

FOR SALE



\$1,700,000

1371-1379 Leesburg Avenue
Washington Court House, OH, 43160

- Fully leased retail/restaurant commercial center in Washington Court House.
- Shopping center totals +/- 8,400 located on an out-parcel fronting Walmart Supercenter.
- Tenants include: Verizon, A-1 Nails, Hotheads Burrito, as well as Tobacco and Vape Shop
- Close proximity to interstate 71, and is approximately 45 miles southwest of Columbus, and 45 miles north-east of Cincinnati
- High Traffic counts, fully leased, and excellent visibility

BEST CORPORATE REAL ESTATE
MICHAEL BERRY
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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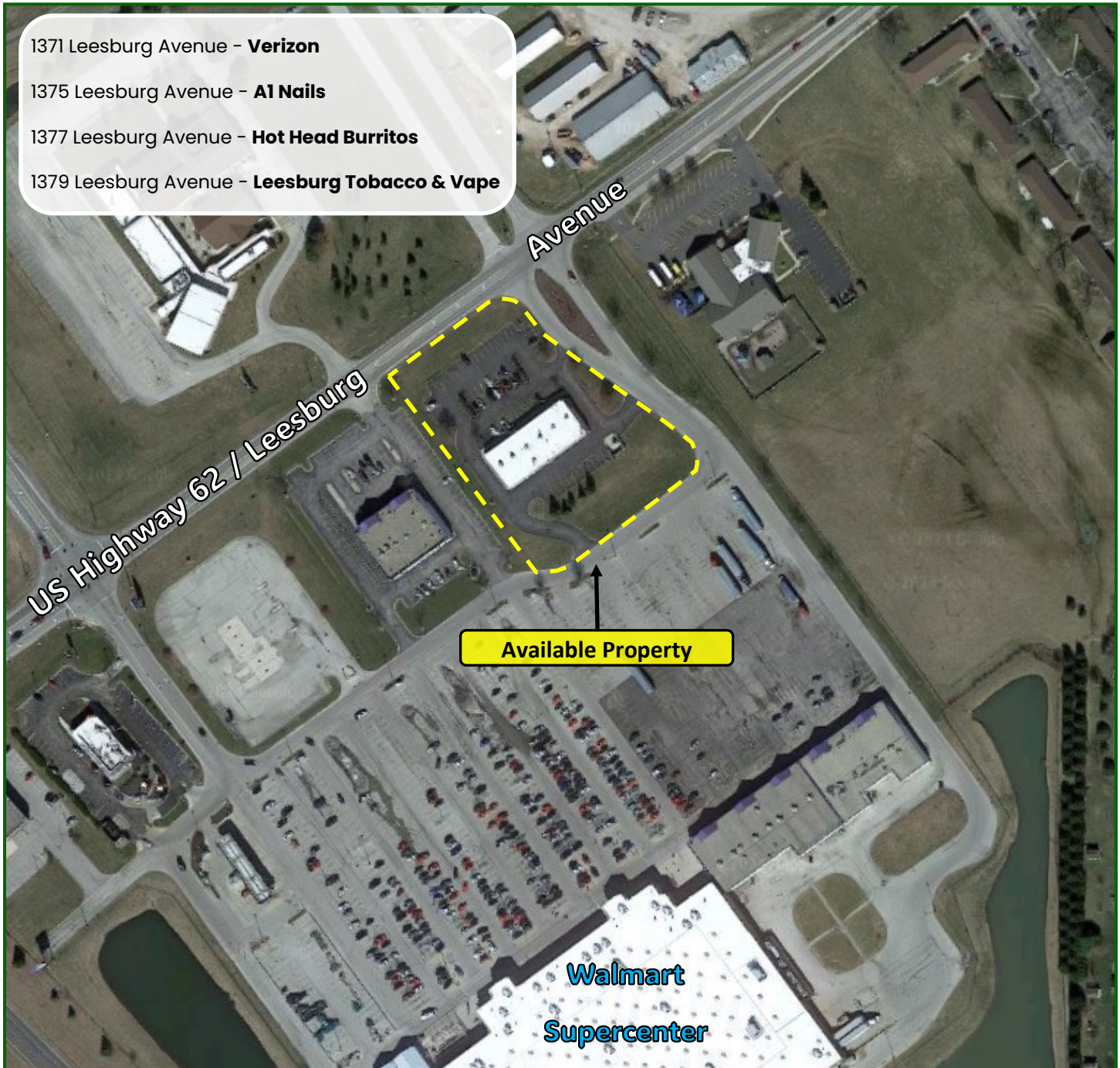


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Aerial



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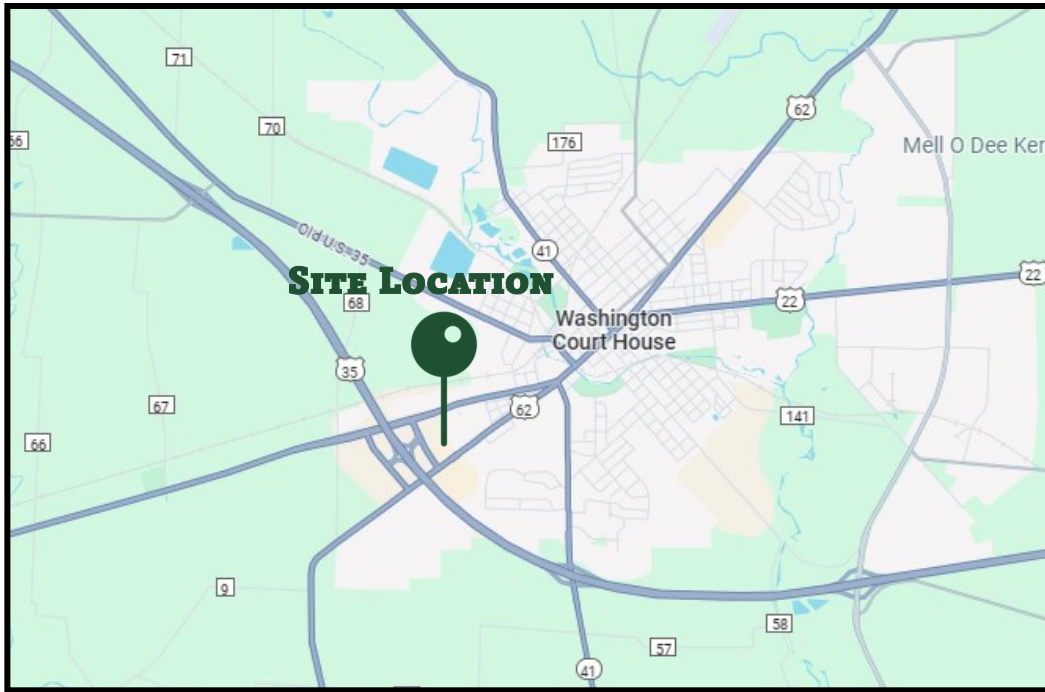
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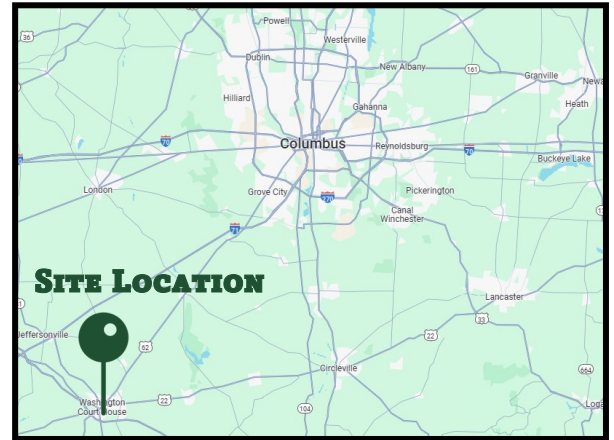


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NEARBY TRAFFIC COUNT (2023)

| Street | Avg Daily Volume |
|---------------------------------|------------------|
| LEESBURG AVE - DICE DR | 9,545 |
| LEESBURG AVENUE—US HWY 35 | 4,224 |
| CLINTON AVENUE—N OAKLAND AVENUE | 8,629 |



DEMOGRAPHICS

| | | WITHIN 1 MILE | WITHIN 3 MILES | WITHIN 5 MILES |
|-----------------------------|---|---------------|----------------|----------------|
| Population (2020) |  | 1,688 | 13,626 | 17,752 |
| Households (2020) |  | 1,781 | 8,055 | 9,157 |
| Avg Household Income (2020) |  | \$48,976 | \$46,109 | \$48,275 |

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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