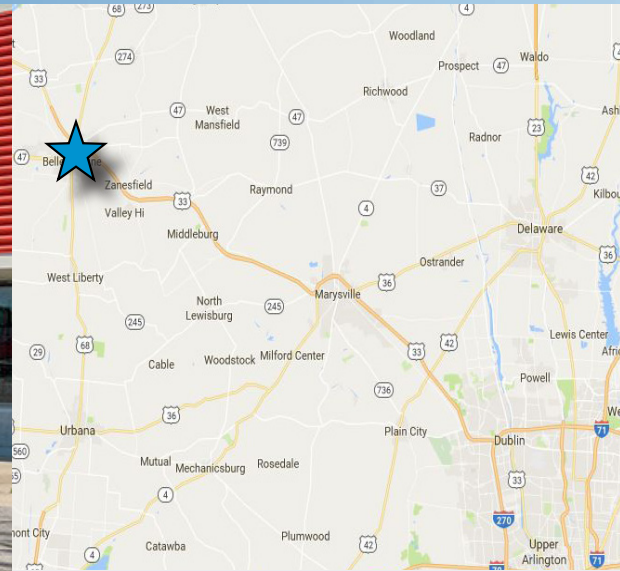


FOR LEASE OR SALE > RETAIL SPACE



# South Main Plaza

2250 S. MAIN STREET | BELLEFONTAINE, OH 43311  
U.S. ROUTE 68



## South Main Plaza > Retail Space

Join Lowe's, Wal-Mart, JC Penney, Tractor Supply, Goody's  
Dollar General, Aldi and Ashley Furniture

- > Retail corridor for Bellefontaine
- > Dedicated dock for each space
- > Logan county seat
- > Fully sprinklered
- > Parking ratio 6.32 / 1,000 SF

## Demographics

	5 Miles	10 Miles	15 Miles
Population	19,907	33,412	63,609
Average Household Income	\$58,875	\$64,431	\$64,384
Total Households	7,884	12,852	24,768

Traffic Count	VPD
Agusta Lane	16,720
E. Sandusky	17,320

## Building Information

TOTAL SF:	52,399 SF
AVAILABLE SF:	SUITE 1 : 25,824 SF SUITE 2 : 26,575 SF
LEASE RATE:	\$6.00
OPERATING EXPENSES:	\$1.75/SF <i>estimate</i>
SALE PRICE:	\$1,200,000.00



GLENN GARLAND  
614 410 5649  
glenn.garland@colliers.com

MICHAEL HOWARD  
419 290 0561  
mike.howard@colliers.com

COLLIERS INTERNATIONAL  
GREATER COLUMBUS REGION  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
[www.colliers.com](http://www.colliers.com)



## South Main Plaza> Aerial



The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.