



1633 S Washington Street  
Millersburg, OH 44654

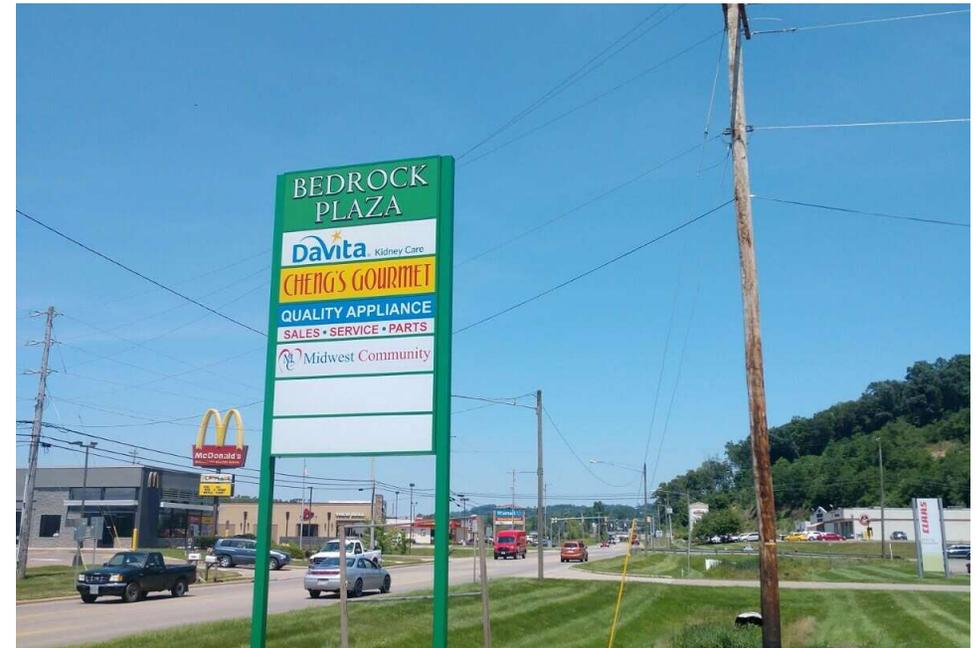
RETAIL FOR LEASE

1633



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