

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

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 The submission may be modified or withdrawn at any time by the property owner.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



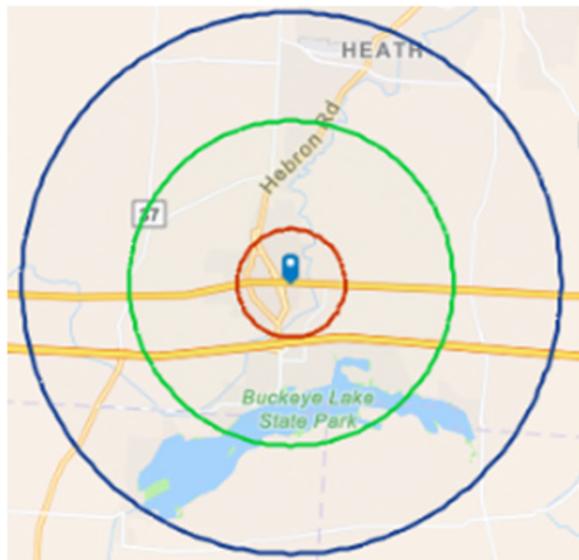
MERCHANT AERIAL



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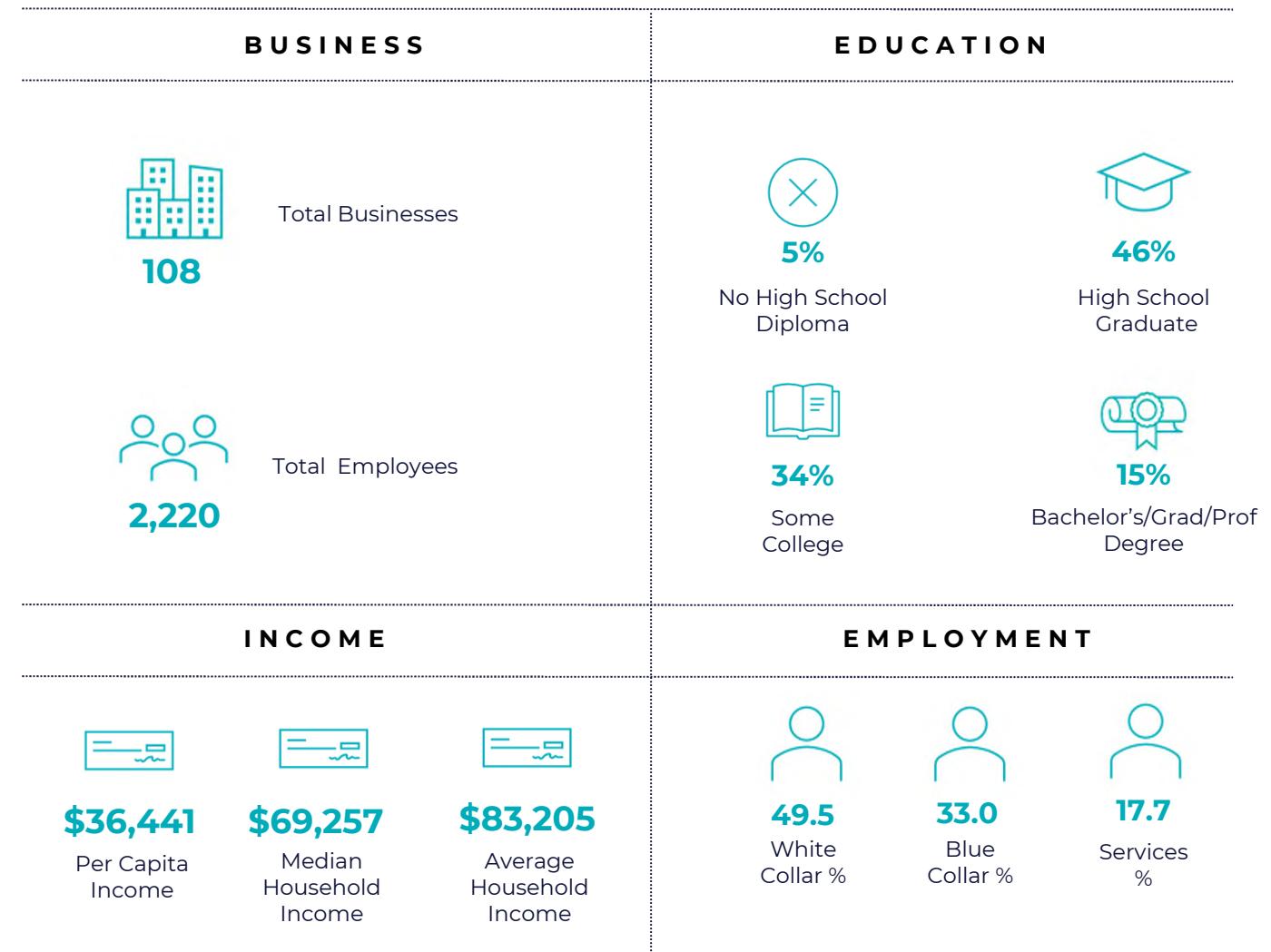
1-MILE RADIUS DEMOS



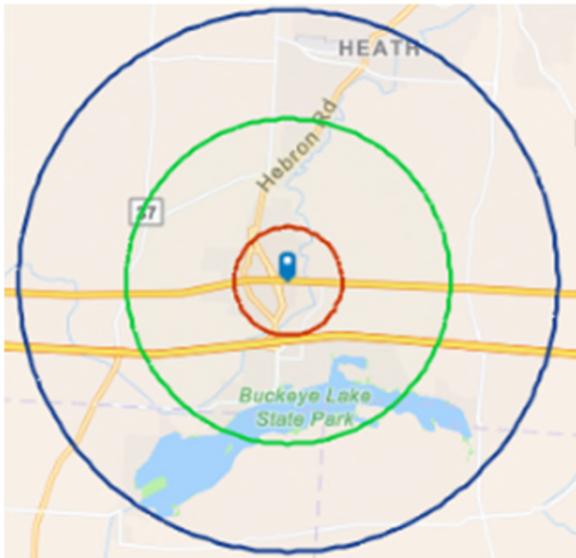
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KEY FACTS



