

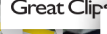


# Strategically located on State Route 82 at I-271



MACEDONIA GATEWAY

- PETCO
- NORDSTROM
- rack
- Burlington
- SEPHORA
- TJ-MAXX



46,400 VPD

E AURORA RD | 20,625 VPD

walgreens plaza

MACEDONIA, OH



VISCONSI  
COMPANIES LTD

building your future on our history



**PROPERTY HIGHLIGHTS**

- » GLA: 18,060 square feet
- » Strategically located on State Route 82 at I-271
- » Dense retail area including Walmart, Home Depot, Kohl's, Target, and Lowe's

**MAJOR TENANTS**

- » Walgreens
- » T-Mobile
- » Citizens Bank
- » Great Clips

**DEMOGRAPHICS**

	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
Population	4,166	37,371	71,262
Households	1,709	15,586	29,104
Average Income	\$107,757	\$99,124	\$106,841



# Dense retail area

MACEDONIA GATEWAY

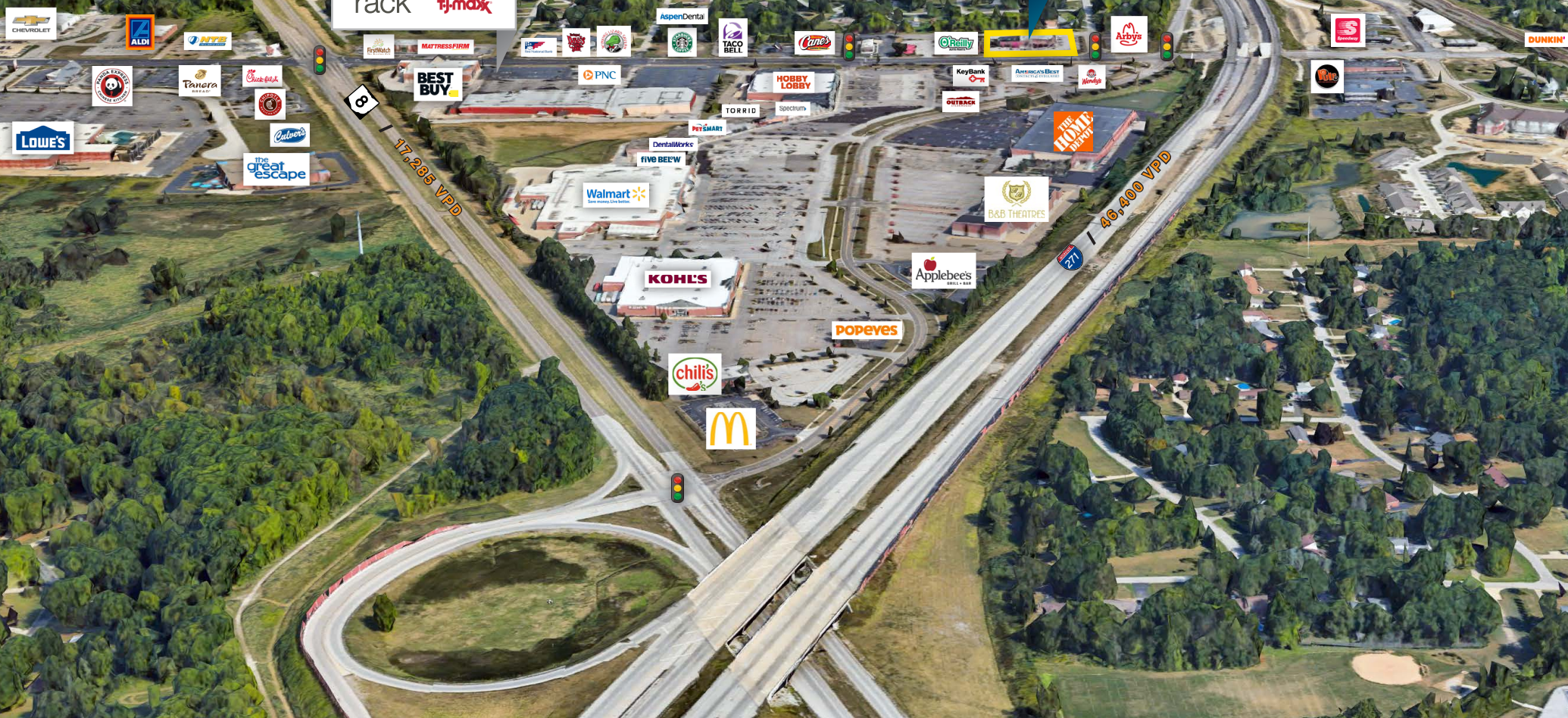
**PETCO**  
NORDSTROM  