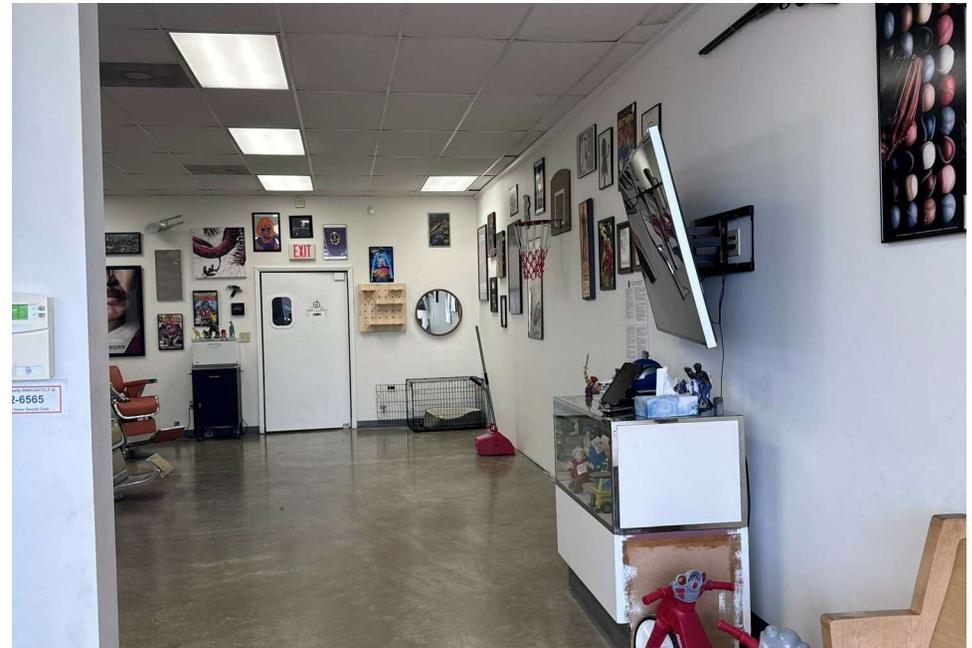
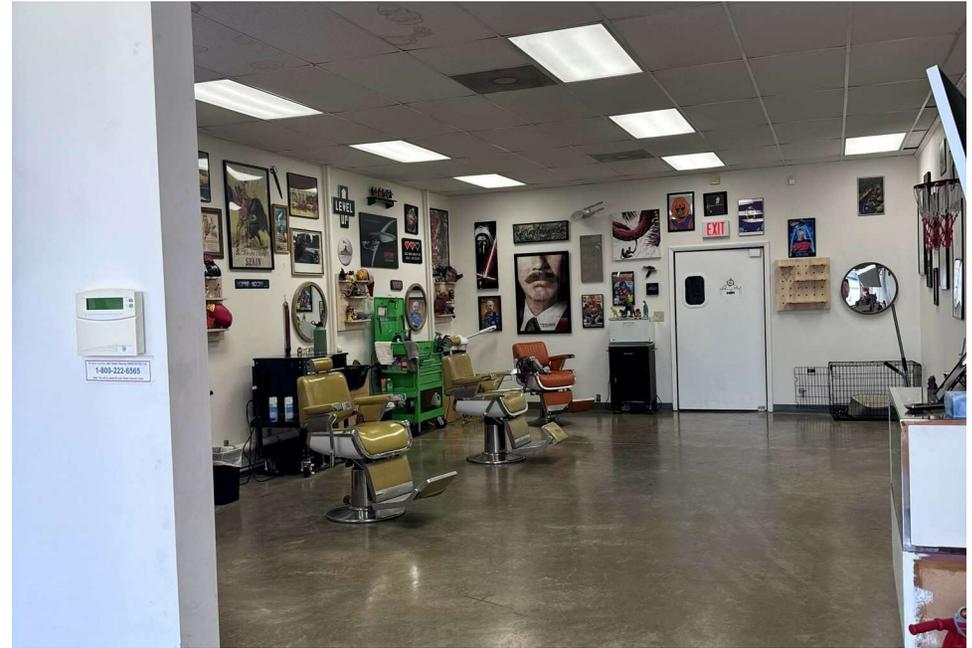
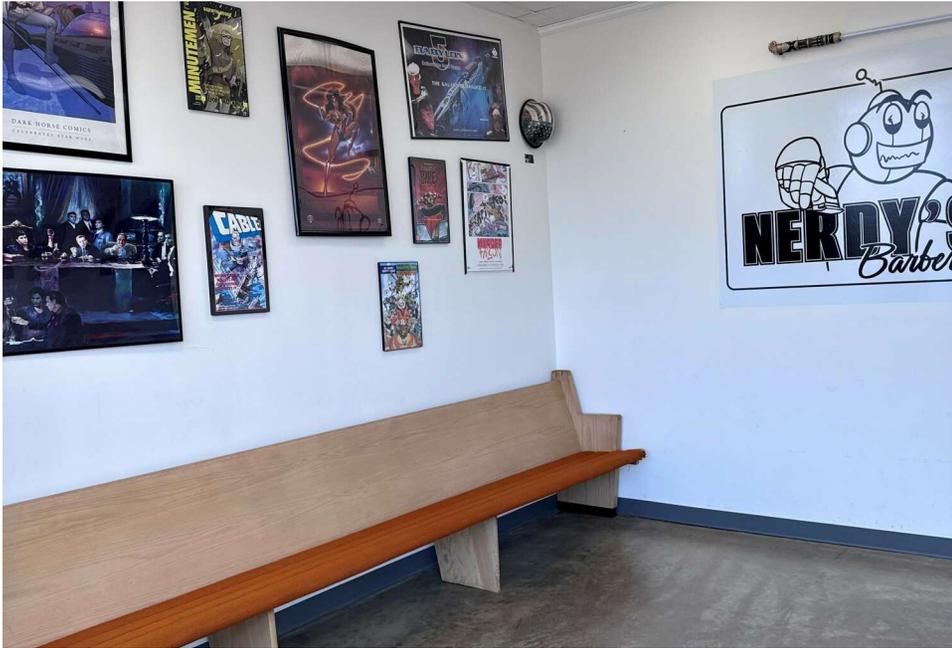
### Property Highlights

