

# HEBRON CROSSING

## RETAIL FOR LEASE

3375 E. NATIONAL ROAD, HEBRON, OHIO 43025

Conceptual rendering only



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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 The submission may be modified or withdrawn at any time by the property owner.



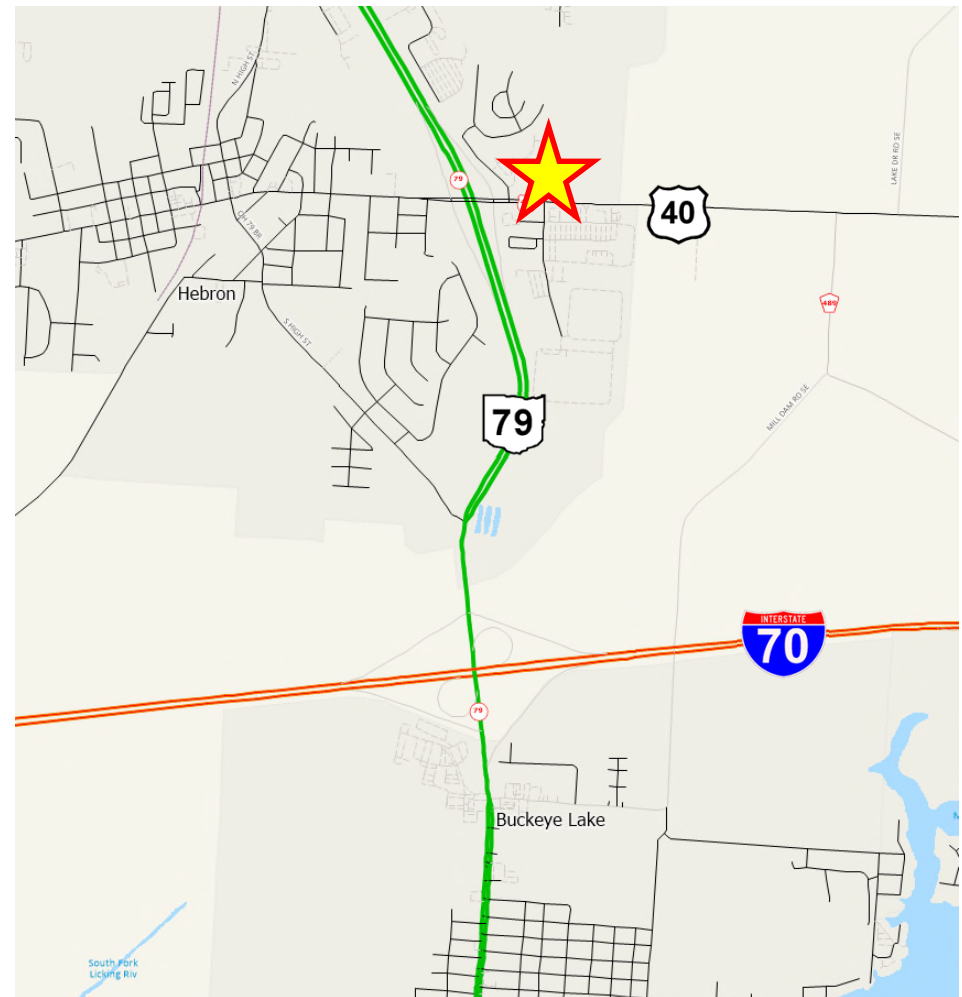
# PROPERTY HIGHLIGHTS

- +/- 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: \$38.00 psf NNN with estimated operating expenses: \$11.00 per SF (RE taxes: \$3.61 Insurance: \$0.72 CAM: \$6.67)

