

RETAIL FOR LEASE



11 PARK STREET

11 SOUTH PARK PLACE, NEWARK, OH 43055



FOR LEASE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY:

MARTHA HUNLEY

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450518, OH

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

11 SOUTH PARK PLACE

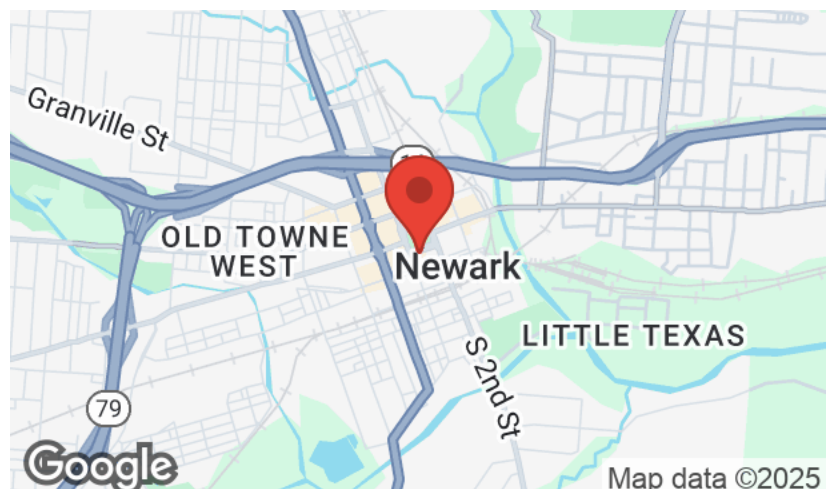


OFFERING SUMMARY

AVAILABLE SF:	2,340 sqft
LEASE RATE:	\$12/sqft (NNN)
NNN:	\$1.06 /sqft
LEASE TERM:	MORE THAN 5 YEARS
YEAR BUILT:	1970
APN:	054-202158-00.000

PROPERTY OVERVIEW

This property on the square in downtown Newark offers a spacious 2,340 sq ft open floor plan, making it ideal for office or retail use. Its convenient location near restaurants and the courthouse adds to its appeal. Features include off-street parking, ADA compliant restrooms, and high ceilings, previously utilized as a dance studio. This space is suitable for various businesses such as real estate, insurance, clothing stores, and dry goods. For showings, please contact the agent.



