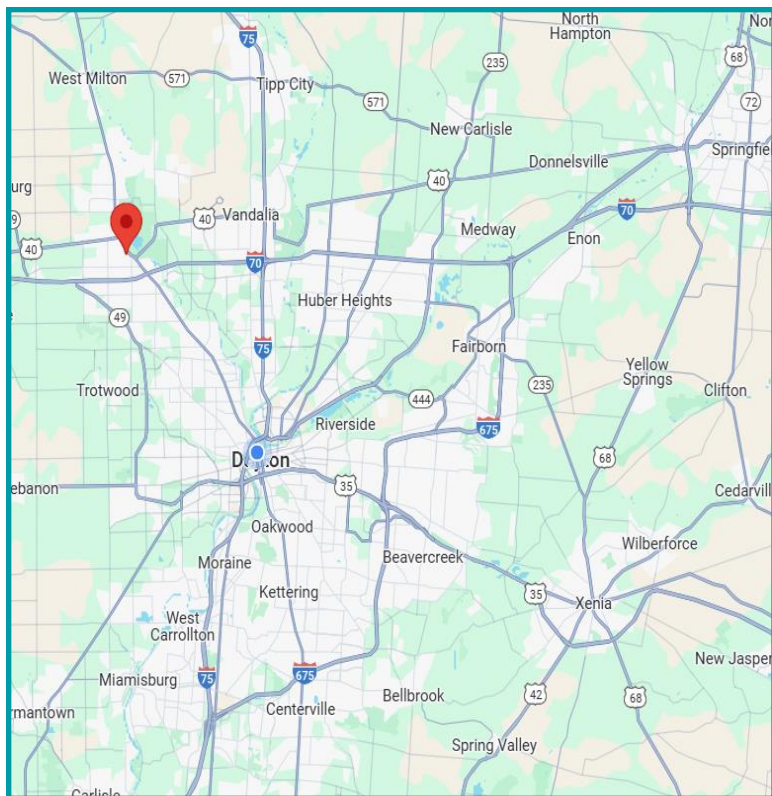




## PROPERTY HIGHLIGHTS

- **10,000 SF Former Entertainment Fun Center for Lease** behind TJ Chumps Family Restaurant.
- **Versatile Space:** Ideal for Office/Flex/Retail Service, or Restaurant use.
- **High Traffic Area:** Situated in a busy shopping area with ample parking.
- **Easy Access:** Located just off Highway I-70, Exit 29/SR 48 with multiple ingress/egress.
- **Prime Location:** 10,000 SF space formerly used as an entertainment fun center, featuring side glass door entrance, across from large parking lot with a large overhead door.
- **Strong Tenant Mix:** Join national and regional tenants, including Jersey Mike's, Pizza Hut, Hot Head Burritos and TJ Chumps.
- **Prime Thoroughfare:** Conveniently located in Englewood on St. Rt. 48 Main Street, a major thoroughfare with over 20,862+ cars per day.
- **Competitive Lease Rate:**  
For Lease at \$6.00 PSF + \$4.25 NNN.

