



**Available:
13,200 SF**

**For Sale or Lease:
\$620,000
\$2,500/Month**

**+taxes, utilities and snow removal
4,640 SF For Lease**

Vacant Space Available



**Golden Star Buffet
& Grill Space**



For information, contact:

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Retail Facility

**1129 East U.S. 36
Urbana, Ohio 43078
(1020 Scioto Street)**



Land: 1.80 Acres
Square Footage: 13,200 SF
Year Built: 1980
Utilities: City Water & Sewer
Parking Spaces: Approximately 60 Spaces
Zoning: B-2 Community Business
Parcel Number: K48-25-11-02-28-006-00
Annual Taxes: \$12,447.40
Frontage: 272' on E. U.S. 36 Hwy.
374' on Scioto Street

Highlights

- Well Maintained Entrance
- High Traffic Count
- Perfect Showroom/Destination Retail
- Wide Open Office/Showroom
- Two Private Offices
- 4,640 SF Available for Lease

Demographics:

(1 Mile Radius)
Population: 3,096
Households: 1,325
Average Income: \$57,900

(3 Mile Radius)
Population: 13,066
Households: 5,279
Average Income: \$43,093

(10 Mile Radius)
Population: 42,324
Households: 16,778
Average Income: \$55,229

• New 15 year lease signed with Golden Star Buffet & Grill currently leases 8,560 SF for \$3,000/Month and includes everything, except snow removal and utilities.