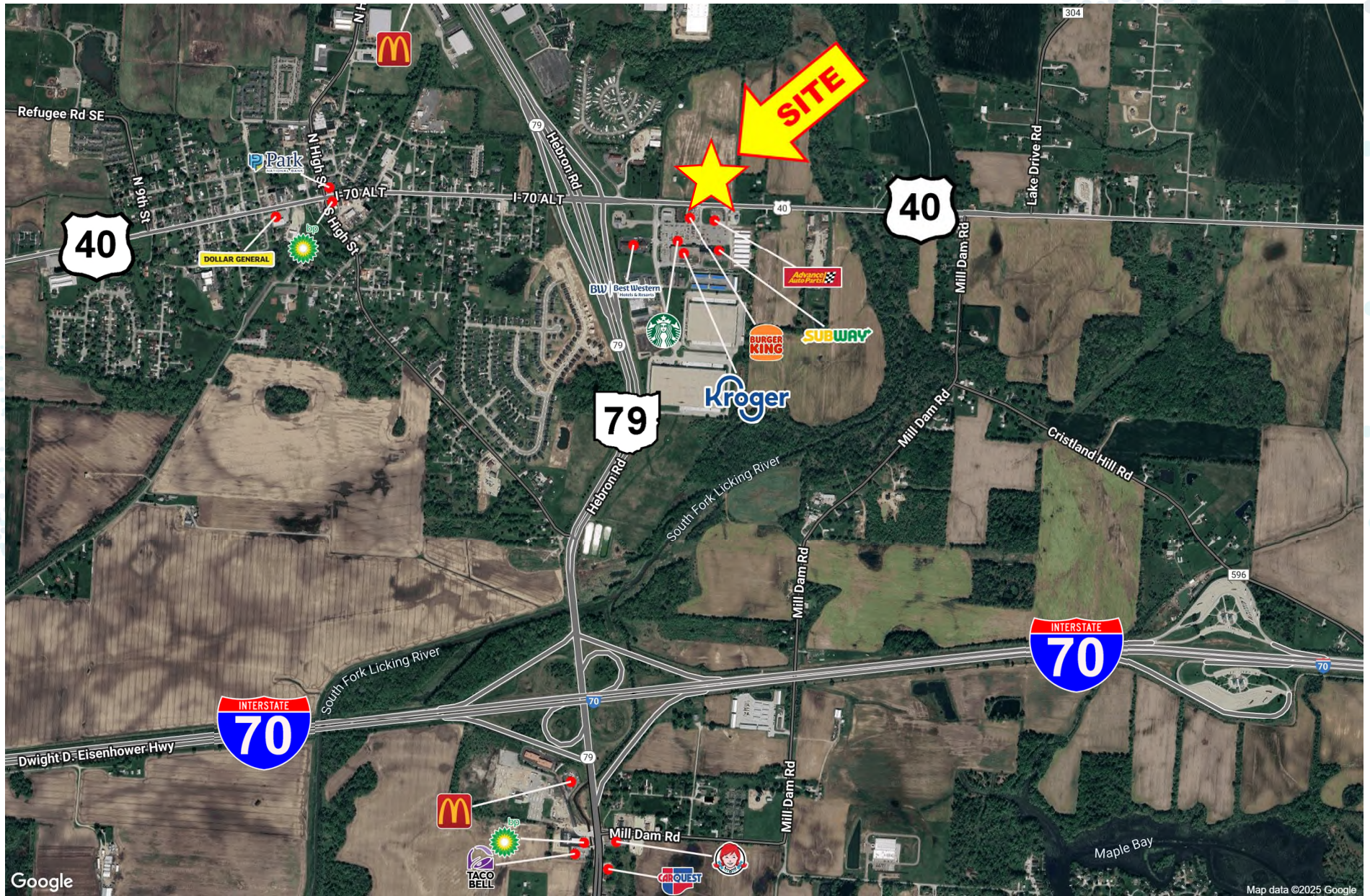
3375 E. NATIONAL ROAD, HEBRON, OHIO 43025