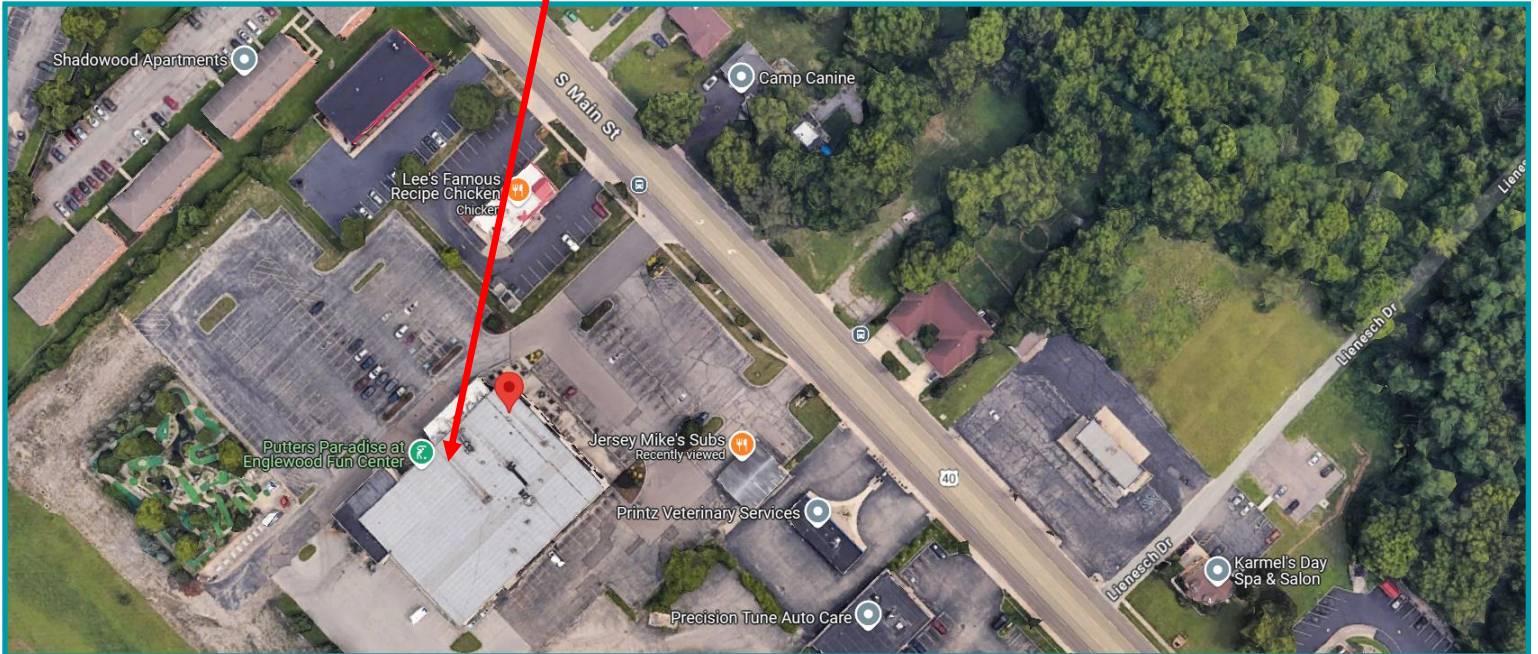
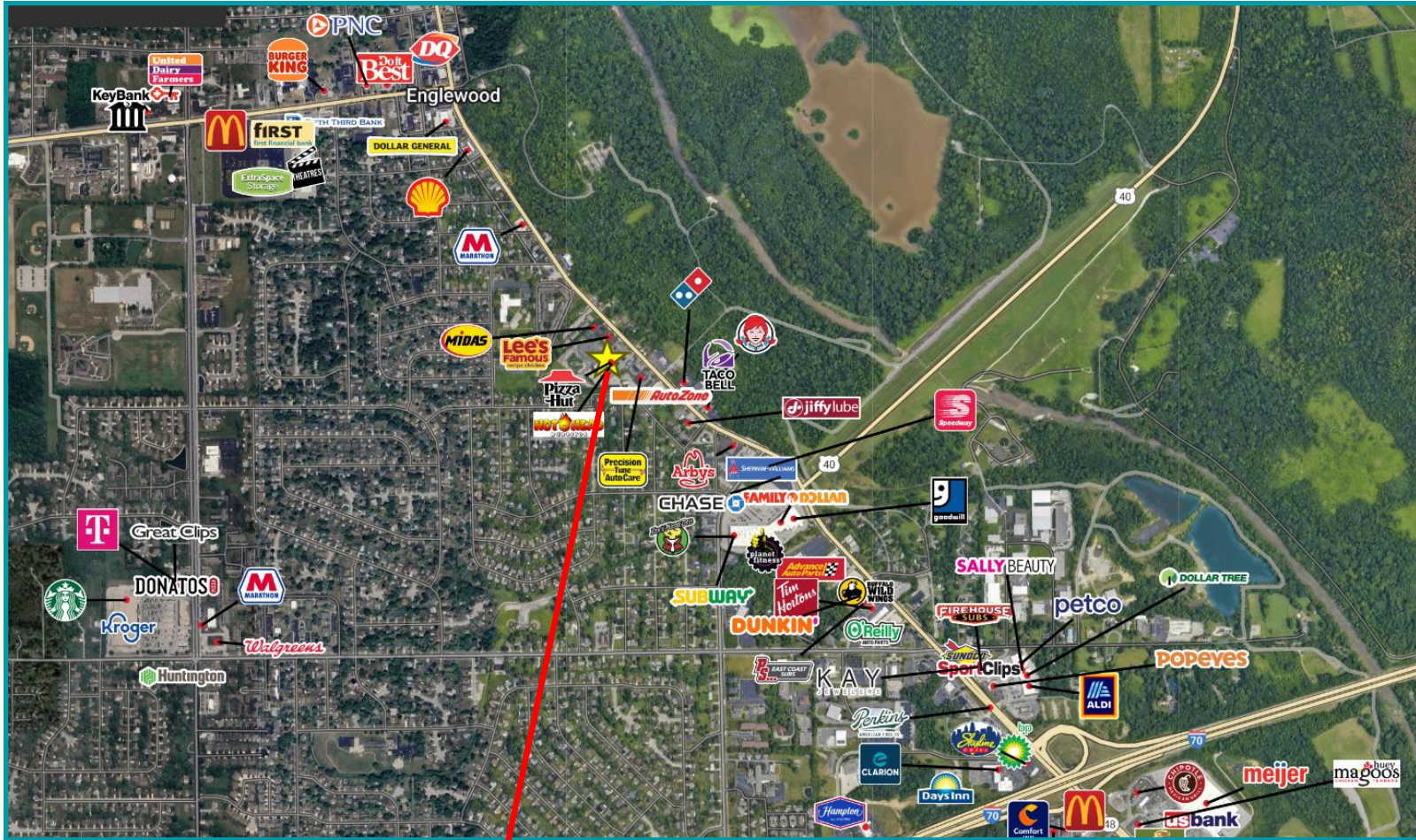


