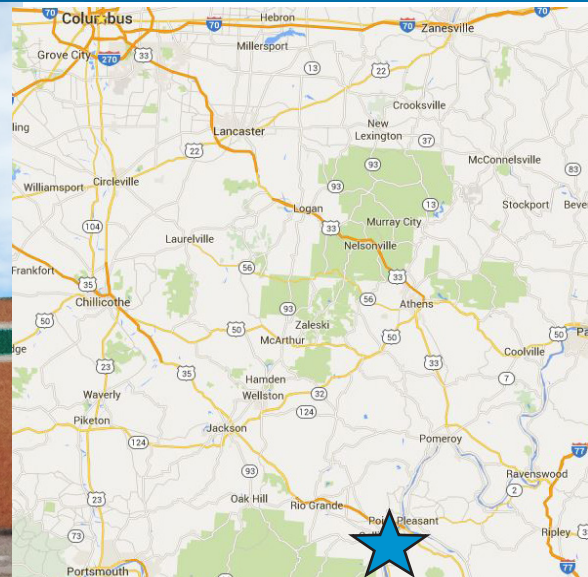


FOR LEASE > RETAIL SPACE

# Ohio River Plaza

I-61 & STATE ROUTE 7 | GALLIPOLIS, OH 45631



## Ohio River Plaza > Retail Space

Ohio River Plaza is the premier retail shopping center in Gallipolis, OH located in southern Ohio along the Ohio River. It is shadow-anchored by Rural King and offers a great tenant mix throughout the center including Peebles, Hibbett Sporting Goods and Factory Connection. The center offers excellent visibility from State Route 7 and easy access with two separate intersections.

## Building Overview

|                     |                |
|---------------------|----------------|
| Total Building SF:  | 87,373 SF      |
| Available SF:       | 2,133 SF       |
|                     | 5,231 SF       |
|                     | 17,863 SF      |
| Rental Rate:        | \$16.00/SF NNN |
| Operating Expenses: | \$2.74/SF      |

## Demographics

|  | 10 Mile | 15 Mile | 20 Mile |
|--|---------|---------|---------|
|--|---------|---------|---------|

|                       | 10 Mile  | 15 Mile  | 20 Mile  |
|-----------------------|----------|----------|----------|
| Total Population      | 32,546   | 47,419   | 78,392   |
| Total Households      | 13,220   | 18,716   | 31,348   |
| Avg. Household Income | \$51,568 | \$50,840 | \$49,055 |



JON LEFFLER  
614 410 5638  
jon.leffler@colliers.com

COLLIERS INTERNATIONAL  
GREATER COLUMBUS REGION  
Two Miranova Place, Suite 900  
Columbus, OH 43215  
www.colliers.com



# Ohio River Plaza

## LOCATION

40 Miles to Huntington WV

58 Miles to Charleston, WV

109 Miles to Columbus, OH

## NEARBY

Gallia-Meigs Regional Airport

Across the Street from Cliffside Golf Course



# Site Plan



**DOLLAR TREE**



**HIBBETT SPORTS®**  
GAME TESTED. ATHLETE APPROVED.™



**Peebles**  
Great Fashion. Great Prices. Every Day!

**Rural King**  
America's Farm & Home Store



**State Route 7**

|    | TENANT                      | SIZE      |
|----|-----------------------------|-----------|
| 1  | O'Reilly Auto Parts         | 6,000 SF  |
| 2  | Sakura Hibachi              | 1,767 SF  |
| 3  | AVAILABLE                   | 2,133 SF  |
| 4  | Peebles                     | 16,379 SF |
| 5  | AVAILABLE                   | 17,863 SF |
| 6  | Dollar Tree                 | 10,000 SF |
| 7  | Papa Johns                  | 2,000 SF  |
| 8  | Factory Connection          | 5,400 SF  |
| 9  | Hibbett Sporting Goods      | 7,000 SF  |
| 10 | Jackson Hewitt              | 3,200 SF  |
| 11 | First American Cash Advance | 1,600 SF  |
| 12 | China One                   | 4,800 SF  |
| 13 | GNC                         | 1,200 SF  |
| 14 | Verizon Wireless            | 1,200 SF  |
| 15 | OneMain Financial           | 1,600 SF  |
| 16 | AVAILABLE                   | 5,231 SF  |

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2015. All rights reserved.

