

8010-18 MCEWEN ROAD  
WASHINGTON TOWNSHIP, OHIO 45458



Potential for Drive-Thru Window

## PROPERTY DESCRIPTION

Conveniently located at State Route 725 and McEwen Road, minutes to I-675 and I-75. **Rarely available suites in prime retail center** across from Whole Foods Development.

## PROPERTY HIGHLIGHTS

- McEwen Center is an 11,600 sq. ft. center situated on 1.23 acres, across from the Whole Foods Development, in the heart of **Washington Township's largest trade area**
- Located at two arterial streets with strong traffic volume:
  - State Route 725 – **25,252 vehicles per day**
  - McEwen Road – **8,056 vehicles per day**
- Sidewalks provide **strong pedestrian access** from surrounding neighborhoods
- Surrounded by restaurants, office complexes, banking, and hundreds of thousands of square feet of retail,
- Parking: **70+ spaces available** in front, side, and rear of the building
- Located in Washington Township, **no city income tax!**

## AVAILABLE SUITES

**#8010:** 2,358 sq. ft. end-cap space with ability for drive-thru window

**#8014:** 4,300 sq. ft. in-line space

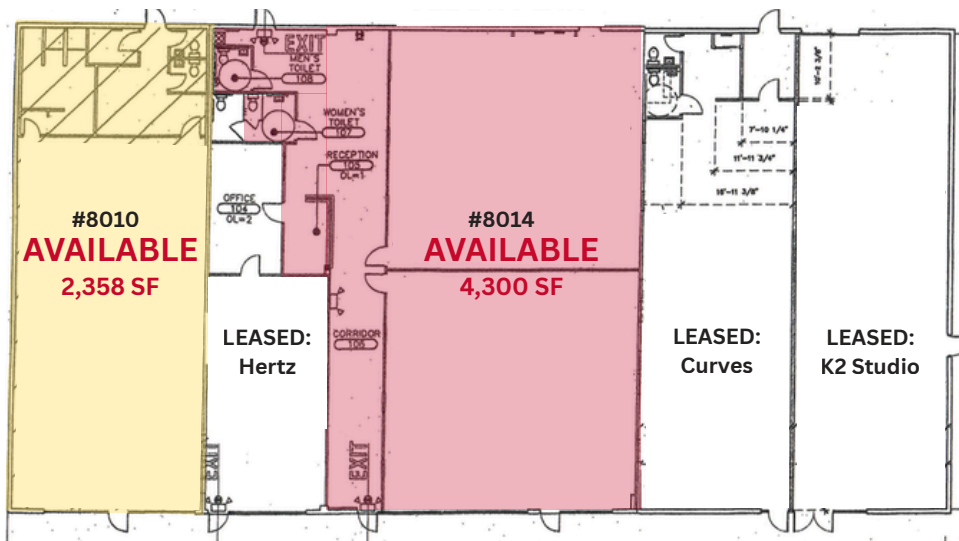


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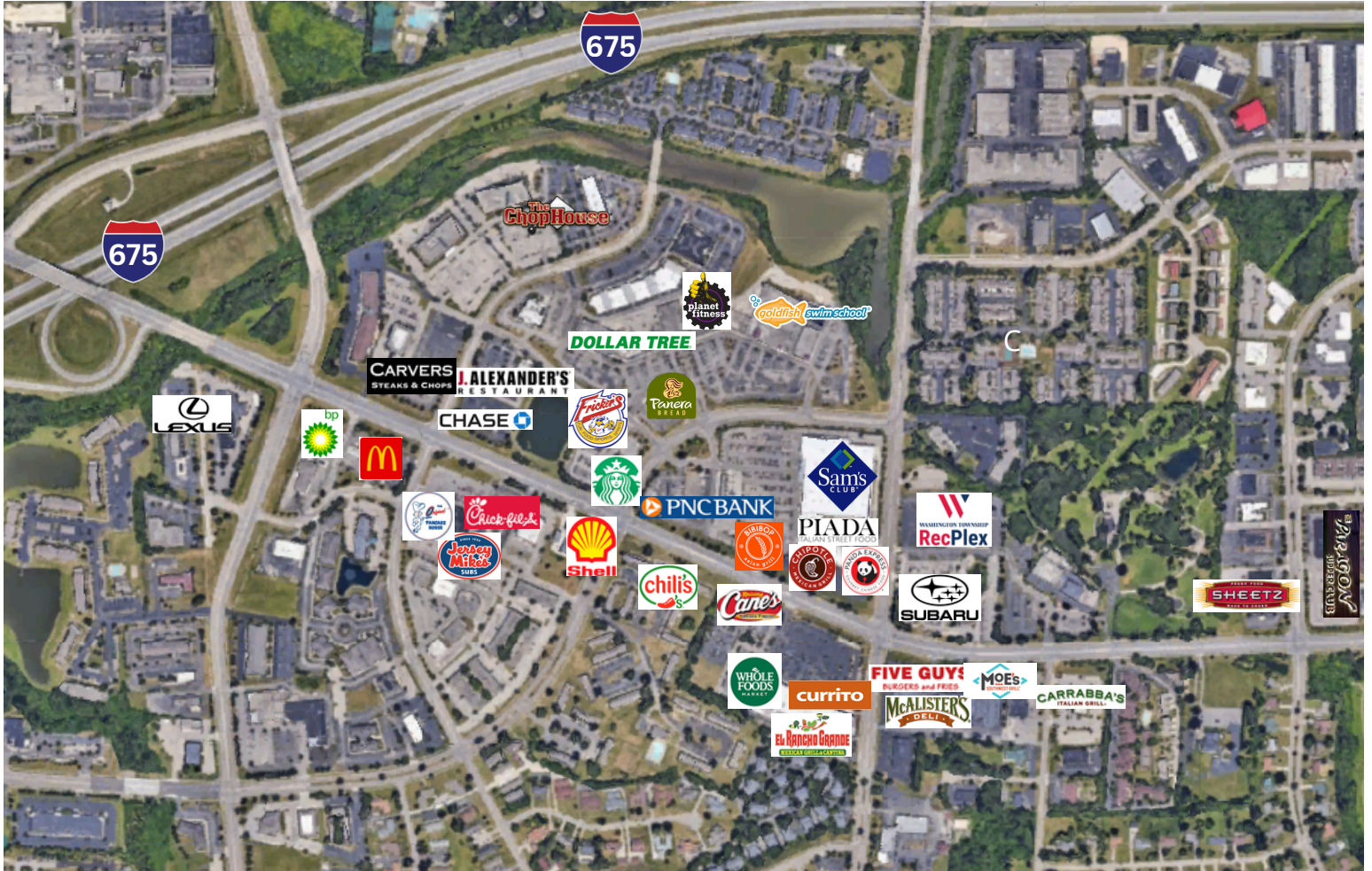
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**SITE PLAN**



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### NEIGHBORING RETAILERS



### DEMOGRAPHICS

<u>2025 DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	8,185	56,676	165,131
MEDIAN AGE	42.2	41.6	42.1
HOUSEHOLDS	4,011	25,407	67,128
TOTAL SPECIFIED CONSUMER SPENDING	\$116.7M	\$810.8M	\$2.2B
AVERAGE HOUSEHOLD INCOME	\$99,850	\$112,488	\$113,019
DAYTIME EMPLOYEES	10,573	44,042	84,010
BUSINESSES	1,423	4,817	9,784

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