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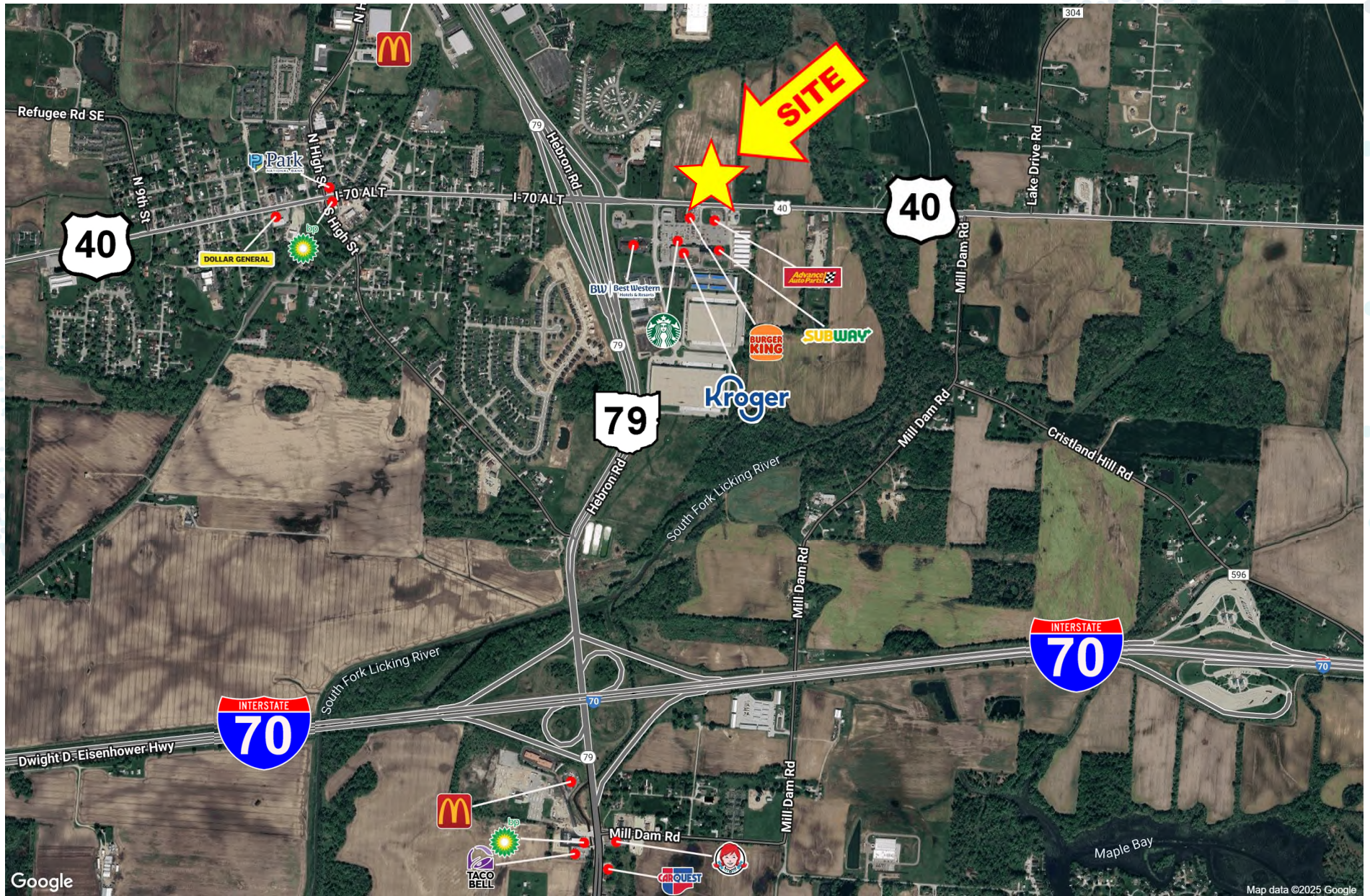


# CONCEPT AERIAL



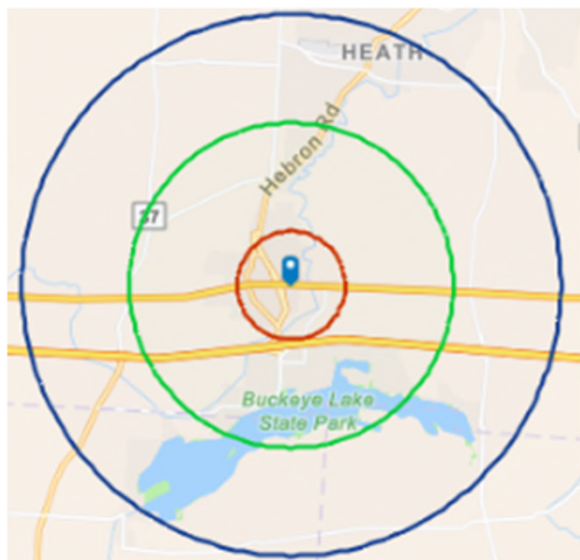


# MERCHANT AERIAL





# 1-MILE RADIUS DEMOS



## 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 %



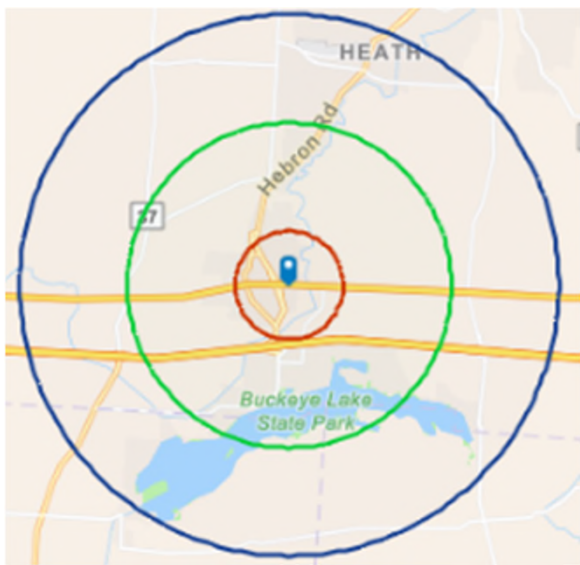
**17.7**

Services  
%

**equity** | brokerage

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# 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 %



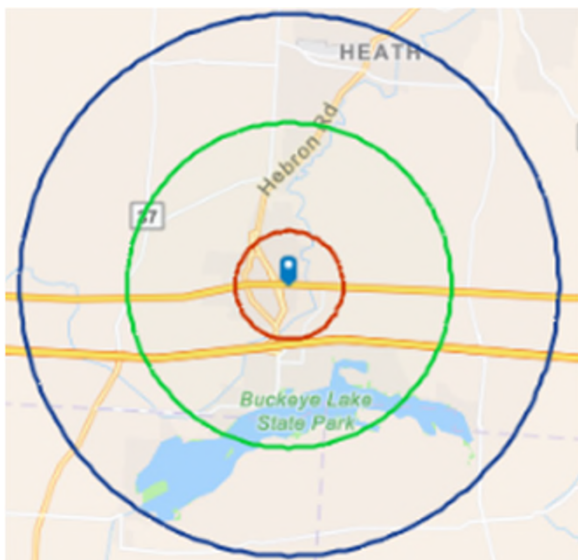
**13.1**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



**equity** | brokerage

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## 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  
%