



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



Building Summary

Building Size:	87,373 SF
Available SF:	1,600 - 4,800 SF
Lease Rate:	\$16.00 - \$18.00/SF NNN
Operating Expenses:	\$3.08/SF

Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Ohio River Smoke Shop	2,000 SF	11	Armed Forces	2,000 SF
2	Factory Connection	5,400 SF	11-B	Available	3,231 SF
3	Hibbett Sporting Goods	7,000 SF	13	O'Reilly Auto Parts	6,000 SF
4	Sleep Outfitters	3,200 SF	14	Fuji Express	1,767 SF
5	Available	1,600 SF	14-B	Available	2,200 SF
6	Available	4,800 SF	16	Dollar Tree	10,000 SF
8	Great Clips	1,200 SF	17	Big Sandy Superstore	17,863 SF
9	Verizon	1,200 SF	18	Burke's Outlet	16,379 SF
10	Available	1,600 SF			

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GALLIPOLIS, OH










1 DRIVE-THRU VIEW PERSPECTIVE - OPTION 1
NTS

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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 REQUIRED: 63 SPACES HANDICAP PARKING REQUIRED: 2 MIN OR 3%	
PARKING PROVIDED = 73 SPACES (inc. 2 Accessible)	
	NEW EXTERIOR CONCRETE
	LANDSCAPE AREA
	NEW EXTERIOR WALL
	TRAFFIC DIRECTION
	LOW LEVEL PLANTINGS

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

Retailer Map

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