



Ohio River Plaza

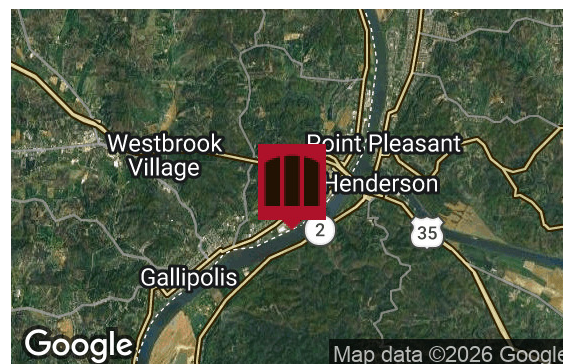
5-61 Ohio River Plaza
Gallipolis, OH 45631

Property Description

Ohio River Plaza is the premier retail shopping center in Gallipolis, OH located in southern Ohio along the Ohio River. It is shadow-anchored by Rural King and offers a great tenant mix throughout the center including Bealls, Big Sandy Superstore, Five Below and Factory Connection. The center offers excellent visibility from State Route 7 and easy access with two separate intersections.

Property Highlights

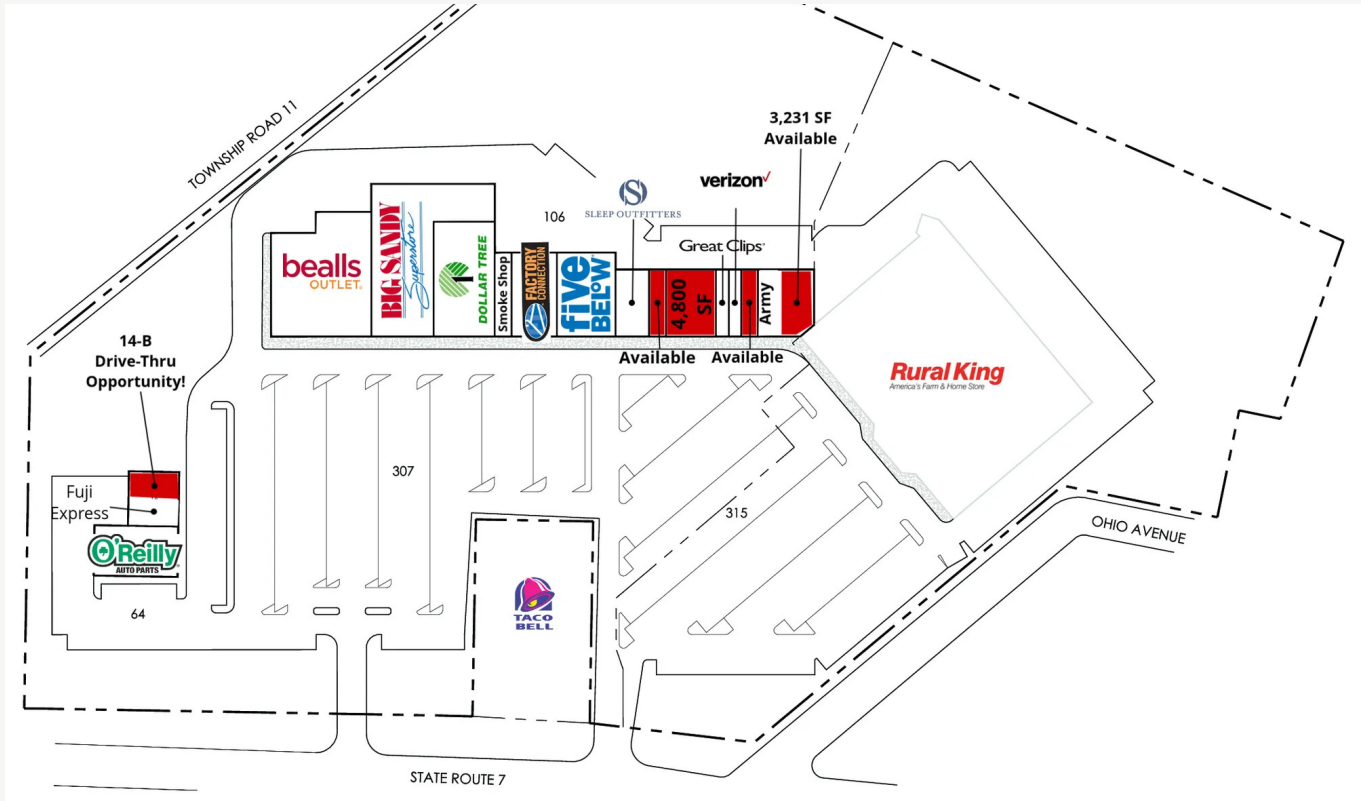
- Premier retail center in Gallipolis – the dominant shopping center in southern Ohio along the Ohio River, shadow-anchored by Rural King.
- Strong national/regional co-tenancy – Bealls, Big Sandy Superstore, Five Below, Dollar Tree, Factory Connection, O'Reilly Auto Parts, Verizon, Great Clips, Sleep Outfitters, and Taco Bell.
- A drive-thru opportunity (Suite 14-B) already architecturally designed.
- Excellent visibility from State Route 7 with two separate points of access.



