

OAKWOOD

RETAIL / OFFICE FOR LEASE

2533 - 2537 FAR HILLS AVENUE, OAKWOOD, OH 45419



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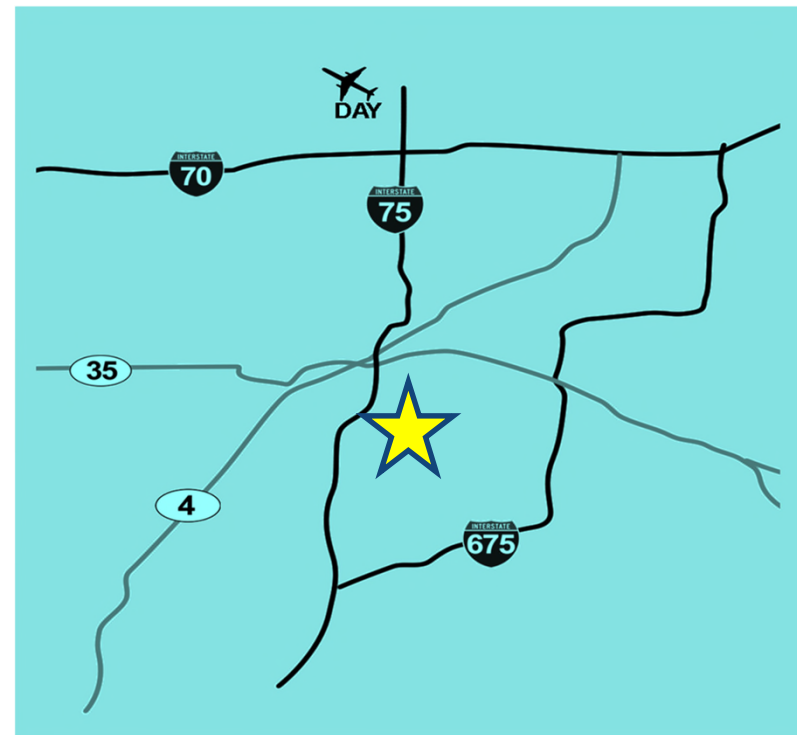


PROPERTY HIGHLIGHTS

OAKWOOD

RETAIL / OFFICE FOR LEASE
2533-2537 FAR HILLS AVENUE, OAKWOOD, OH 45419

- Newly renovated 8,650 SF building located in the heart of "Downtown Oakwood"
- Densely populated with high incomes
- Area tenants include Starbucks, Chico's, Talbots, Graeter's Ice Cream, Edward Jones, Tropical Smoothie Café, plus other local boutiques and restaurants
- 1st floor: # 2533: +/- 1,713 SF \$24.00 psf NNN plus \$5.50 psf (estimated)
- 1st floor: # 2537: +/- 1,642 SF \$24.00 psf NNN plus \$5.50 psf (estimated)
- 2nd floor office: +/- 1,793 SF \$15.00 psf NNN plus \$5.50 psf (estimated)
- 2nd floor office: +/- 1,873 SF \$15.00 psf NNN plus \$5.50 psf (estimated)
- Basement space: +/- 924 SF \$ 8.00 psf NNN plus \$5.50 psf (estimated)
- Basement space: +/- 940 SF \$ 8.00 psf NNN plus \$5.50 psf (estimated)
- Dedicated parking lot in back plus on-street parking



ZONING



Zoning: Community Business District

Permitted uses -

- Antique Stores
- Coffee/Candy Shops
- Hobby Shops
- Jewelry
- Office

- Bakeries
- Dry-cleaning
- Interior Design
- Shoe/Clothing Store
- Optical Center

- Barber/Beauty Shops
- Florists
- Carpet/Rug Stores
- Deli/Restaurants
- Wine Shop