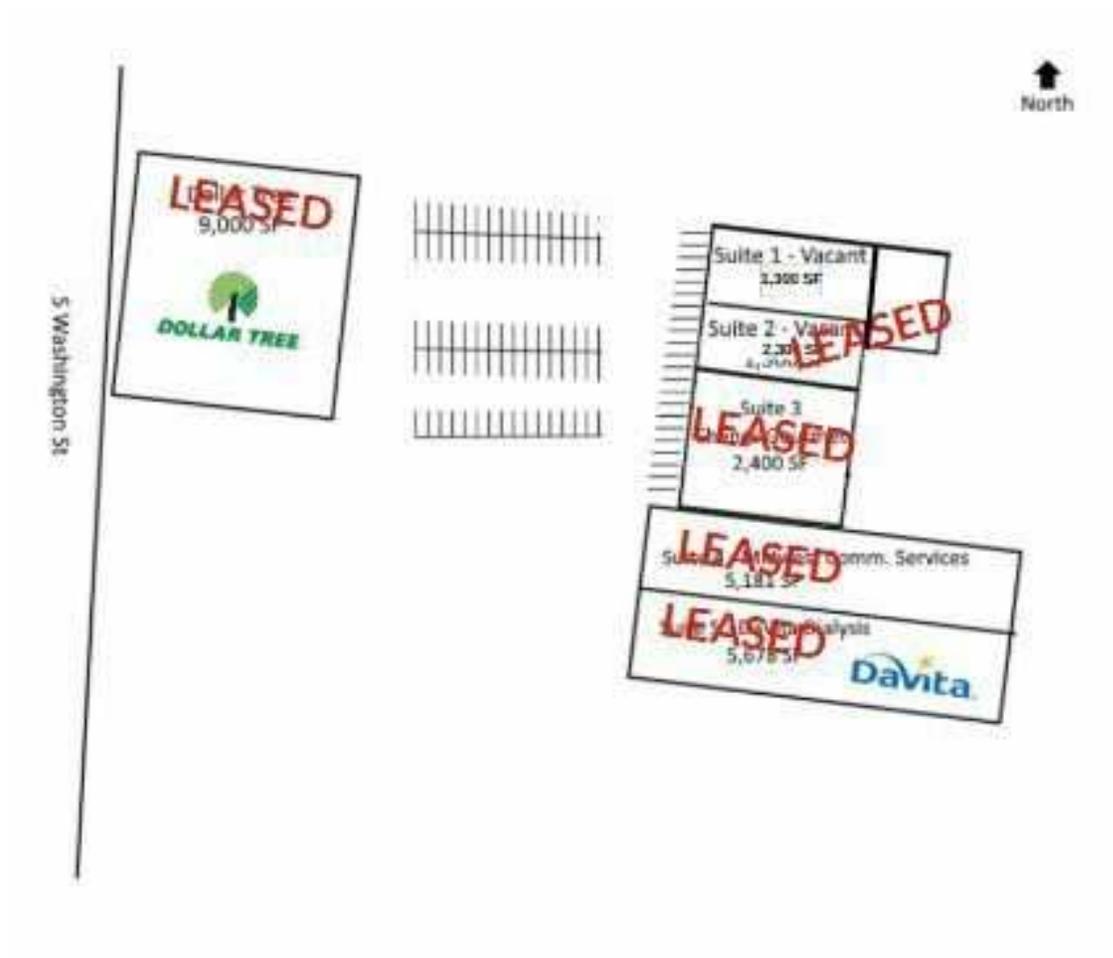
- One-story retail/office/warehouse building with one suite available: 1,300 SF
- Anchored by long-term NNN leases with high credit tenants: DaVita Dialysis and Dollar Tree.
- On Amish County Byway & near Millersburg Brewing Co.
- Ample parking in the front and rear.
- Signage available.
- New roof 2021.

### Offering Summary

Lease Rate	\$13.50 SF/yr (NNN)
CAM	\$2.14 / SF
Available SF	1,300 SF
Building Size	1,300 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	224	3,922	10,337
Total Population	532	10,548	32,682
Average HH Income	\$90,862	\$94,474	\$106,180

