



LOCATION.
commercial real estate

Kroger

HIGH POINT
VILLAGE

2129 S. MAIN STREET

BELLEFONTAINE, OH

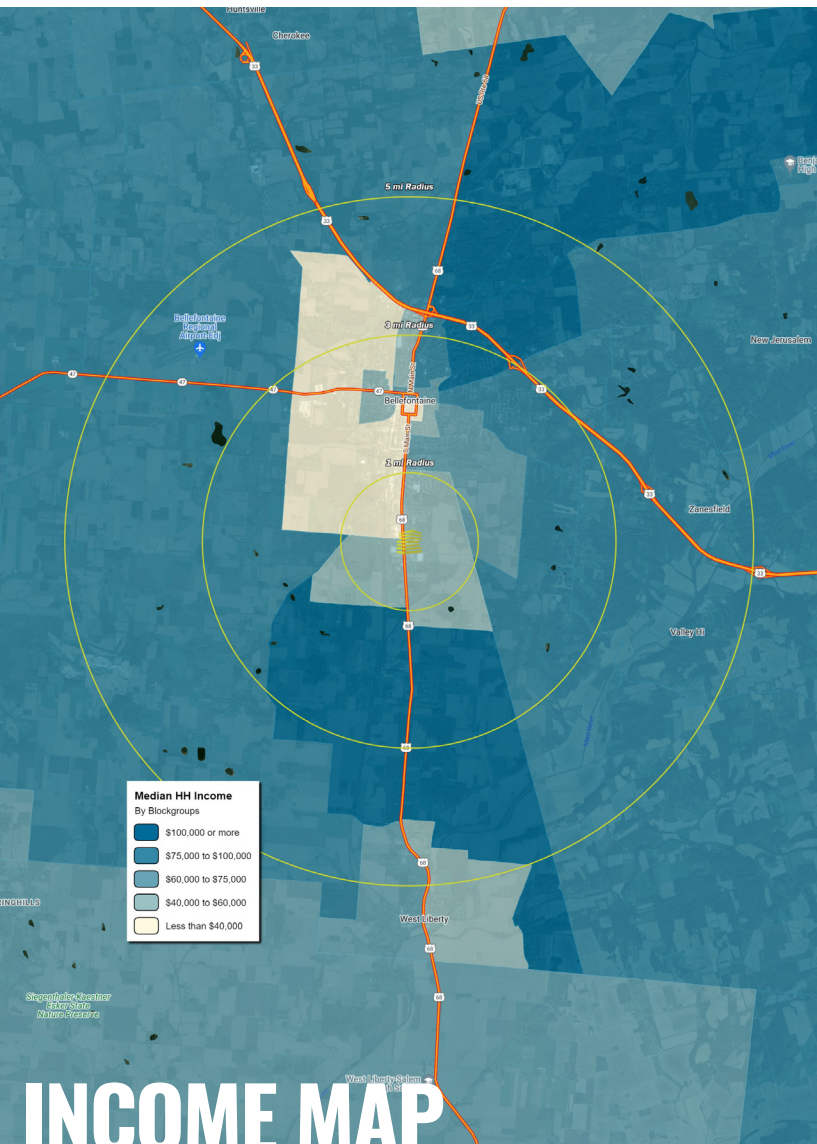


HIGH POINT VILLAGE

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Bellefontaine, OH, is a charming city located approximately 59 miles northwest of downtown Columbus. As the county seat of Logan County, it boasts a rich history and a welcoming community. Known for its picturesque downtown, Bellefontaine features a variety of local shops, restaurants, and historic landmarks. The city is also home to the highest point in Ohio, Campbell Hill.

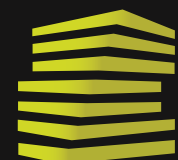
Bellefontaine's strong sense of community is complemented by its excellent school system, recreational facilities, and annual events that draw both residents and visitors. With a population of around 14,000, Bellefontaine offers a blend of small-town charm and modern amenities, making it an attractive place to live and work.

The local economy is diverse, with key sectors including manufacturing, retail, healthcare, and education. Major employers in the area include Honda, AGC Glass, and Mary Rutan Hospital. Additionally, the presence of the Ohio Hi-Point Career Center supports workforce development and vocational training. The city's economic stability is further bolstered by a mix of small businesses and national retailers, contributing to a vibrant and resilient economic landscape.