3-MILE RADIUS DEMOS



KEY FACTS

8,142
Population



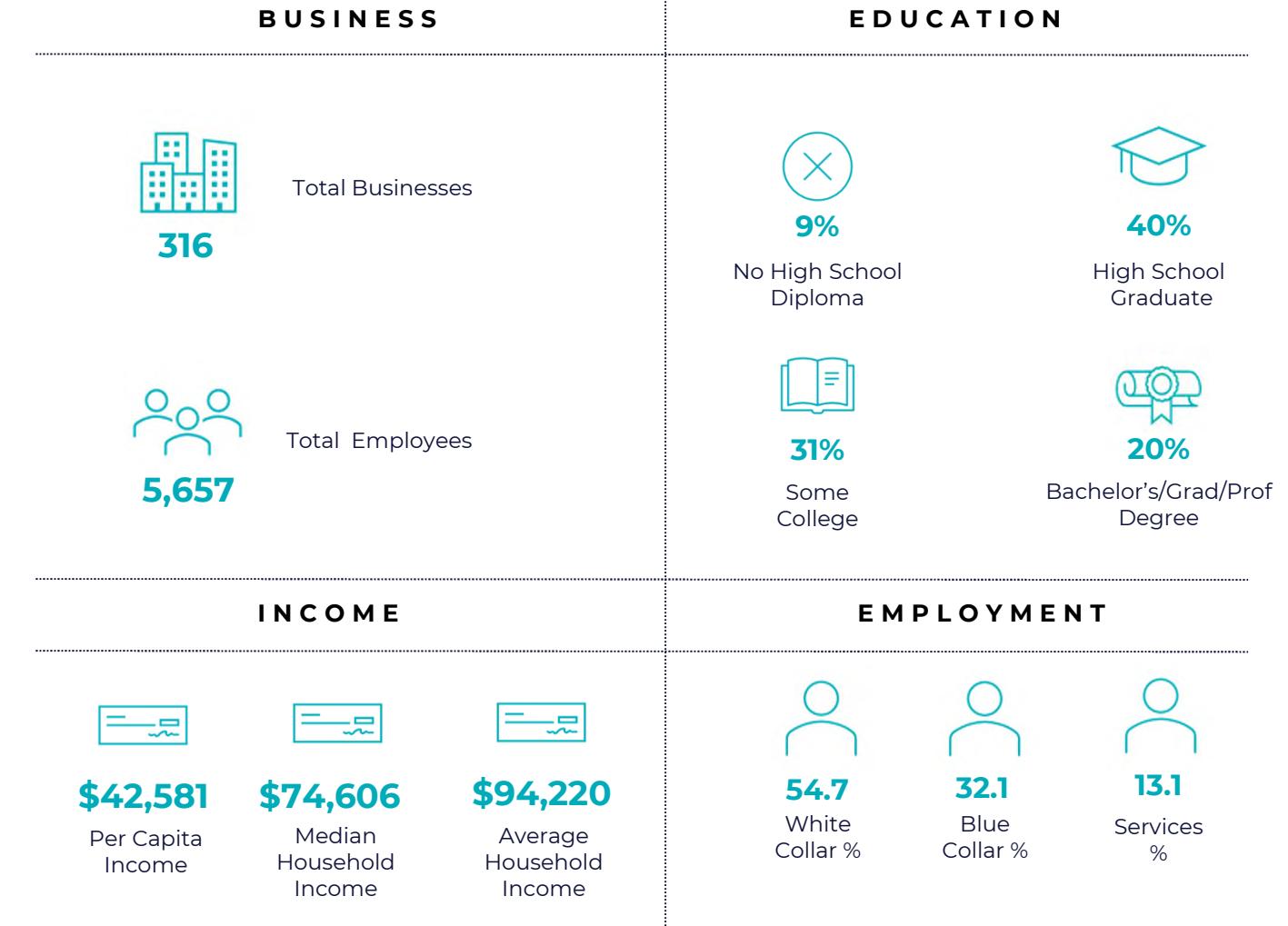
Average Household Size

46.9

Median Age

\$74,606

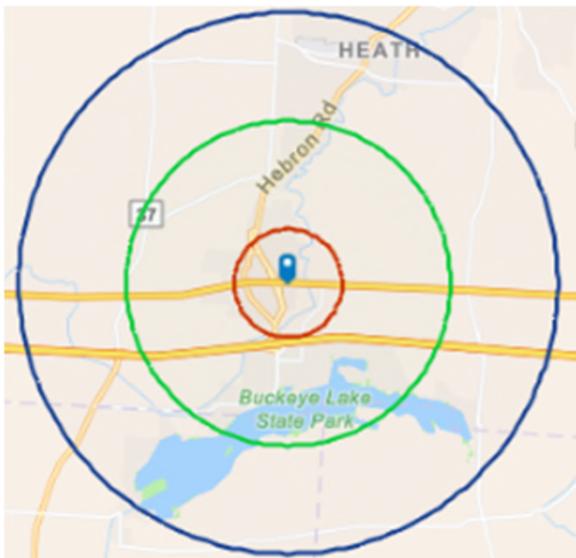
Median Household Income



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5-MILE RADIUS DEMOS



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KEY FACTS

19,431
Population



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 %