

DEMOGRAPHICS:

2024 Estimates

Distance	Population	Households	HH Income
1 Mile	8,190	3,511	\$100,950
3 Mile	78,201	34,720	\$99,902
5 Mile	193,111	83,200	\$94,820

TRAFFIC COUNT:

- Monroe Street: 25,500

TOTAL GROSS LEASABLE AREA: 13,197 S.F.

SUITE ID	SIZE	TENANT
<u>1</u>	1,268 s.f.	Lendmark Financial
<u>2,3</u>	3,785 s.f.	Bassett Nut Co.
<u>4,5,6,7</u>	5,900 s.f.	Verizon Wireless
<u>8</u>	1,992 s.f.	Subway

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LEASE PLAN



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AERIAL PHOTOGRAPH

Disclaimer: This site plan shows approximate location, square footage and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy.