

1359 LEESBURG AVENUE  
WASHINGTON COURTHOUSE, OH 43160

**FOR LEASE**  
**4,000-8,000 SF AVAILABLE**

**HIGHLIGHTS**

- 8,000 SF available which can be demised
- 17,600 SF retail center anchored by Walmart located off of US 35 & Leesburg Avenue (SR 62)
- Washington Courthouse is located in Fayette County which is the County Seat
- \$4.4 Billion Honda battery plant under construction 10 miles away located along I-71 in Jeffersonville
- Retailers in the area include Home Depot, ALDI, Kroger, Aaron's, Dollar Tree, Ag-Pro and more
- Restaurants in the area include Rooster's, El Canon, McDonald's, Hot Head Burritos, Wendy's, Subway and others

**TRAFFIC COUNTS**

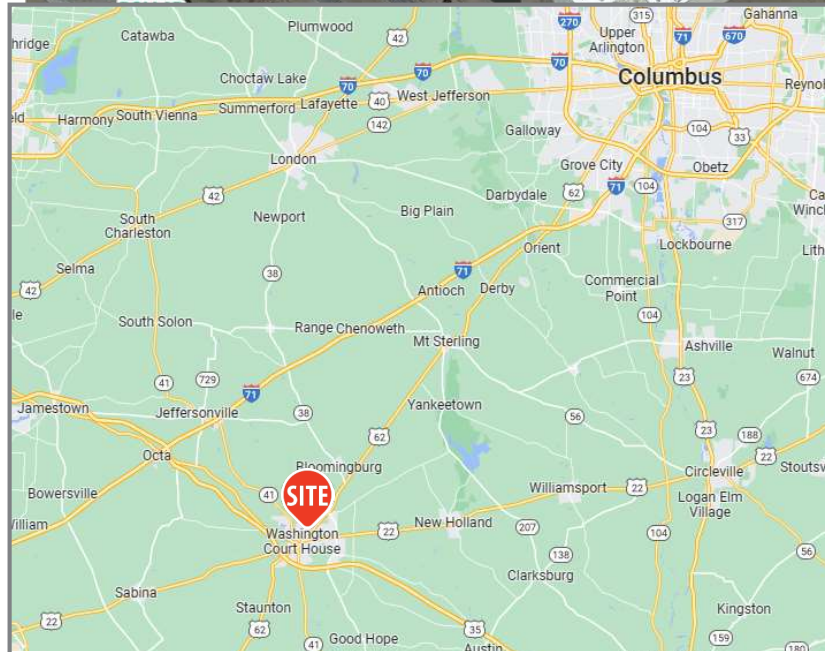
- 6,662 VPD on LEESBURG AVE
- 22,463 VPD on I-35

**DEMOGRAPHICS**

2024 Estimates	1 miles	3 miles	5 miles
Population	3,159	15,972	19,248
Households	1,406	6,733	8,067
Average HH Income	\$100,568	\$79,751	\$82,890
Daytime Employees	1,922	6,378	7,380

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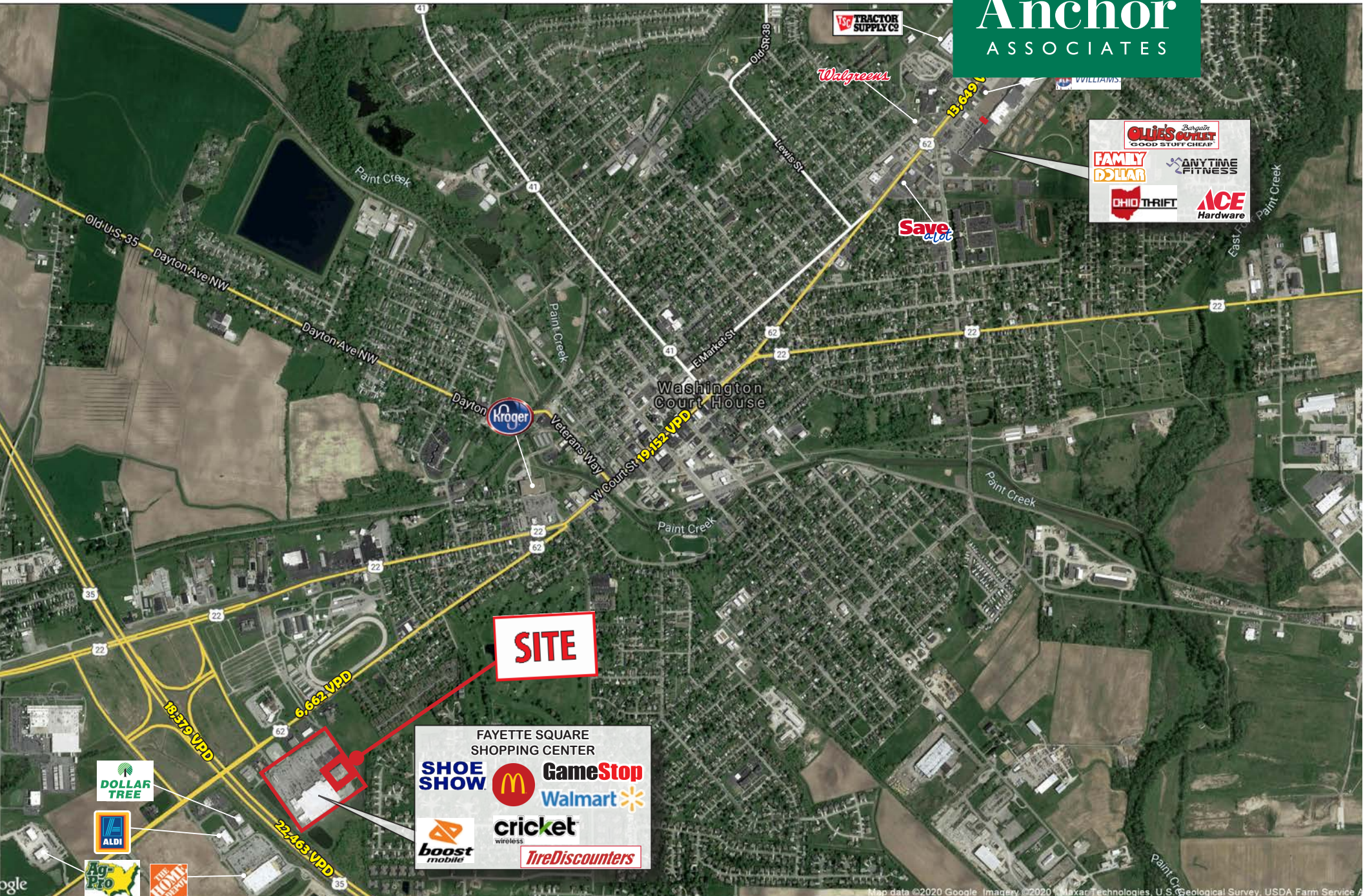
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**SITE**

FAYETTE SQUARE SHOPPING CENTER

- SHOE SHOW
- McDonald's
- GameStop
- Walmart
- cricket wireless
- boost mobile
- TireDiscounters

- OLLIE'S OUTLET
- FAMILY DOLLAR
- OHIO THRIFT
- ANYTIME FITNESS
- ACE Hardware

- DOLLAR TREE
- ALDI
- Ag-Pro
- THE HOME DEPOT

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