

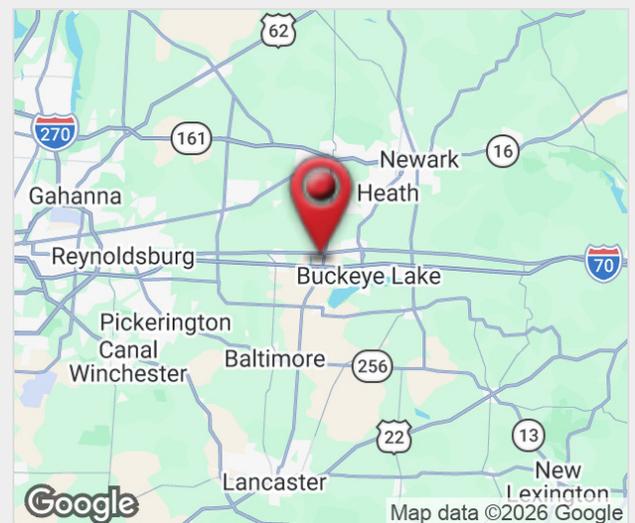


## 10640 State Route 37

10640 State Route 37, Hebron, Ohio 43025

### Property Features

- Strategic Positioning at I-70/OH-37 Interchange in Hebron
- Two Buildings Totaling ±16,935 SF on ±9 Acres
- **Available for Lease Together or Separately**
- Monument Signage with Prominent I-70 Highway Visibility
- **Building A:** ±4,835 SF Flexible Office/Showroom/Retail Space with Warehouse + 3 Drive-In Doors
- **Building B:** ±12,100 SF Truck Maintenance Facility with 6 Drive-Thru Bays (14' x 14' Doors)
- Air Lines and Floor Drains Throughout | Forced Air Heating and Waste Oil Furnace
- ±2,184 SF Two-Story Office Space & Restrooms with Showers
- Power: 800 Amp Panel, 208/120V, 3-Phase, 4-Wire
- **Owner Will Consider a Ground Lease for Potential Highway Related Uses**



For more information:

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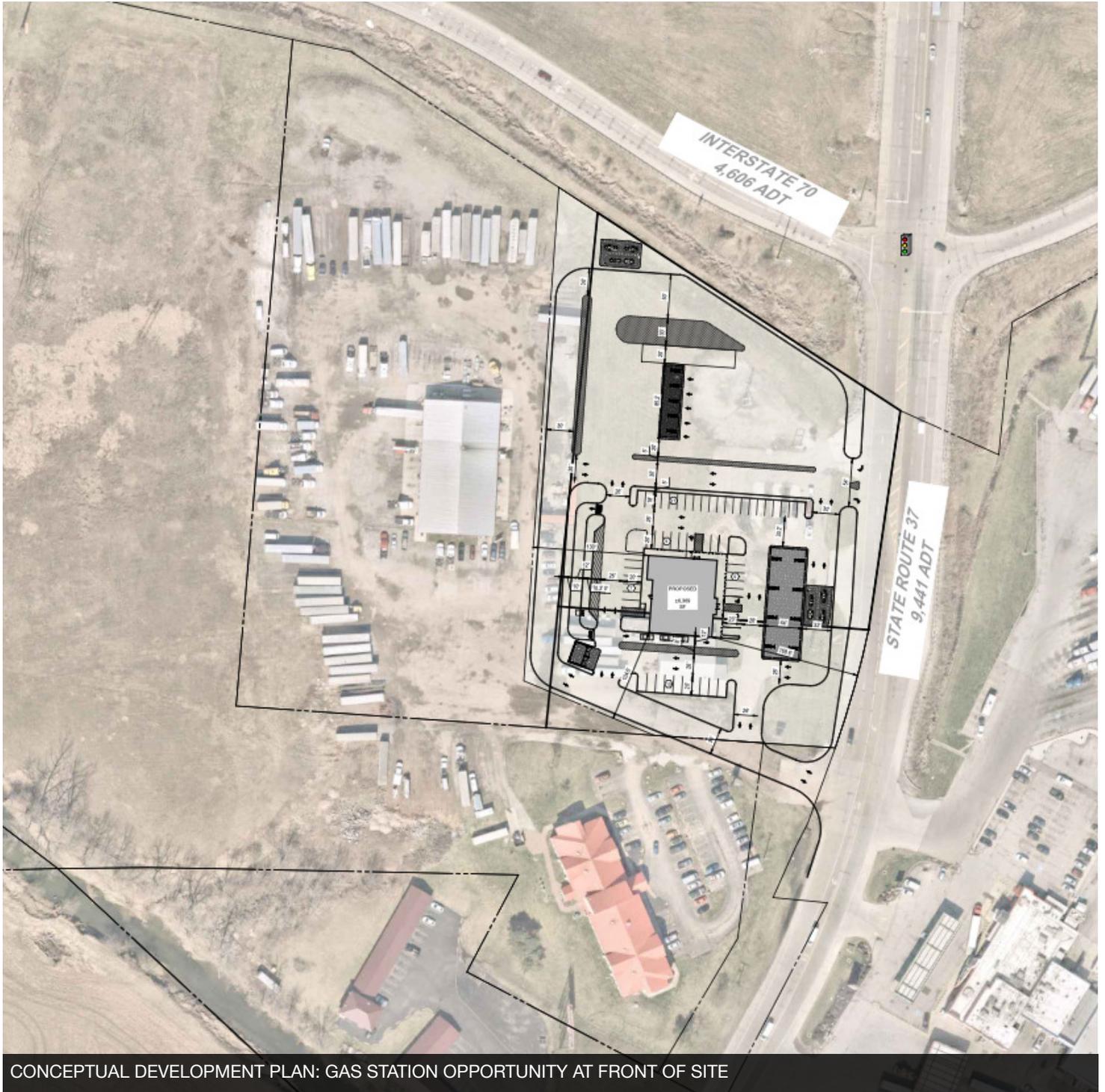
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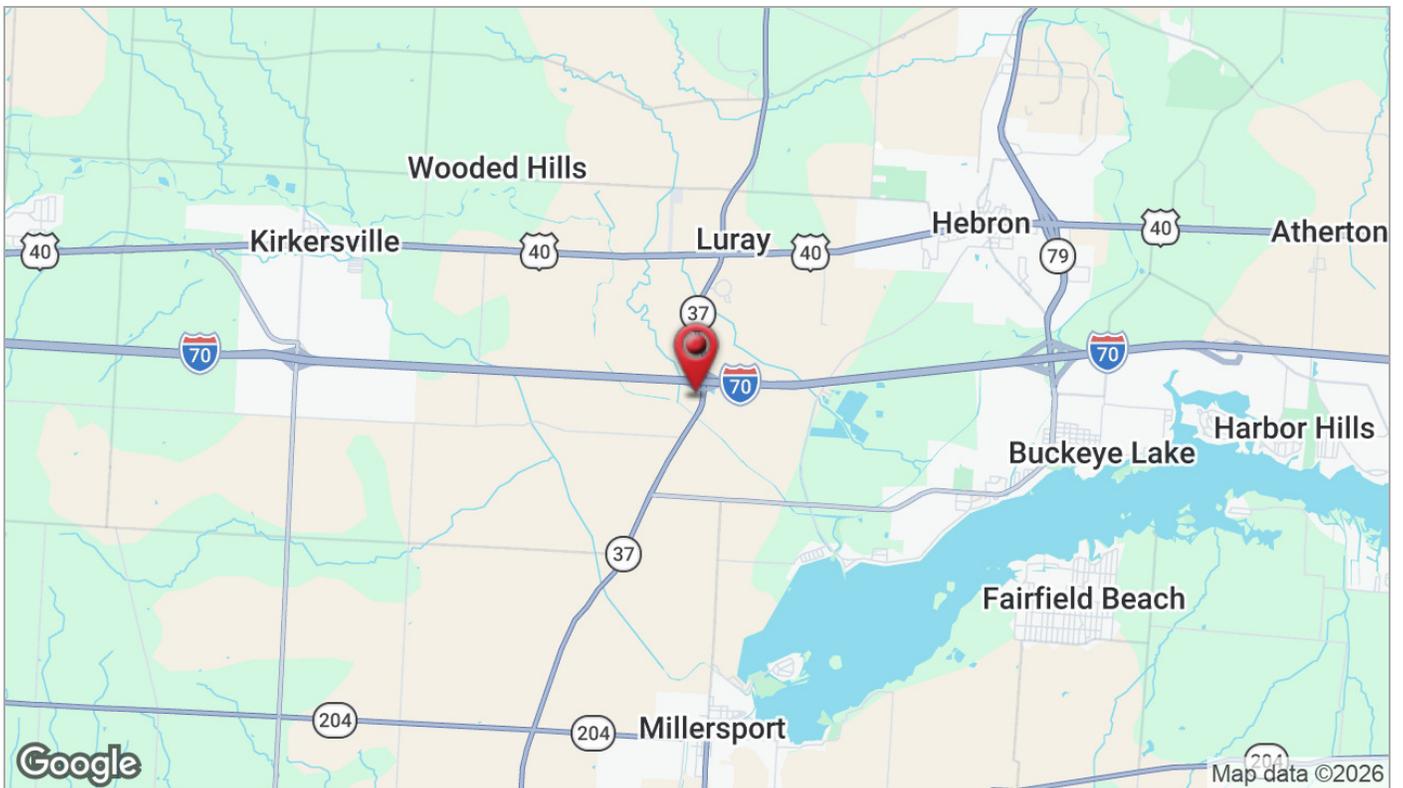
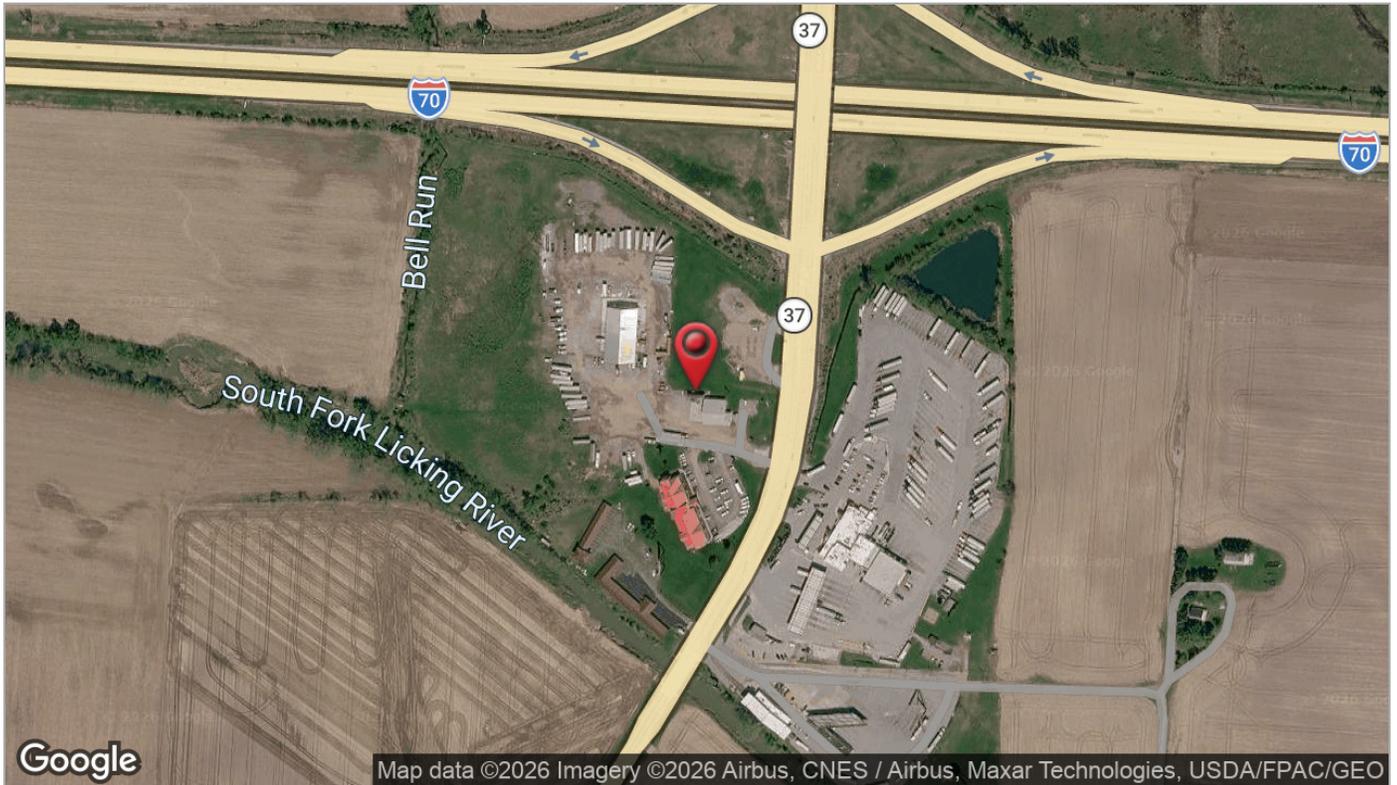
**Kaydee Hurst**

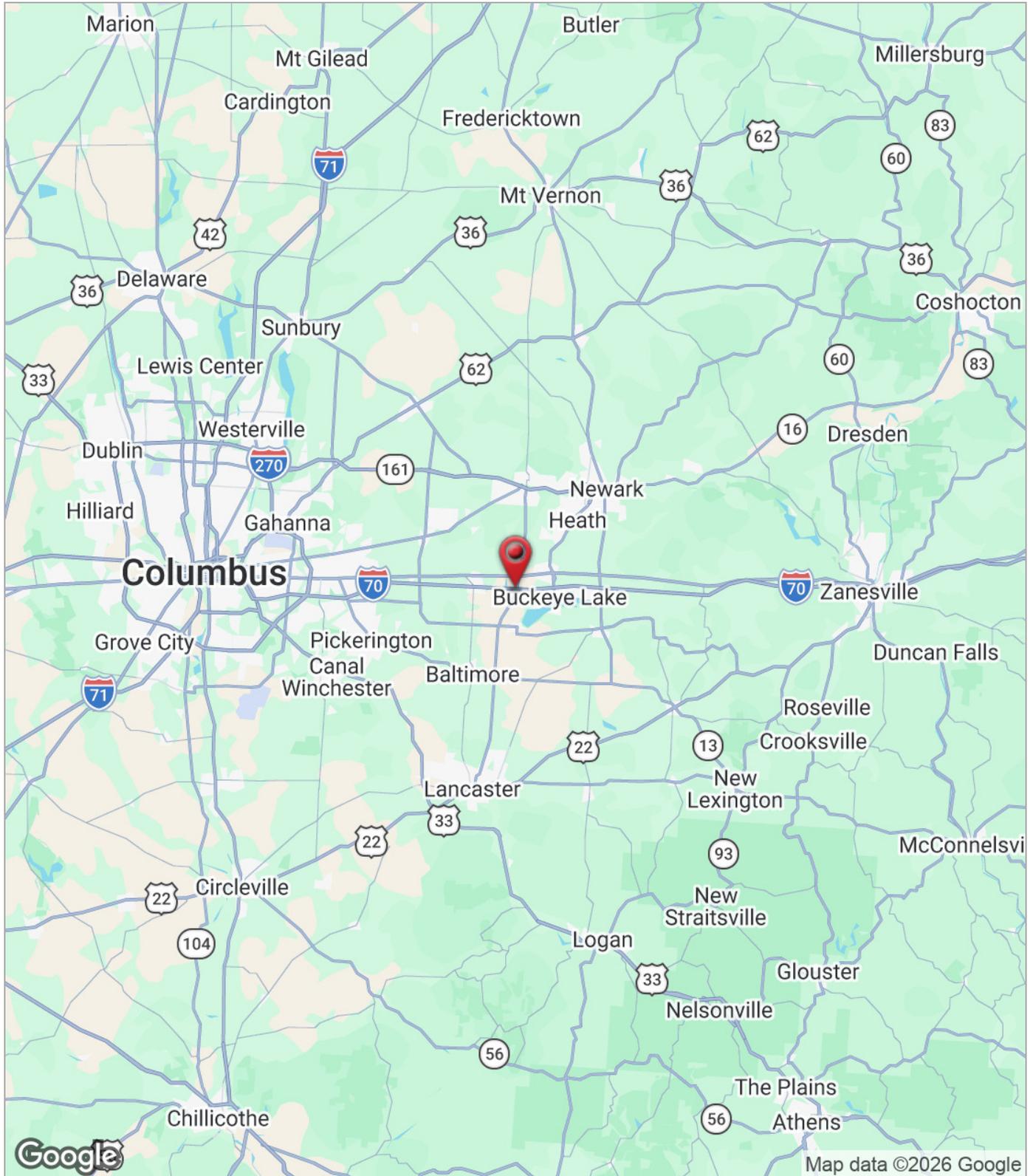
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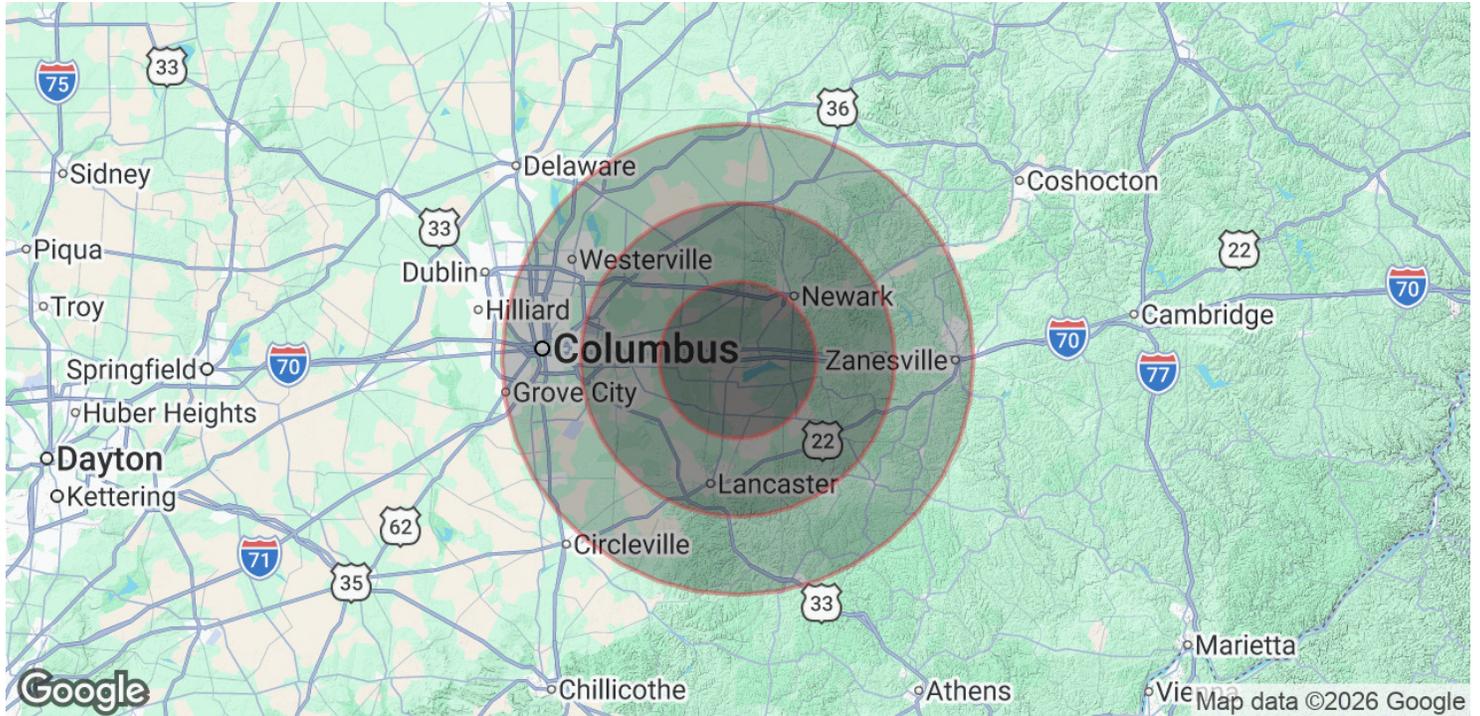


BUILDING	SPACE USE	LEASE RATE	LEASE TYPE	TOTAL SIZE (SF)	ACREAGE	AVAILABILITY
10640A	Office/Showroom/Retail + Warehouse	NEGOTIABLE	NNN	±4,835 SF	±1 ACRE	VACANT
10640B	Truck Maintenance Facility	NEGOTIABLE	NNN	±12,100 SF	±8 ACRES	VACANT









<b>POPULATION</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Population	94,952	602,074	1,789,038
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>20 MILES</b>	<b>30 MILES</b>
Total Households	36,360	232,333	716,454
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$114,818	\$103,747	\$102,146
Average House Value	\$336,813	\$299,669	\$316,265

Demographics data derived from AlphaMap