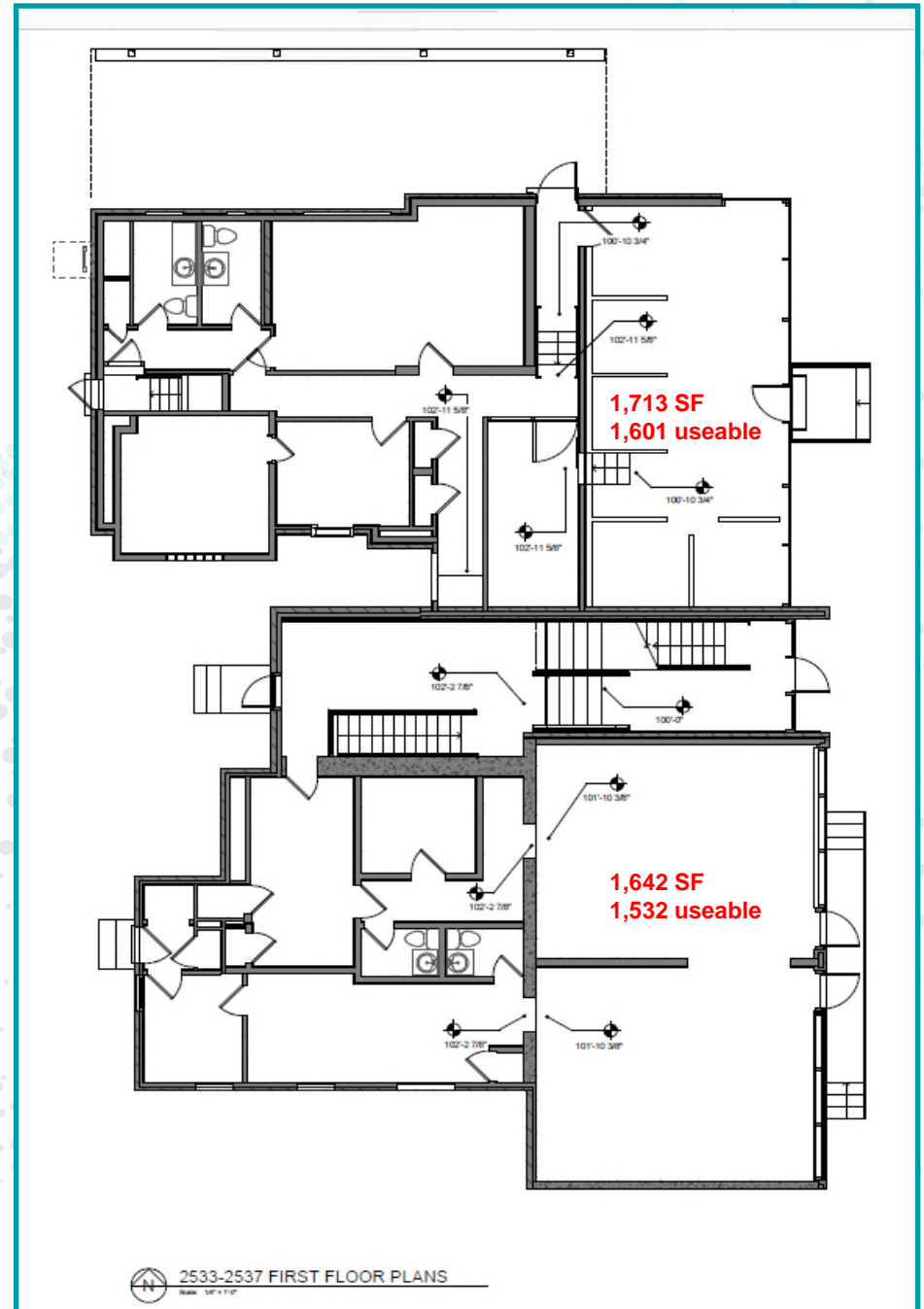
- Brokerage Office
- Gift Shops
- Electronics
- Medical/Dental
- Child Care Center
- Pet Grooming