DEMOGRAPHICS

	3 miles	5 miles	7 miles
POPULATION	15,131	18,484	23,060
HOUSEHOLDS	6,239	7,580	9,399
EMPLOYEES	5,464	7,416	8,051
MED HH INCOME	\$72,515	\$75,387	\$77,085

AREA RETAIL | RESTAURANTS

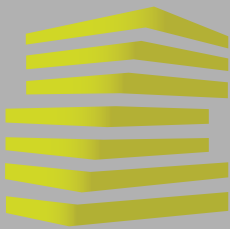


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SITE PLAN

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SUITE	TENANT	SF
8	Dollar General	9,000
10	Bealls Outlet	20,000
14	Dunham's Sports	30,000
16	Rent-A-Center	4,500
20	China Grill Buffet	8,000
40	State Farm Insurance	1,800
50	Maurices	5,000
60	Factory Connection	4,850
80	Nail Salon	1,750
90	AVAILABLE	5,600
100	CBD & Vape Shop	1,900
110	AVAILABLE	1,300
120	James Edward Spa	1,200
130	Sally Beauty	1,200
140	AVAILABLE	2,400
150	Kroger	52,373

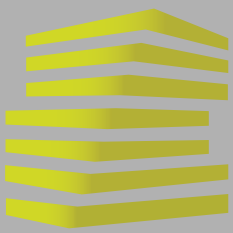


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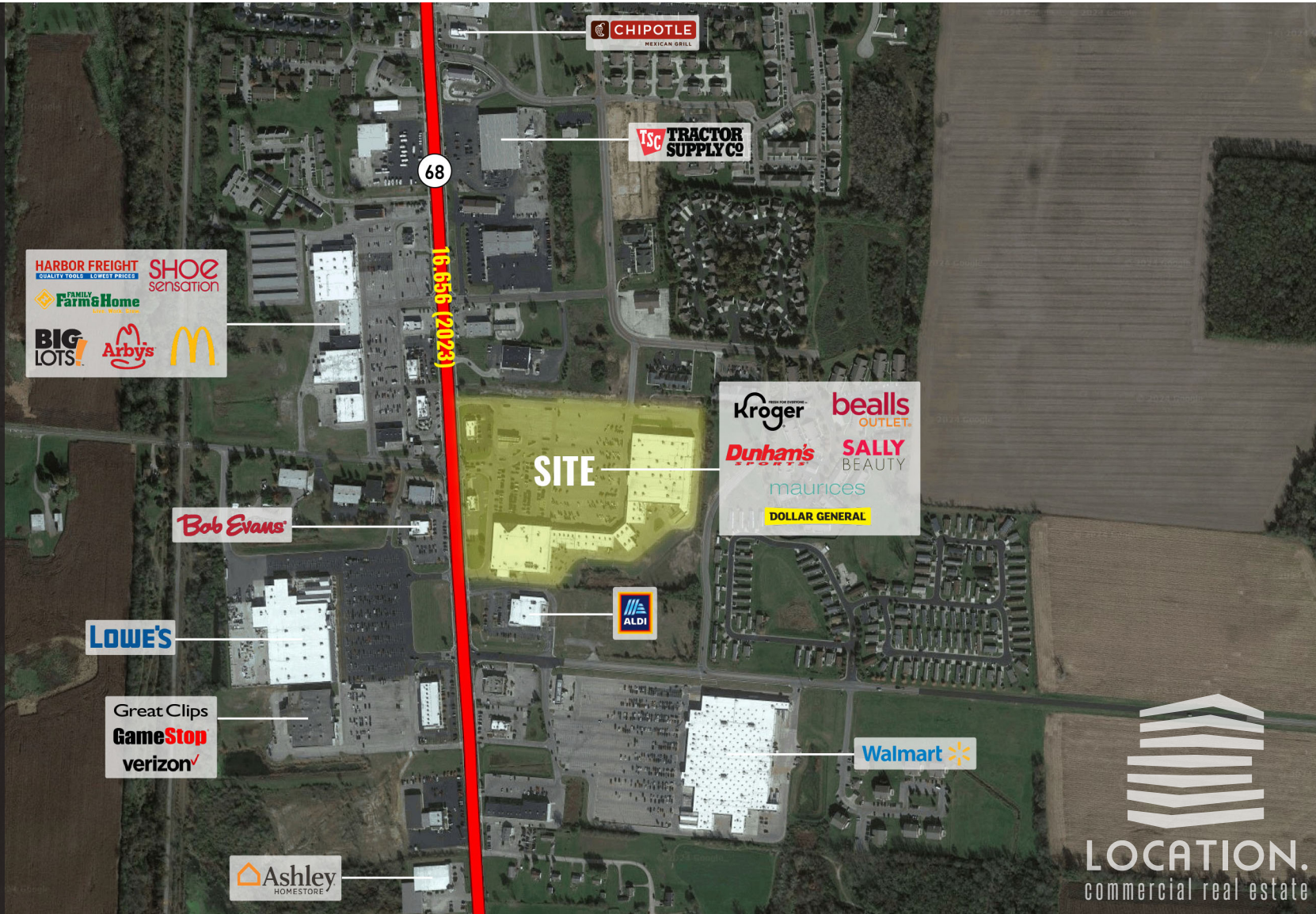
ZOOM AERIAL + DETAILS