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PROPERTY PHOTOS

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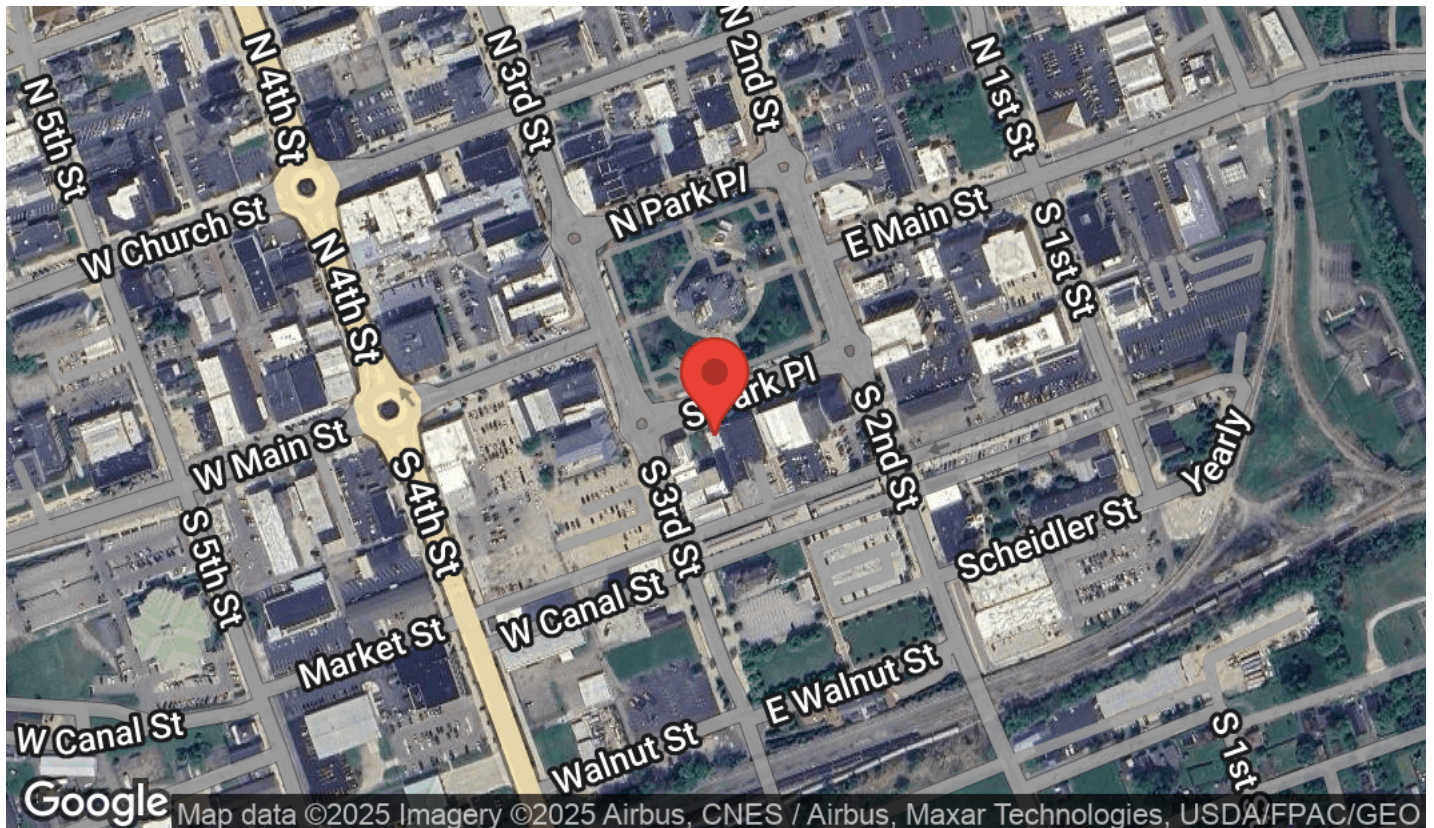
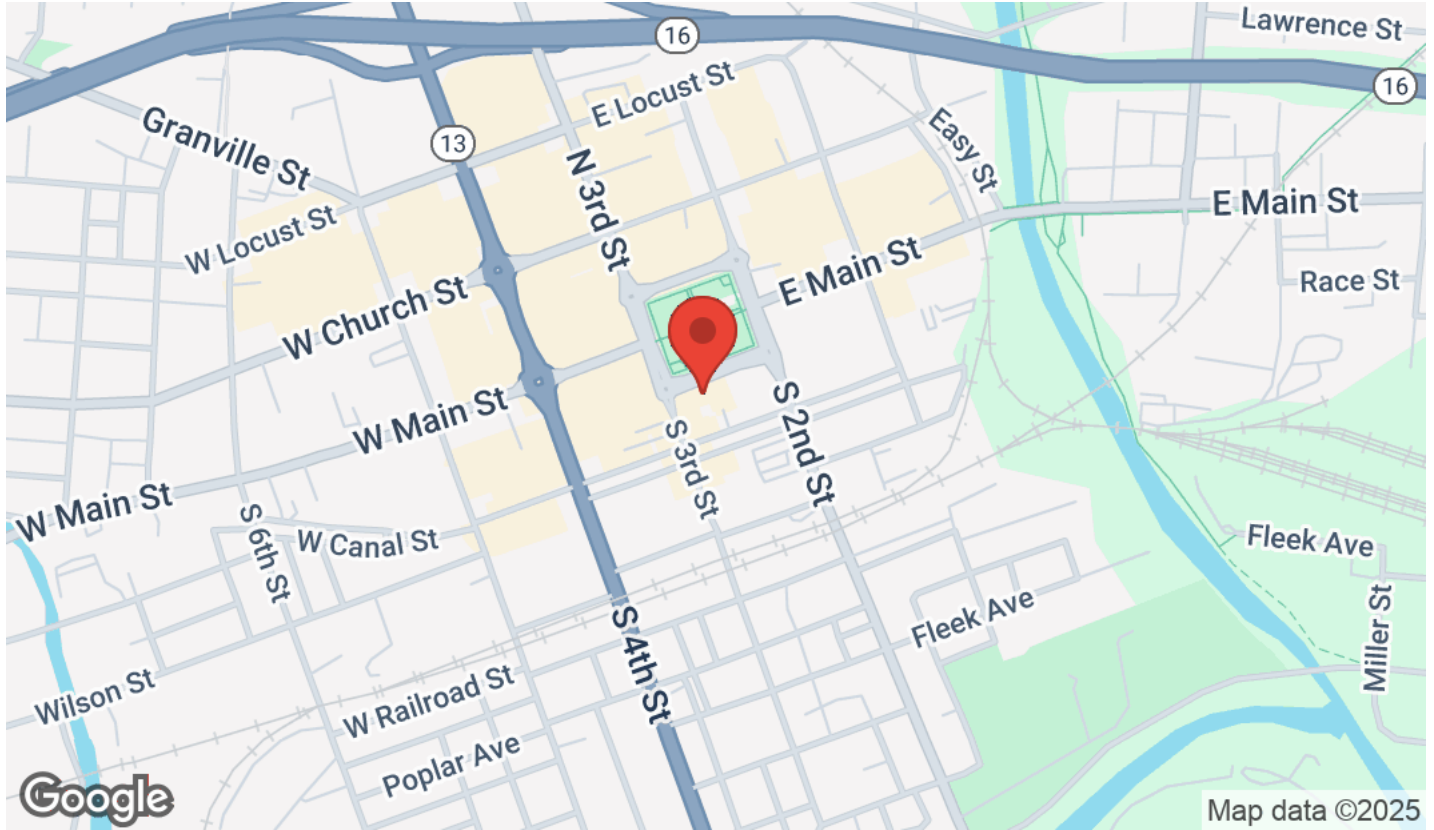


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LOCATION MAPS

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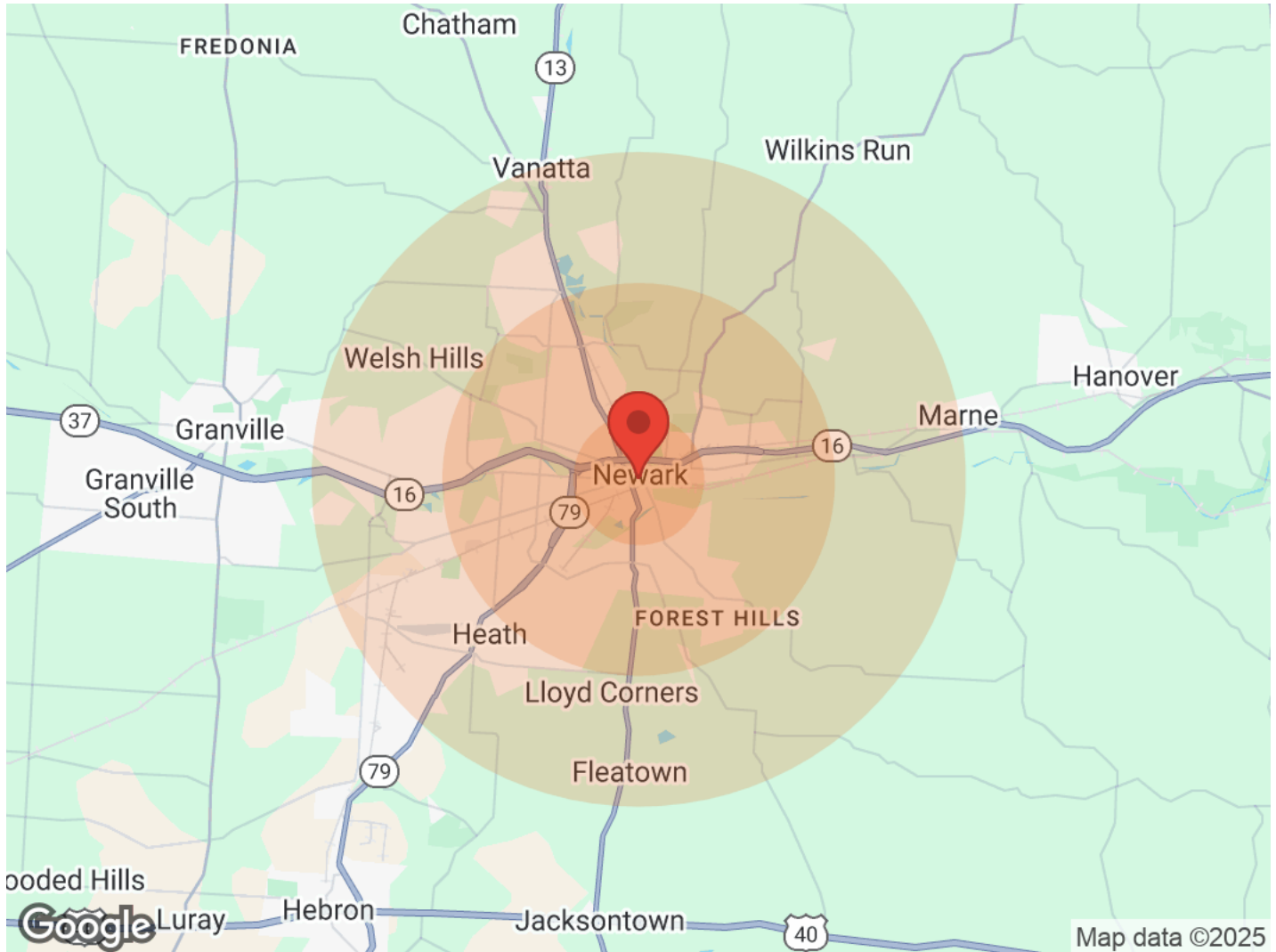


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,893	20,054	32,493	Median	\$28,368	\$36,323	\$39,163
Female	5,289	21,917	35,305	< \$15,000	1,283	3,122	4,483
Total Population	10,182	41,971	67,798	\$15,000-\$24,999	700	2,687	3,584
				\$25,000-\$34,999	745	2,517	3,520
				\$35,000-\$49,999	586	2,925	4,349
				\$50,000-\$74,999	643	3,189	5,582
				\$75,000-\$99,999	103	1,653	2,758
				\$100,000-\$149,999	46	972	2,512
				\$150,000-\$199,999	N/A	196	583
				> \$200,000	11	75	423
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,360	8,498	13,171	Total Units	5,561	21,430	33,013
Ages 15-24	1,558	5,751	9,092	Occupied	4,720	19,234	30,110
Ages 25-54	4,106	16,736	26,114	Owner Occupied	1,717	10,638	18,485
Ages 55-64	1,076	4,835	8,279	Renter Occupied	3,003	8,596	11,625
Ages 65+	1,082	6,151	11,142	Vacant	841	2,196	2,903
Race	1 Mile	3 Miles	5 Miles				
White	9,558	40,108	65,261				
Black	330	937	1,201				
Am In/AK Nat	5	14	20				
Hawaiian	N/A	N/A	N/A				
Hispanic	51	240	358				
Multi-Racial	572	1,750	2,424				

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