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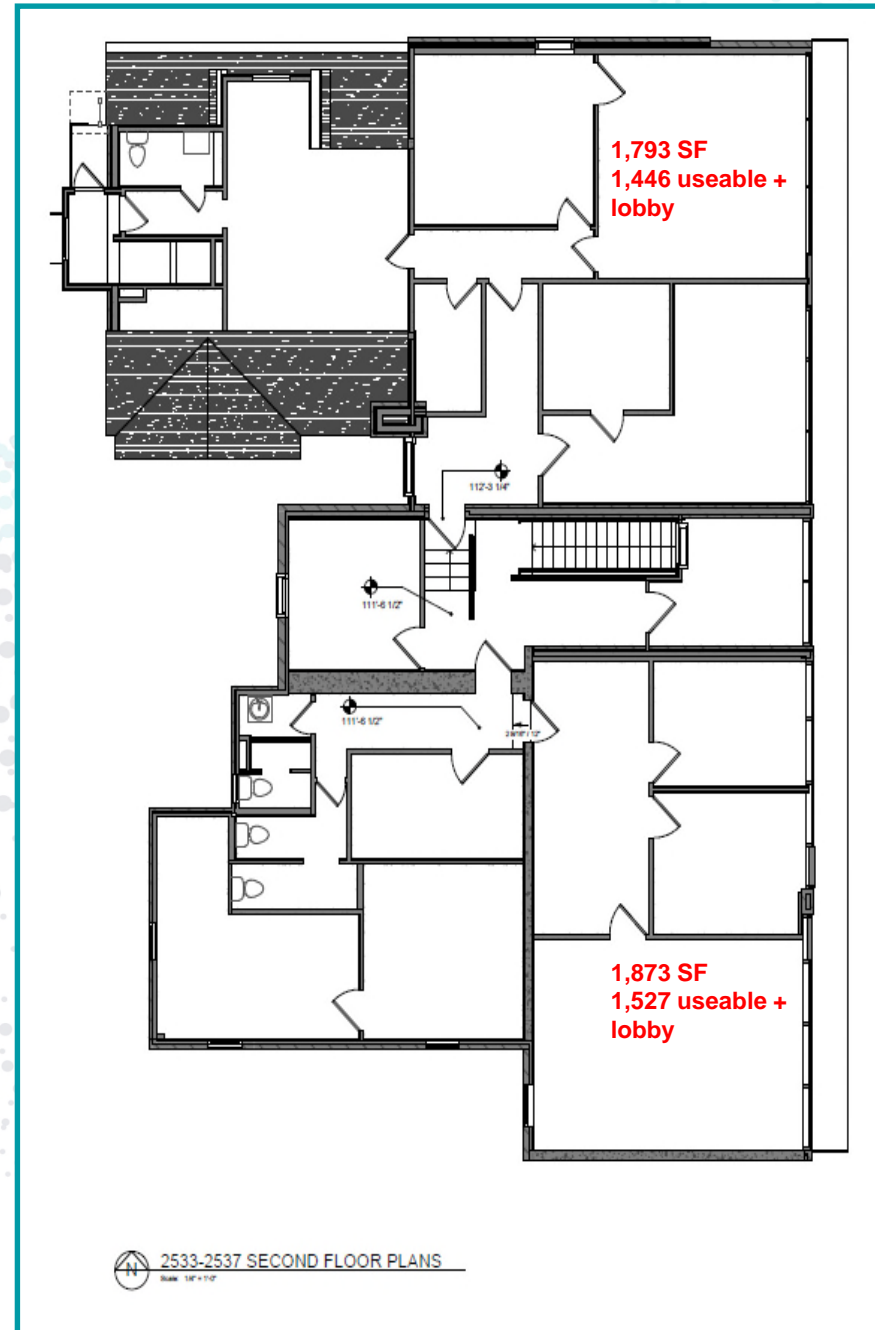
www.equity.net

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 The submission may be modified or withdrawn at any time by the property owner.

