

PREMIUM RETAIL/OFFICE SPACE
FOR LEASE
2800 SF Available



Court House Plaza

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 Current Court House Plaza tenants include **Verizon Wireless, Subway and A1 Nail Salon.**

SPECIFICATIONS:

- EXCELLENT VISIBILITY WITH HIGH TRAFFIC COUNTS
- ADJACENT TO WALMART SUPERCENTER
- COMMERCIAL ZONING FOR RETAIL AND OFFICE USE
- 2800 SF END-CAP SPACE 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

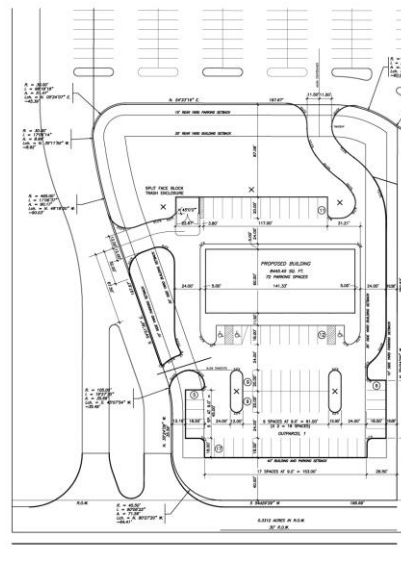
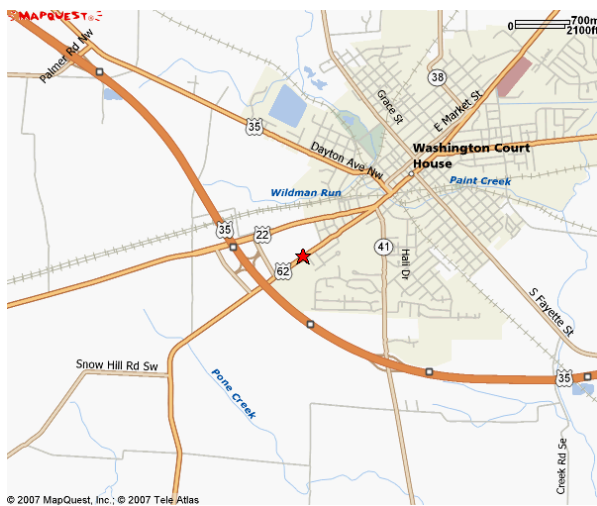
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Specifications (Add'l):

- 4 tons gas HVAC heating and cooling unit with digital thermostat
- 200-amp 3 phase power with breakers
- Emergency exit signs and egress lighting
- Back Office Space
- Depth 60'
- Glass storefront with glass door
- 2 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

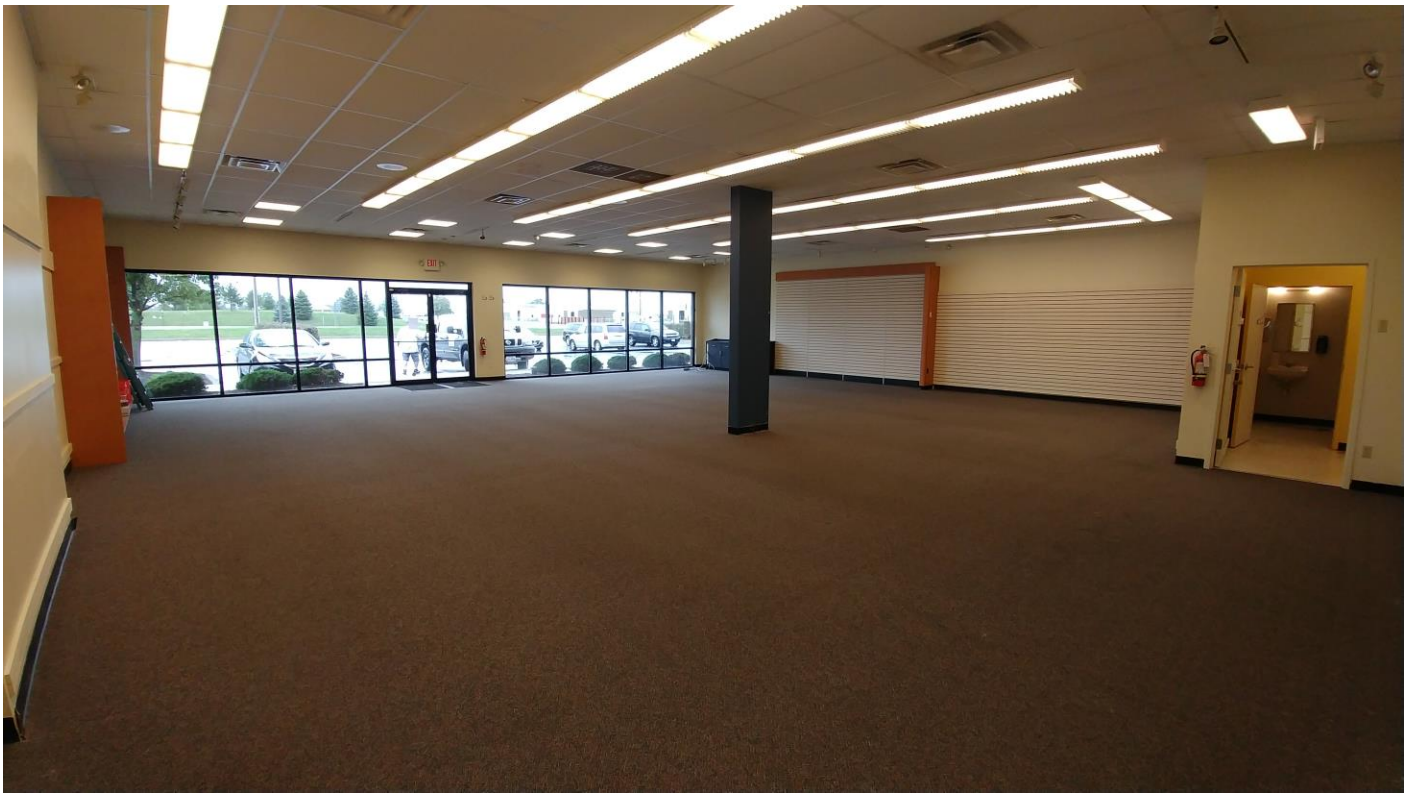
Lease Rates:

- \$13.75 SF/year (NNN)



DEMOGRAPHICS:

	3 mile	5 miles	10 miles
• 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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