



## Lima Retail/Outparcel

3292 Elida Rd, Lima, OH 45807

### Property Highlights

- Prime 3,830 SF shop space and outparcel opportunity available along well-trafficked Elida Road (24,000 VPD) in Lima, Ohio!
- In Addition - Outparcel Opportunity on +/- .76 acres sitting on Elida Road
- Drive-thru potential and the Lot size can accommodate up to a +/- 2,500 SF building
- The Strip is Anchored by Chipotle, Five Guys and Aspen Dental all located in front of Meijer
- This is the main retail trade area in the Greater Lima Area and one of the premier sites currently available!

### Building Summary

Building Size:	11,120 SF
Available SF:	3,830
Lease Rate:	Negotiable
Operating Expenses:	\$10.79/SF
Outparcel Opportunity:	.76 Acres

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	723	13,531	23,338
Total Population	1,540	31,632	57,203
Average HH Income	\$75,292	\$66,383	\$68,767



# Available Spaces

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SUITE	TENANT NAME	SIZE
Outparcel Opportunity	Unavailable	0.76 Acres
Suite 100	Chipotle	2,000 SF
Suite 500	Available	3,830 SF
Suite 300	Five Guys	2,290 SF
Suite 900	Aspen Dental	3,000 SF

## Additional Photos

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 BlackGate

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# Property Aerial

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# Trade Area Retail Aerial

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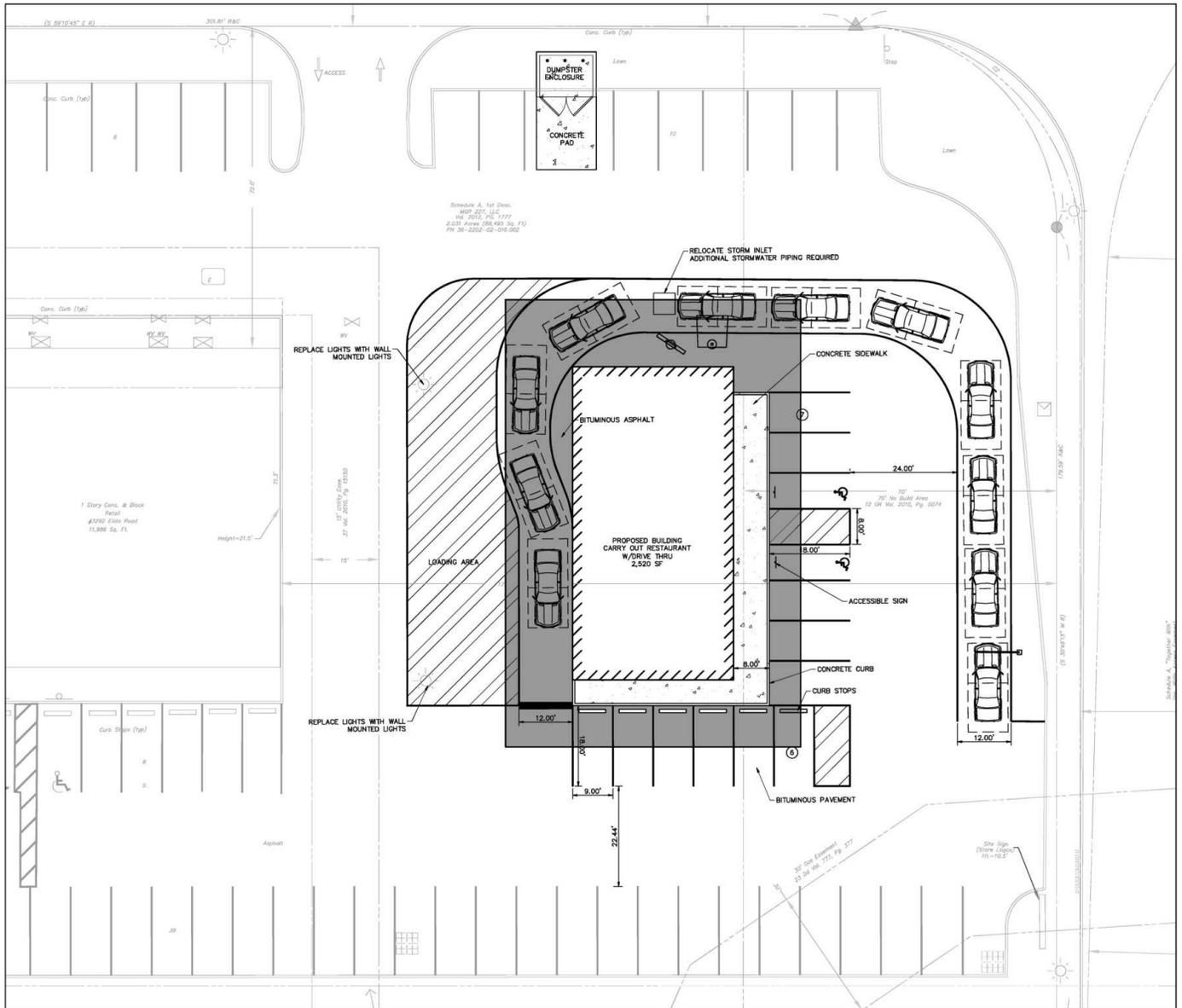


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# Proposed Site Plan (with Drive Thru)

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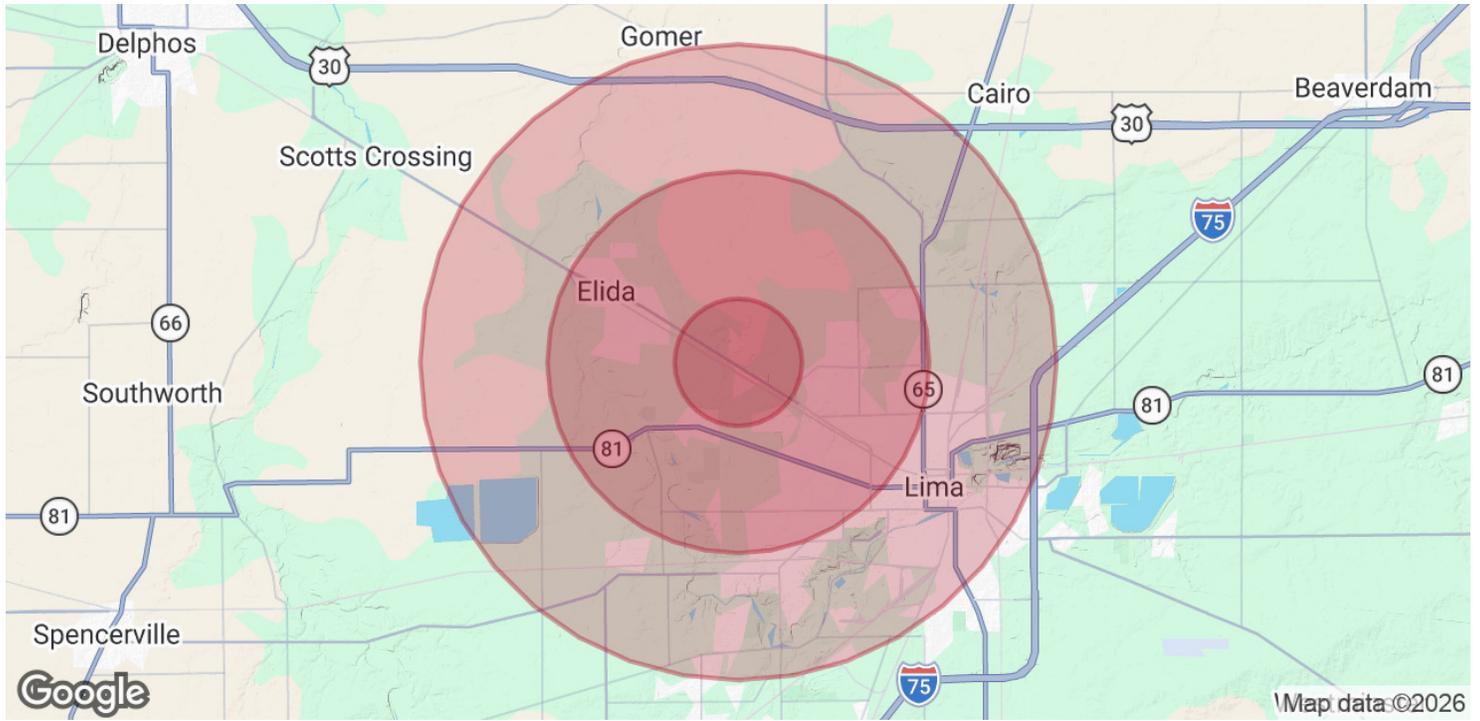
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# Demographics Map & Report

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,540	31,632	57,203
Average Age	46	40	40
Average Age (Male)	43	38	39
Average Age (Female)	48	42	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	723	13,531	23,338
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$75,292	\$66,383	\$68,767
Average House Value	\$167,990	\$158,328	\$155,616

Demographics data derived from AlphaMap