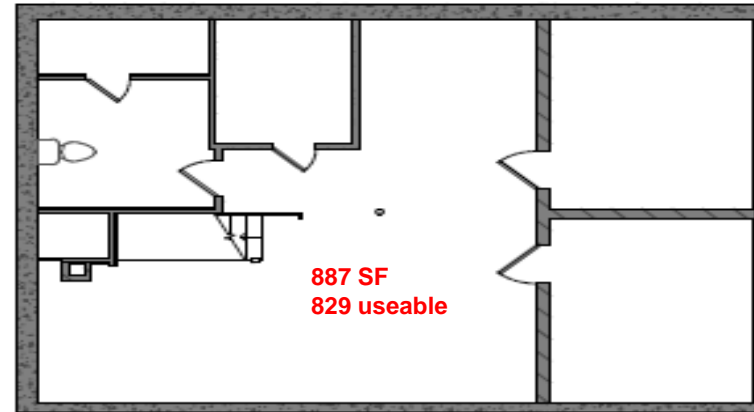
SPACE PLANS



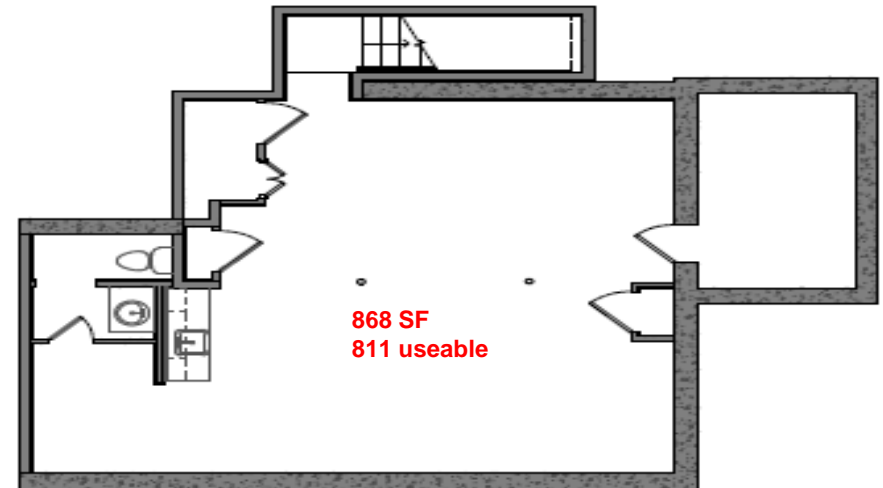
SPACE PLANS



SPACE PLANS



2533-2537 BASEMENT FLOOR PLANS



CONCEPTUAL: RETAIL USE



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CONCEPTUAL: MEDICAL USE



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CONCEPTUAL: OFFICE USE