**rack**

**Durlington**  
SEPHORA  
**TJ-maxx**

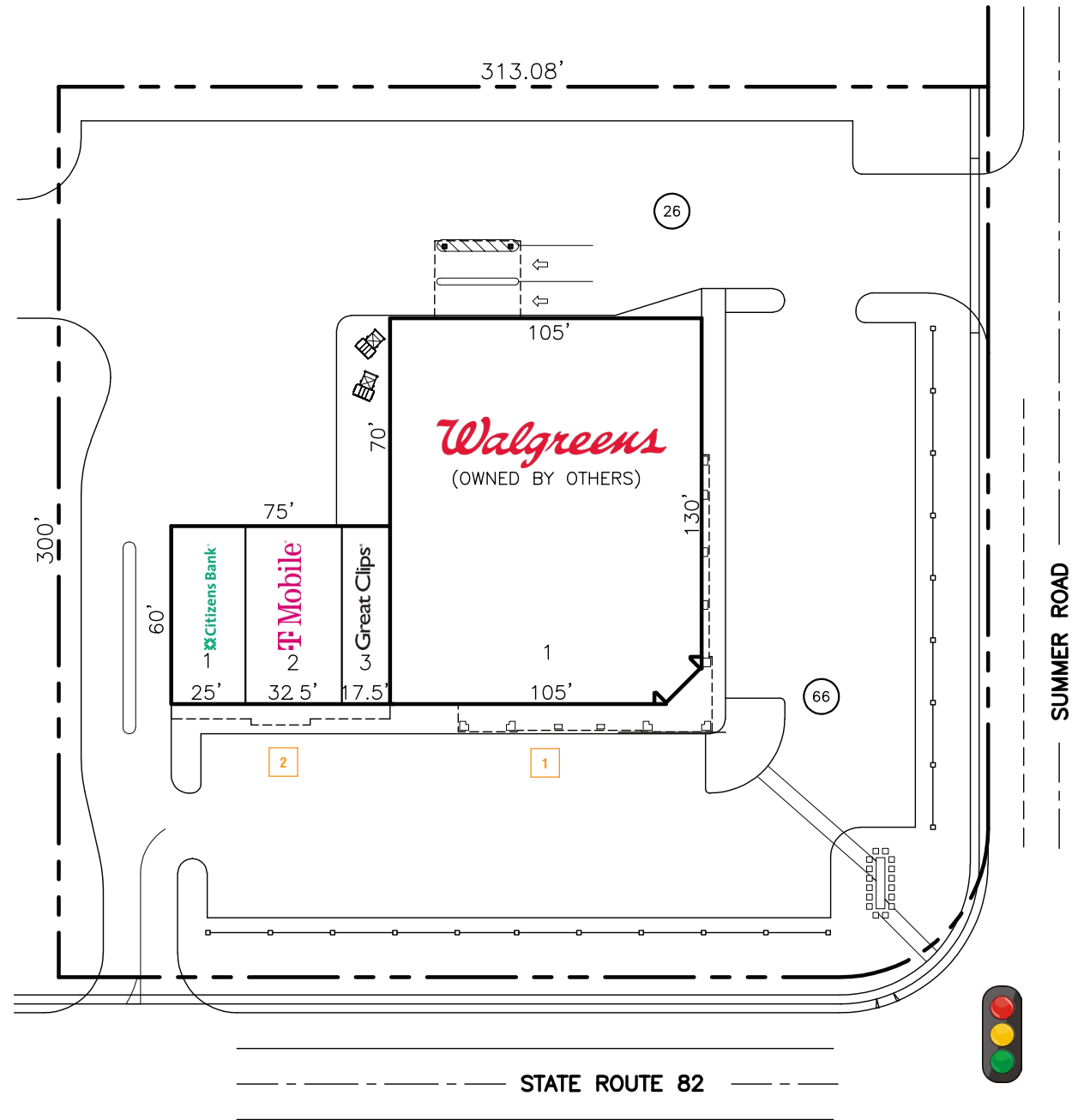
walgreens plaza

*Walgreens* **T Mobile**

**Citizens Bank** **Great Clips**



**SITE PLAN**



**TENANT INFORMATION**

UNIT #	STREET #	%	LEASABLE SQ. FT.	DIMENSIONS	LESSEE
<b>BUILDING #1</b>					
1	663		13,650	105' x 130'	Walgreens (Owned by Others)
<b>BUILDING #2</b>					
UNIT 1	663	33.33	1,500	25.00' x 60.00'	Citizen's Bank
UNIT 2	663	43.34	1,950	32.50' x 60.00'	T-Mobile
UNIT 3	663	23.33	1,050	17.50' x 60.00'	Great Clips
BLDG #2 TOTAL		100.00	4,500		

Total parking spaces provided: 92  
 Parking Ratio: 5.07 spaces / 1,000 sf  
 All addresses shown are Aurora Road

Notes: 1. Inches are denoted in decimals (ie. 6' 4" = 6.33')

**LEASE PLAN**



- 1 Building Number
- 13 Number of Parking Spaces

Latitude: 41.3143 Longitude: -81.5155

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.