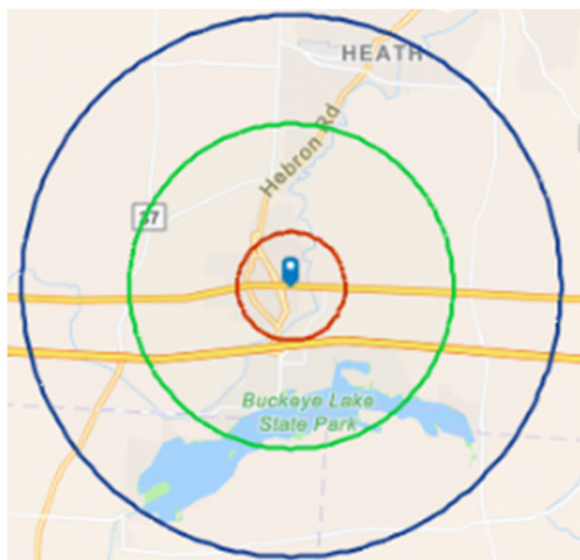
CONCEPT AERIAL



MERCHANT AERIAL



1-MILE RADIUS DEMOS



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

KEY FACTS

1,571
Population

2.2
Average
Household Size

41.7
Median Age

\$69,257
Median Household Income

BUSINESS

108

Total Businesses

2,220

Total Employees

EDUCATION

5%

No High School
Diploma

46%

High School
Graduate

34%

Some
College

15%

Bachelor's/Grad/Prof
Degree

INCOME

\$36,441
Per Capita
Income

\$69,257
Median
Household
Income

\$83,205
Average
Household
Income

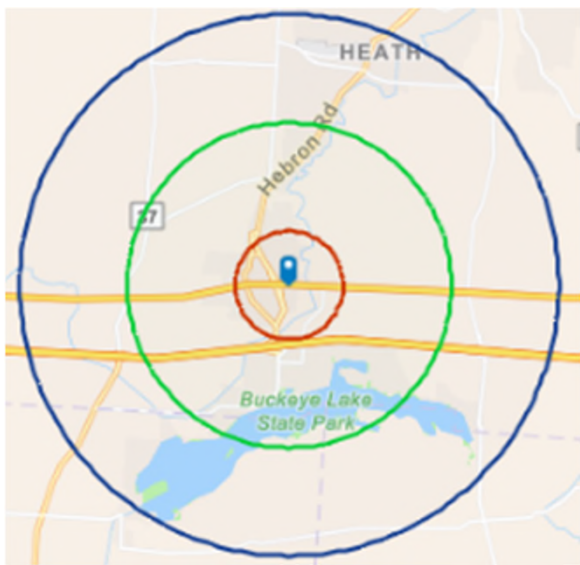
EMPLOYMENT

49.5
White
Collar %

33.0
Blue
Collar %

17.7
Services
%

3-MILE RADIUS DEMOS



KEY FACTS

8,142
Population

2.2
Average
Household Size

46.9
Median Age

\$74,606
Median Household Income

BUSINESS



Total Businesses

316



Total Employees

5,657

EDUCATION



9%

No High School
Diploma



40%

High School
Graduate



31%

Some
College



20%

Bachelor's/Grad/Prof
Degree

INCOME



\$42,581

Per Capita
Income



\$74,606

Median
Household
Income



\$94,220

Average
Household
Income

EMPLOYMENT



54.7

White
Collar %



32.1

Blue
Collar %



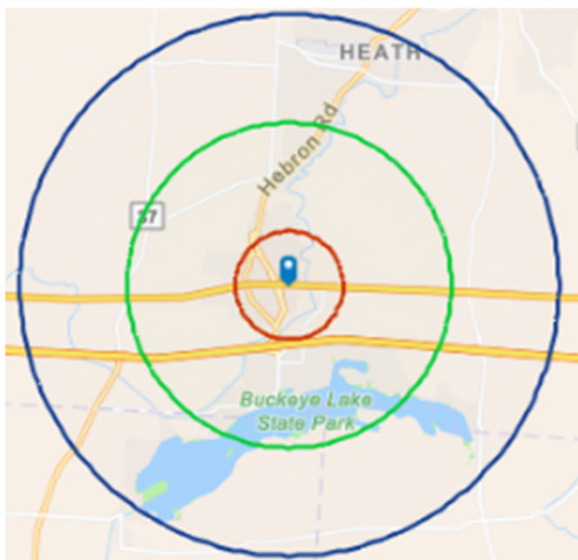
13.1

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

19,431
Population

2.3
Average
Household Size

48.5
Median Age

\$79,921
Median Household Income

BUSINESS



Total Businesses

763



Total Employees

11,159

EDUCATION



7%

No High School
Diploma



38%

High School
Graduate



29%

Some
College



25%

Bachelor's/Grad/Prof
Degree

INCOME



\$45,516

Per Capita
Income



\$79,921

Median
Household
Income



\$104,577

Average
Household
Income

EMPLOYMENT



58.2

White
Collar %



29.6

Blue
Collar %



12.2

Services
%

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.