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CONCEPTUAL: RESTAURANT

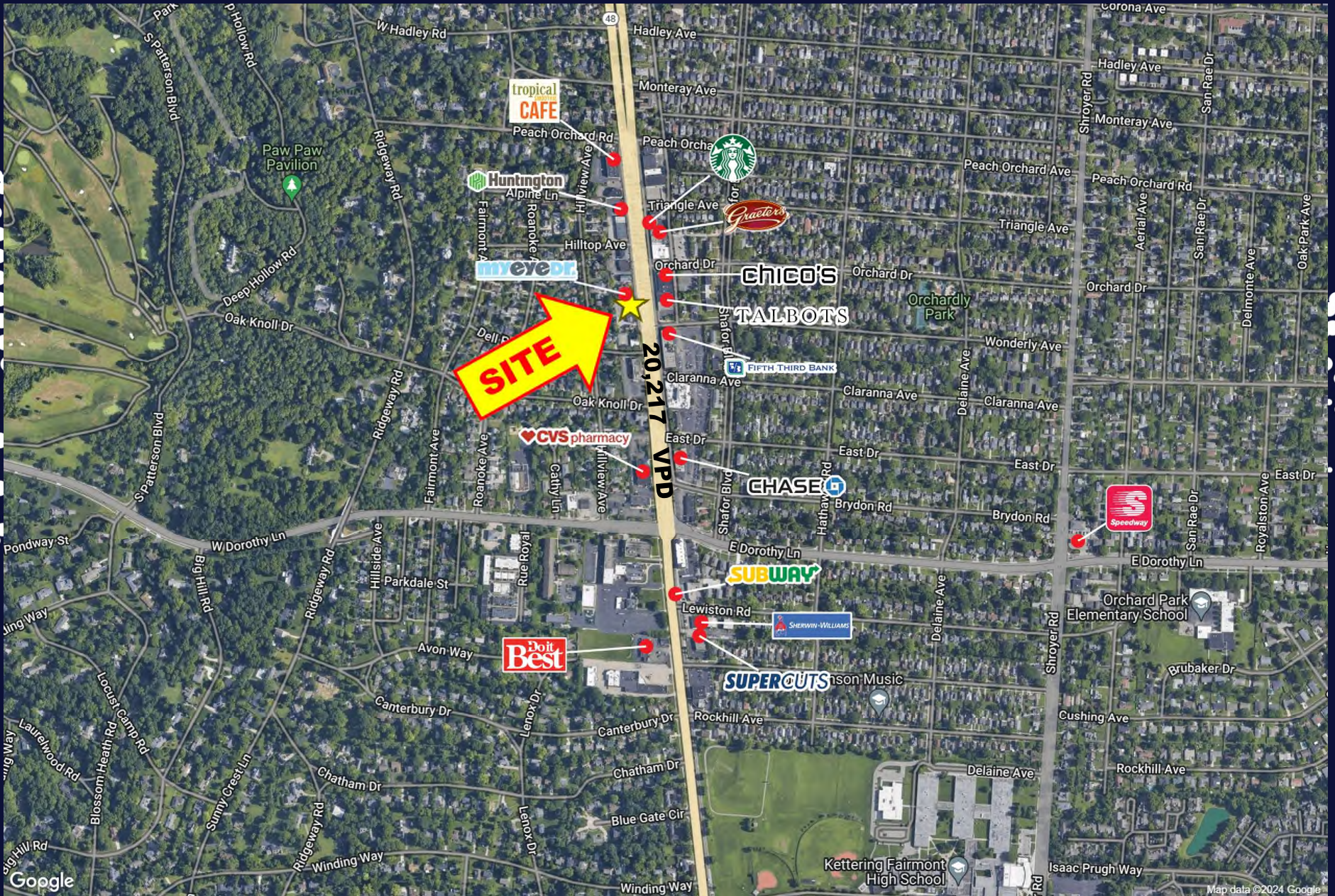


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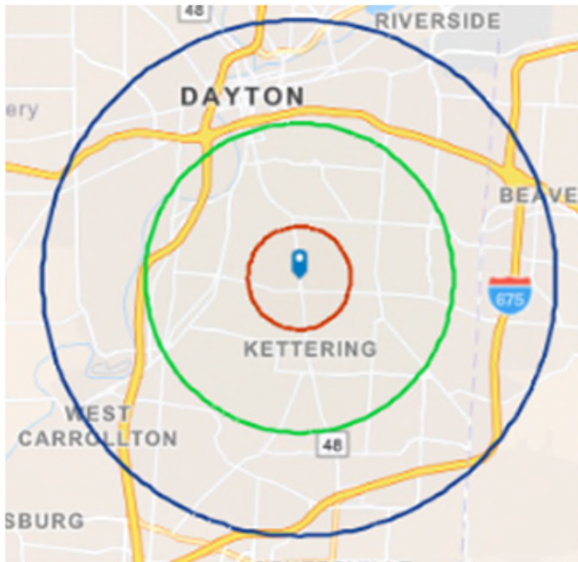
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MERCHANT AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

