

**PREMIUM RETAIL/OFFICE SPACE  
FOR LEASE  
1400 to 5800 SF Available**



**Court House Plaza**

1375, 1377, & 1379 Leesburg Ave.; Washington Court House, OH 43160

Excellent retail / office space for lease in the community of Washington Court House, OH. **Court House Plaza** is a retail strip center development totaling 8,500 square feet located on an out-parcel fronting a **Wal-Mart Supercenter** in Fayette County, Ohio. The development is situated in the county's retail shopping center hub. Washington Courthouse, a community servicing approximately 45,000 residents is located 45 miles southwest of Columbus, Ohio and 45 miles northeast of Cincinnati, Ohio. The center itself is located at the US 35 and SR 62 highway interchange within close proximity to Interstate 71 and downtown Washington Court House. The Wal-Mart Supercenter was constructed in 2001. Current Court House Plaza tenants include **Verizon Wireless and Subway.**

**SPECIFICATIONS:**

- EXCELLENT VISIBILITY WITH HIGH TRAFFIC COUNTS
- ADJACENT TO WALMART SUPERCENTER
- COMMERCIAL ZONING FOR RETAIL AND OFFICE USE
- 1400 to 5800 CONTIGUOUS SF SPACES CURRENTLY AVAILABLE
- BUILDING SIGNAGE
- AMPLE PARKING
- CLOSE PROXIMITY TO HIGHWAY, RESTAURANTS, SHOPS, and SERVICES

- BUILT IN 2004
- Southern State Community College is across the street with an average enrollment of 300 student



*For more information or to set up a personal showing contact*

**MICHAEL BERRY**

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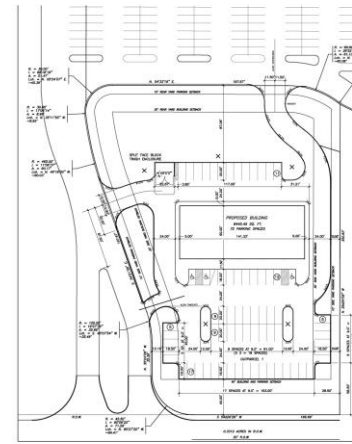
**614.207.6434**

**Specifications:**

- Depth 60"
- Storefront glass with glass doors
- 4 tons gas HVAC heating and cooling unit with digital thermostat
- 200-amp 3 phase power with breakers
- Emergency exit signs and egress lighting
- ADA restrooms with all fixtures, ceiling, lighting, and exhaust
- 2 x 4 Armstrong acoustic ceiling mop sink
- ADA drinking fountains
- Ceiling 4 bulb florescent lighting, 1 fixture per 75 sq/ft
- All HVAC ductwork and diffuser

**Lease Asking Price:**

- 1375 Leesburg (1600 SF): \$13.25 PSF NNN
- 1377 Leesburg (1400 SF): \$13.25 PSF NNN
- 1379 Leesburg (2800 SF End Cap): \$13.75 PSF NNN
- Combined spaces above (5800 SF): \$13.50 PSF NNN

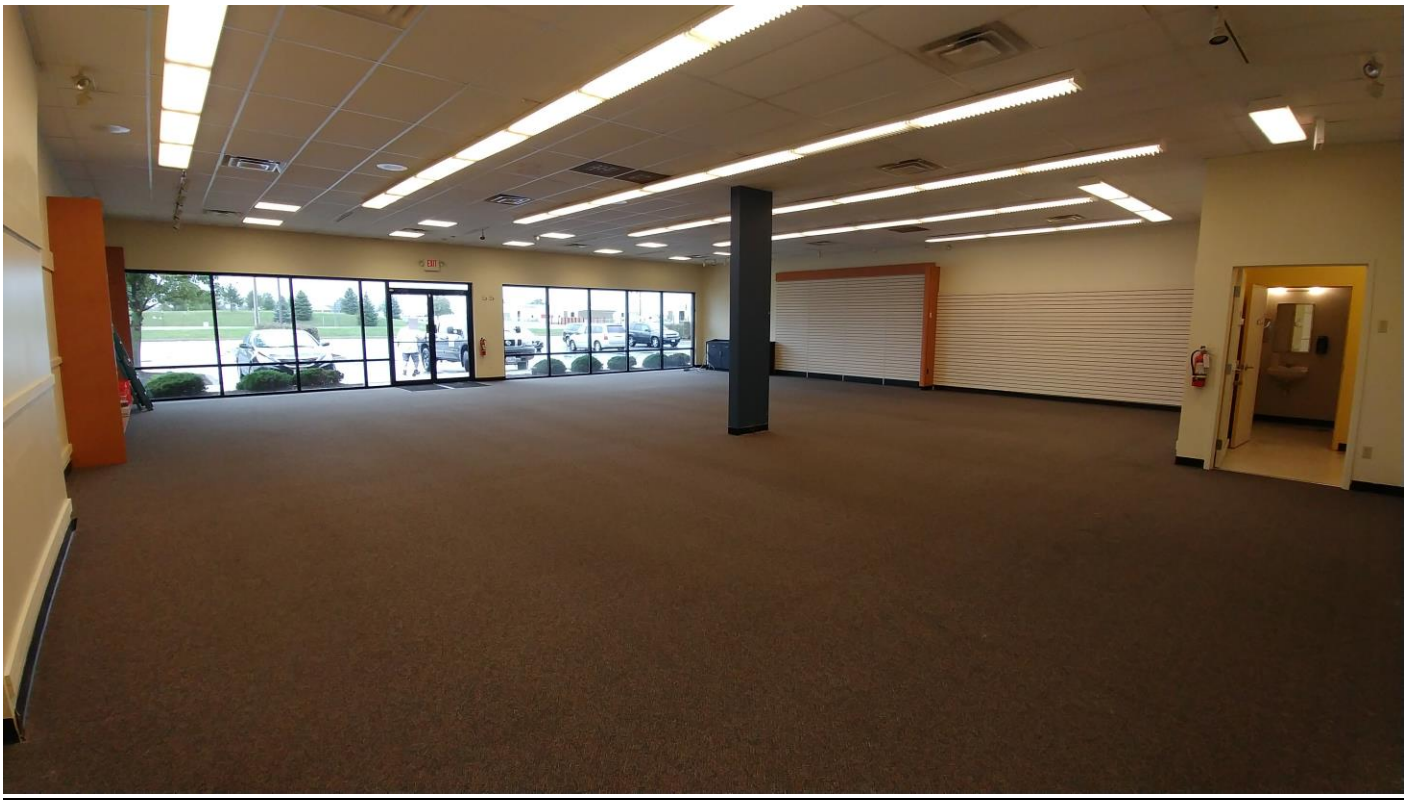


**DEMOGRAPHICS:**

	<b>3 mile</b>	<b>5 miles</b>	<b>10 miles</b>
• Total Households	3,986	8,505	12,590
• Total Population	9,434	20,328	30,849
• Average HH Income	\$46,697	\$47,402	\$49,296
• Average Daily Traffic:	9,900		













**For more information and availability, contact:**

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