



New 7.44 acre development



PROPERTY HIGHLIGHTS

- » Strategically located near the intersection of Washington Street and State Route 306
- » Strong retail corridor
- » Average annual household incomes in excess of \$190,000

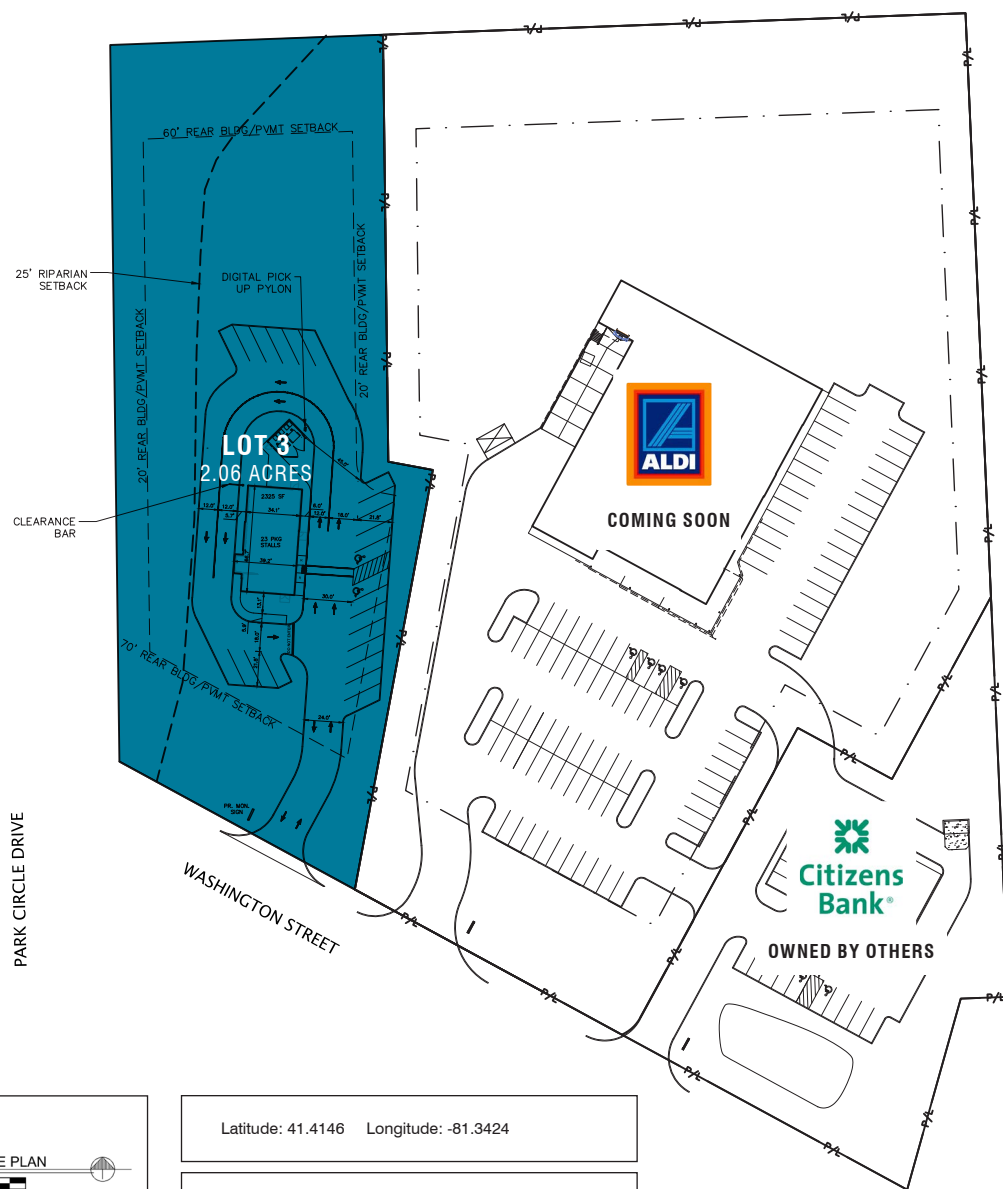
NEARBY TENANTS

- » Heinen's Grocery Store
- » CVS
- » Enterprise Rent-a-Car
- » Discount Drug Mart
- » Multiple restaurants
- » Multiple financial institutions

DEMOGRAPHICS

	3 MI. RADIUS	5 MI. RADIUS	7 MI. RADIUS
Population	18,325	35,380	82,525
Households	7,562	14,228	33,165
Average Income	\$191,798	\$192,472	\$167,032

SITE PLAN



LEASE PLAN

0 20 40

Latitude: 41.4146 Longitude: -81.3424

8388 E Washington Street, Bainbridge, OH 44023

TENANT INFORMATION

UNIT #	LOT SIZE	LEASABLE SQ. FT.	USAGE
LOT 1	1.04 acres	2,400	Citizens Bank (owned by others)
LOT 2	4.34 acres	19,124	ALDI (coming soon)
LOT 3	2.06 acres	TBD	Available

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.