12,649
Population

2.2
Average
Household Size

40.9
Median Age

\$94,703
Median Household Income

BUSINESS

285

Total Businesses

3,202

Total Employees

EDUCATION

3%

No High School
Diploma

10%

High School
Graduate

25%

Some
College

63%

Bachelor's/Grad/Prof
Degree

INCOME



\$59,267

Per Capita
Income



\$94,703

Median
Household
Income



\$133,201

Average
Household
Income

EMPLOYMENT



79.5

White
Collar %



11.1

Blue
Collar %



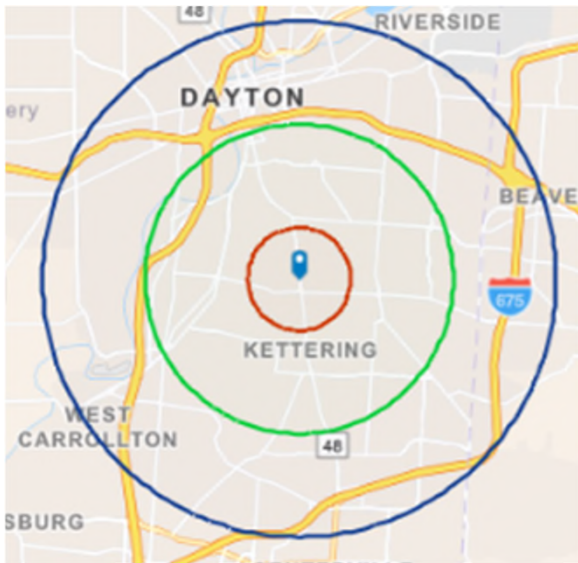
9.4

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

93,725
Population

2.2
Average
Household Size

37.0
Median Age

\$67,578
Median Household Income

BUSINESS

3,389

Total Businesses

61,846

Total Employees

EDUCATION

6%

No High School
Diploma

22%

High School
Graduate

31%

Some
College

41%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,789
Per Capita
Income



67,578
Median
Household
Income



\$93,258
Average
Household
Income

EMPLOYMENT

65.5
White
Collar %

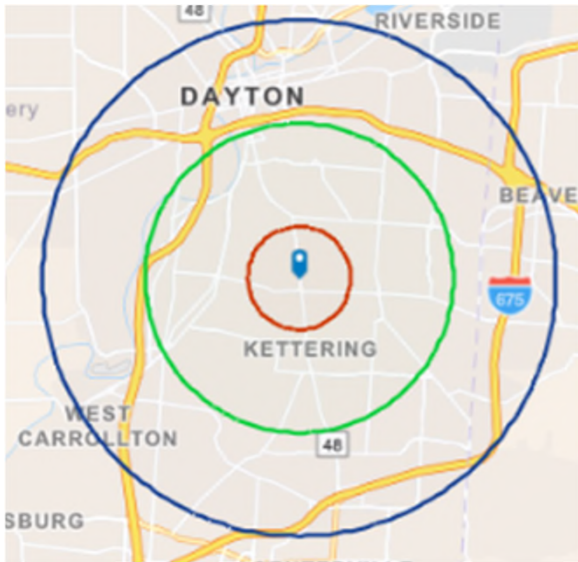
18.7
Blue
Collar %

15.9
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

219,373
Population

2.2
Average
Household Size

38.6
Median Age

\$61,776
Median Household Income

BUSINESS

8,557

Total Businesses

157,480

Total Employees

EDUCATION

8%

No High School
Diploma

25%

High School
Graduate

31%

Some
College

36%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,628

Per Capita
Income



\$61,776

Median
Household
Income



\$86,904

Average
Household
Income

EMPLOYMENT



62.2

White
Collar %



21.1

Blue
Collar %



16.7

Services
%

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