# **III BlackGate**

**Retail Property For Lease** 



## **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

verizon



Rural King



FACTORY



Great Clips<sup>®</sup>







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

**Tim Maly** 614.358.2089 tmaly@goblackgate.com

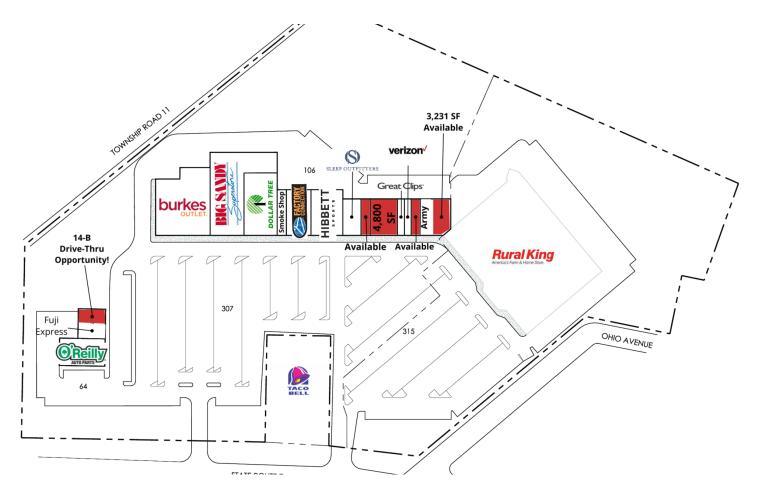
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199 S. High St., Suite 100 Columbus, OH 43215 www.goblackgate.com

### **Available Spaces**

#### Ohio River Plaza

5-61 Ohio River Plaza, Gallipolis, OH 45631



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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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



#### DRIVE-THRU VIEW PERSPECTIVE - OPTION 1 1

#### NTS



TIME EQUITIES, INC. 55 Fifth Avenue 15th Floor New York, NY 10003

PROJECT #: 6535 DATE: 11/16/2023

#### EXTERIOR PERSPECTIVE (OPTION #1)

OHIO RIVER PLAZA GALLIPOLIS, OH

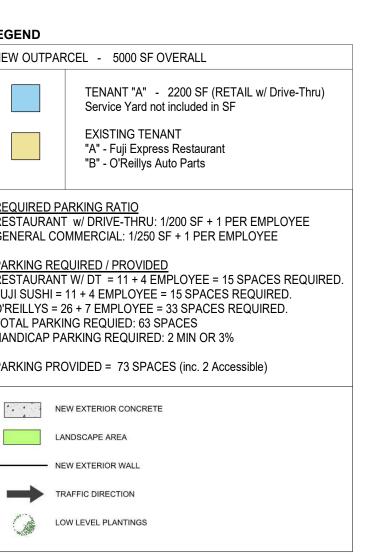
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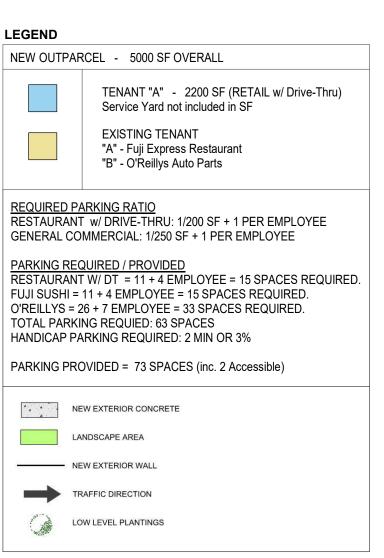
# **OHIO RIVER PLAZA**

#### GALLIPOLIS, OH









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



TIME EQUITIES, INC. 55 Fifth Avenue 15th Floor New York, NY 10003

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#### ENLARGED SITE PLAN

OHIO RIVER PLAZA GALLIPOLIS, OH

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# **OHIO RIVER PLAZA**

GALLIPOLIS, OH

P2 2 of 5 50 HOLDEN STREET, PROVIDENCE, RI 02908 T: 401 272-1730 WWW.RGB.NET

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#### **Retailer Map**

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