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- 150,873 SQ FT KROGER-ANCHORED COMMUNITY SHOPPING CENTER
- 1.4M VISITS ANNUALLY*
- LOCATED 60 MILES NW OF DOWNTOWN COLUMBUS, OH
- FEATURES DUNHAM'S, BEALLS OUTLET, DOLLAR GENERAL, RENT-A-CENTER, PLUS SERVICE AND FOOD-BASED TENANTS
- EXCELLENT VISIBILITY ALONG S MAIN ST (U.S. ROUTE 68)
- CONVENIENT INGRES & EGRESS WITH ONE SIGNALIZED ENTRANCE AND TWO ADDITIONAL ACCESS POINTS
- HIGH TRAFFIC ON S MAIN STREET WITH OVER 16,000 VEHICLES PER DAY
- CLOSE PROXIMITY TO WALMART SUPERCENTER
- DRAWS CONSUMER BASE FROM BELLEFONTAINE'S DENSE RESIDENTIAL POPULATION (33,144 WITHIN 10 MILES)
- STABLE CUSTOMER BASE WITH AVERAGE HOUSEHOLD INCOME OF \$66,200
- 1,300-5,600 SF AVAILABLE

* VISITOR DATA PROVIDED BY PLACER.AI



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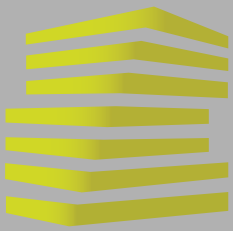


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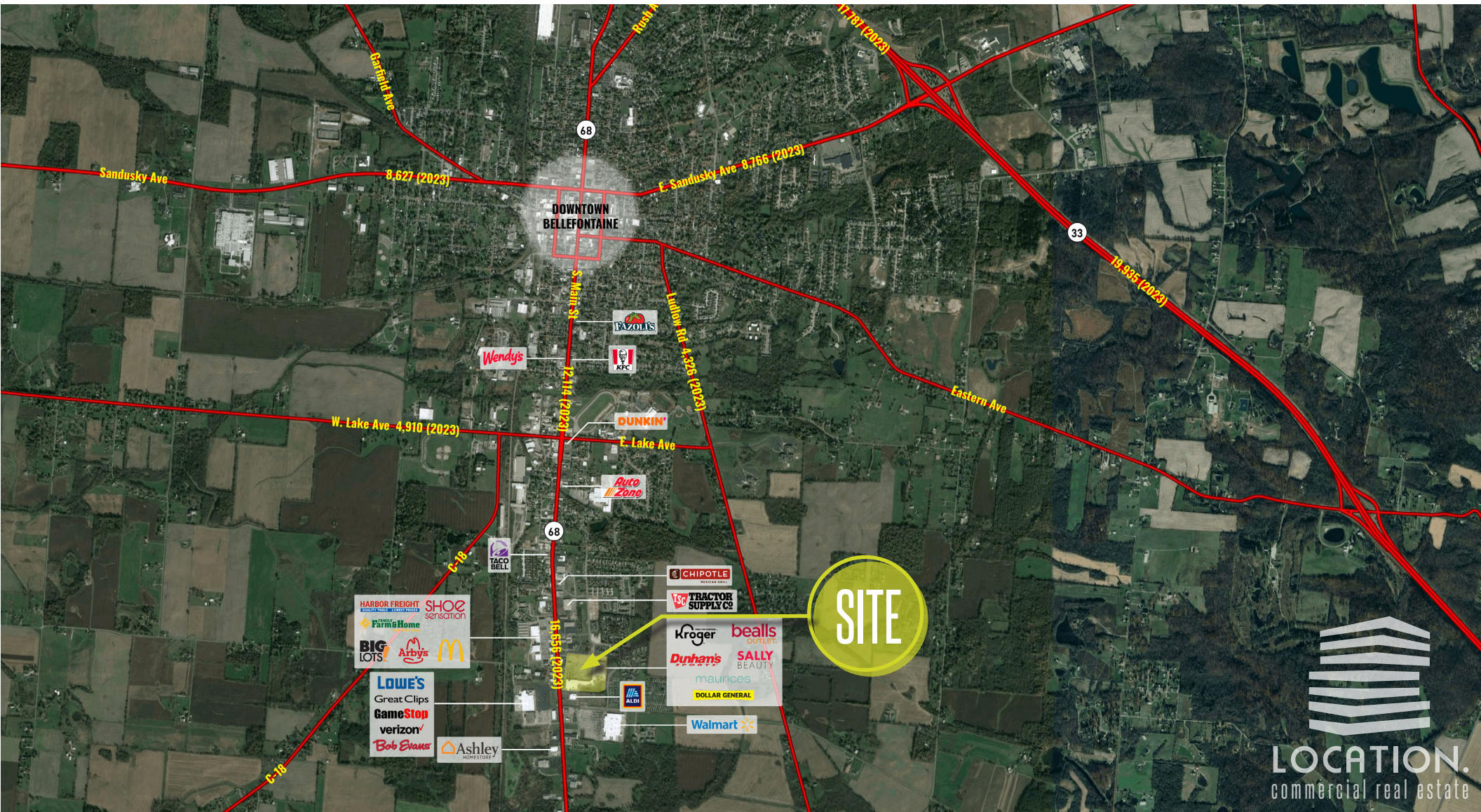
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HIGH POINT VILLAGE MARKET AERIAL

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