### For More Information, Please Contact:

**Tracey Herron | Sr. V.P. of Sales & Leasing**  
Mobile: 937.216.4636  
therron@equity.net

**Bre Brown | Advisor**  
Mobile: 937.416.5553  
brebrown@equity.net



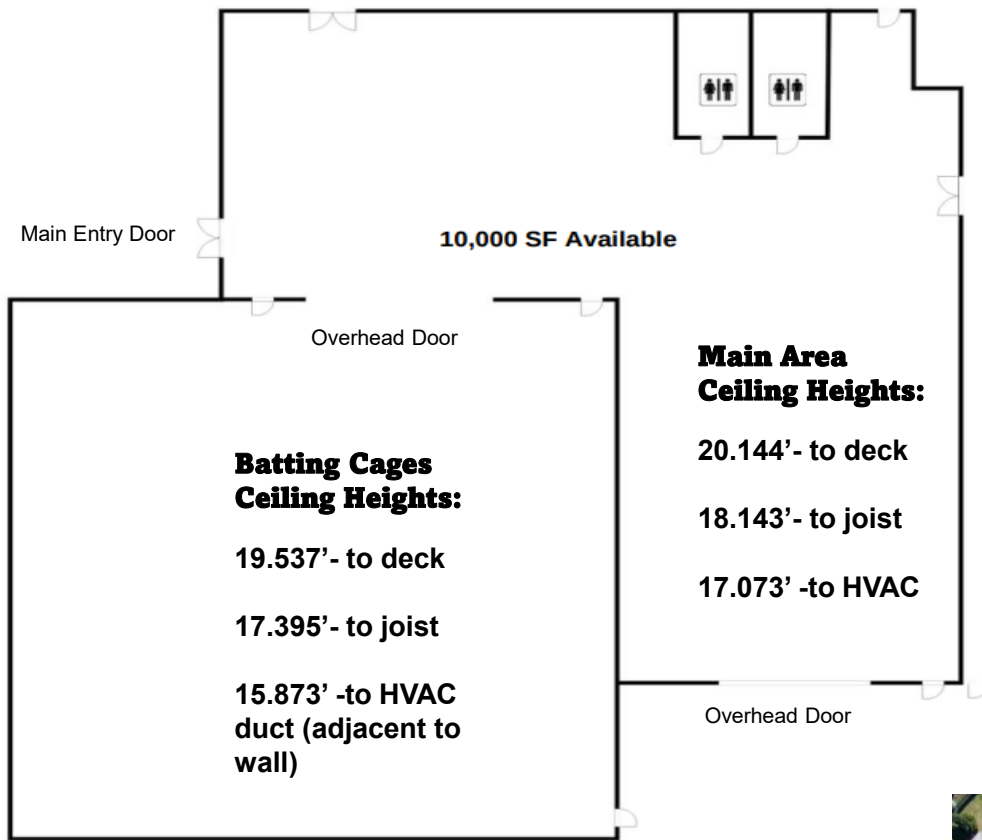


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,185	30,430	63,283
Average HH Income	\$89,485	\$119,038	\$109,004
Daytime Employee Population	2,762	12,437	24,199

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 The submission may be modified or withdrawn at any time by the property owner



**569 S Main Street** - no manufacturing, no light industrial, no self storage. Zoned SPUD, C1 or C3  
(retail, office, service, sit down/carry out, restaurant)



**10,000 Square Feet -**

