# **III** BlackGate



## 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 Burke's Outlet, Big Sandy Superstore, Hibbett Sporting Goods and Factory Connection. The center offers excellent visibility from State Route 7 and easy access with two separate intersections.

Demographics	3 Miles	5 Miles	10 Miles
Total Households	3,167	7,292	14,742
Total Population	5,855	13,807	29,793
Average HH Income	\$47,275	\$50,612	\$54,521

















Great Clips<sup>®</sup>





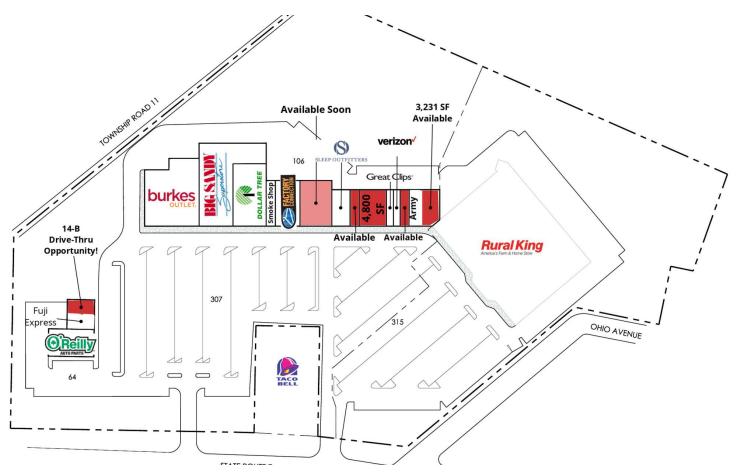
#### **Building Summary**

Building Size:	87,373 SF
Available SF:	1,600 - 7,000 SF
Lease Rate:	Negotiable
Operating Expenses:	\$3.18/SF

# **Available Spaces**

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SUITE	TENANT NAME	SPACE SIZE
1	Ohio River Smoke Shop	2,000 SF
2	Factory Connection	5,400 SF
	Available Soon	7,000 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
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	Burke's Outlet	16,379 SF

# **OHIO RIVER PLAZA**

GALLIPOLIS, OH



1 DRIVE-THRU VIEW PERSPECTIVE - OPTION 1

CLIENT:

TIME EQUITIES, INC. 55 Fifth Avenue 15th Floor New York, NY 10003 PROJECT #: DATE:

6535 11/16/2023 EXTERIOR PERSPECTIVE (OPTION #1)

OHIO RIVER PLAZA GALLIPOLIS, OH

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# **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 REQUIED: 63 SPACES HANDICAP PARKING REQUIRED: 2 MIN OR 3%

PARKING PROVIDED = 73 SPACES (inc. 2 Accessible)





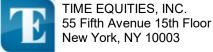


TRAFFIC DIRECTION

LOW LEVEL PLANTINGS

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

CLIENT:



PROJECT #: DATE: 11/16/2023

6535

**ENLARGED SITE PLAN** 

# **Retailer Map**

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