Building Summary

Building Size:	87,373 SF
Available SF:	1,600 - 4,800 SF
Lease Rate:	Negotiable
Operating Expenses:	\$3.08/SF





SUITE	TENANT NAME	SPACE SIZE (SF)
1	Ohio River Smoke Shop	2,000 SF
2	Factory Connection	3,908 SF
3	Five Below	8,492 SF
4	Sleep Outfitters	3,200 SF
5	Available	1,600 SF
6	Available	4,800 SF
8	Great Clips	1,200 SF
9	Verizon	1,200 SF
10	Available	1,600 SF

SUITE	TENANT NAME	SPACE SIZE (SF)
11	Armed Forces	2,000 SF
11-B	Available	3,231 SF
13	O'Reilly Auto Parts	6,000 SF
14	Fuji Express	1,767 SF
14-B	Available	2,200 SF
16	Dollar Tree	10,000 SF
17	Big Sandy Superstore	17,863 SF
18	bealls	16,379 SF

OHIO RIVER PLAZA

GALLIPOLIS, OH



1 DRIVE-THRU VIEW PERSPECTIVE - OPTION 1
NTS

OHIO RIVER PLAZA

GALLIPOLIS, OH



LEGEND

NEW OUTPARCEL - 5000 SF OVERALL



TENANT "A" - 2200 SF (RETAIL w/ Drive-Thru)
Service Yard not included in SF



EXISTING TENANT
"A" - Fuji Express Restaurant
"B" - O'Reillys Auto Parts

REQUIRED PARKING RATIO

RESTAURANT w/ DRIVE-THRU: 1/200 SF + 1 PER EMPLOYEE
GENERAL COMMERCIAL: 1/250 SF + 1 PER EMPLOYEE

PARKING REQUIRED / PROVIDED

RESTAURANT w/ DT = 11 + 4 EMPLOYEE = 15 SPACES REQUIRED.
FUJI SUSHI = 11 + 4 EMPLOYEE = 15 SPACES REQUIRED.
O'REILLYS = 26 + 7 EMPLOYEE = 33 SPACES REQUIRED.
TOTAL PARKING REQUIRED: 63 SPACES
HANDICAP PARKING REQUIRED: 2 MIN OR 3%

PARKING PROVIDED = 73 SPACES (inc. 2 Accessible)



NEW EXTERIOR CONCRETE



LANDSCAPE AREA



NEW EXTERIOR WALL



TRAFFIC DIRECTION



LOW LEVEL PLANTINGS

1 SITE PLAN - ENLARGED
1" = 50'-0"

CLIENT:



TIME EQUITIES, INC.
55 Fifth Avenue 15th Floor
New York, NY 10003

PROJECT #: 6535
DATE: 11/16/2023

ENLARGED SITE PLAN

OHIO RIVER PLAZA
GALLIPOLIS, OH

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Ohio River Plaza

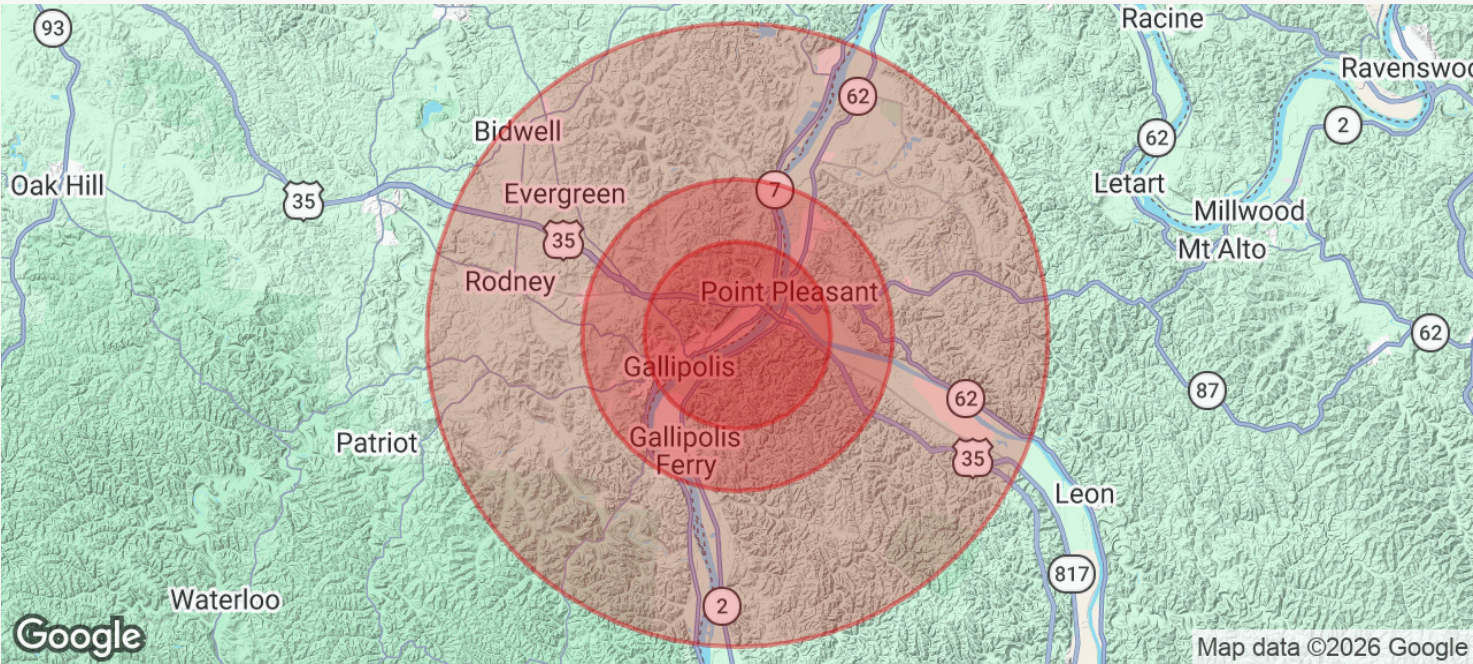
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Population	3 Miles	5 Miles	10 Miles
Total Population	5,855	13,807	29,793
Average Age	41.7	44.4	44.5
Average Age (Male)	38.3	42.5	42.9
Average Age (Female)	44.2	45.6	45.4

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	3,167	7,292	14,742
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$47,275	\$50,612	\$54,521
Average House Value	\$110,806	\$106,754	\$116,424

2020 American Community Survey (ACS)



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