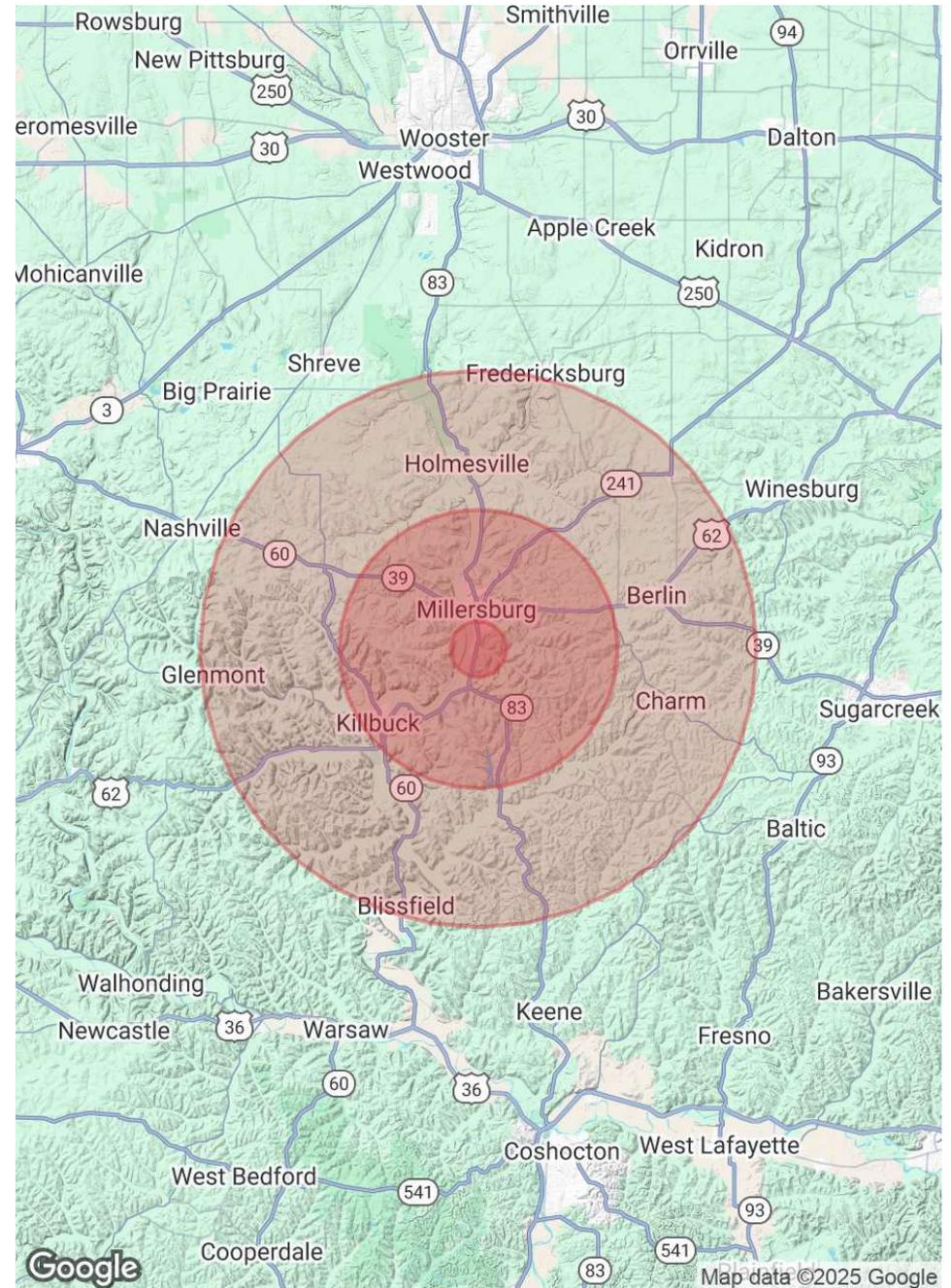






Population	1 Mile	5 Miles	10 Miles
Total Population	532	10,548	32,682
Average Age	42	39	36
Average Age (Male)	41	38	35
Average Age (Female)	44	41	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	224	3,922	10,337
# of Persons per HH	2.4	2.7	3.2
Average HH Income	\$90,862	\$94,474	\$106,180
Average House Value	\$371,359	\$337,645	\$368,759



**Bob Lockett**

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### Professional Background

With more than 30 years in new business development and management, Bob applies his expertise using a multi-disciplined approach to proactively respond to client needs and strategically provide the right business solution. His experience and dedication have allowed him to now serve 2nd and 3rd generations of clients because of his strong retention based approach. Bob has negotiated real estate transactions involving office developments, major retail development, out-lot projects, light industrial parks, land assemblage, multifamily properties, and numerous investment opportunities. He has represented Buyers, Sellers, Landlords and Tenants which developed his negotiation skills with governmental agencies, financial entities, construction groups and related real estate professionals. His goal of building relationships with clients and the brokerage community has led to long-term partnerships that continue to grow. Bob Lockett is a Vice President with Alterra Real Estate Advisors.

As an entrepreneur and business owner, Bob was the Principal/Owner of Cable Solutions, Inc. a company he founded in 1991. The Company, a Voice and Data Business, employed upward of 35 employees and had sales of 5m+ per year. Cable Solutions did business with many Fortune 500 companies including NASA, FedEx, Cheryl's Cookies and many other national groups. He sold the business in 2003 prior to moving into the real estate business full time. Bob started with Links Real Estate Company learning the design/build turnkey part of the business and spent 3 years with PHB Realty sharpening his investment protocol strategy before working the last seven years with Smith Realty Partners and has constantly produced results. Bob has been an active member of the Columbus Board of Realtors for over 13 years and received numerous commendations for his community contributions. Bob and his wife Holly stay active with their son's various youth league sports that include hockey, basketball, and skiing. They also volunteer with numerous non-profit groups that include Boys and Girls Club, the Star Foundation and The Flying Horse Farms.

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