

MOVE-IN READY RETAIL SPACE FOR LEASE

ONTARIO, OH

2150-2172 WALKER LAKE RD



SITE

meijer

OhioHealth

Charleys

McDonald's

SUNBELT RENTALS

BEST BUY



PET SMART
five BELOW
TJ-maxx
SALLY BEAUTY

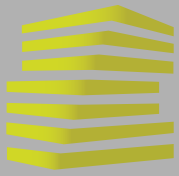
DICK'S HOUSE OF SPORT
OLD NAVY
TORRID

ULTA
maurices
carter's

IHop



LOCATION.
commercial real estate



2150-2171 WALKER LAKE RD

NEIGHBORHOOD VIBE

URI STARR

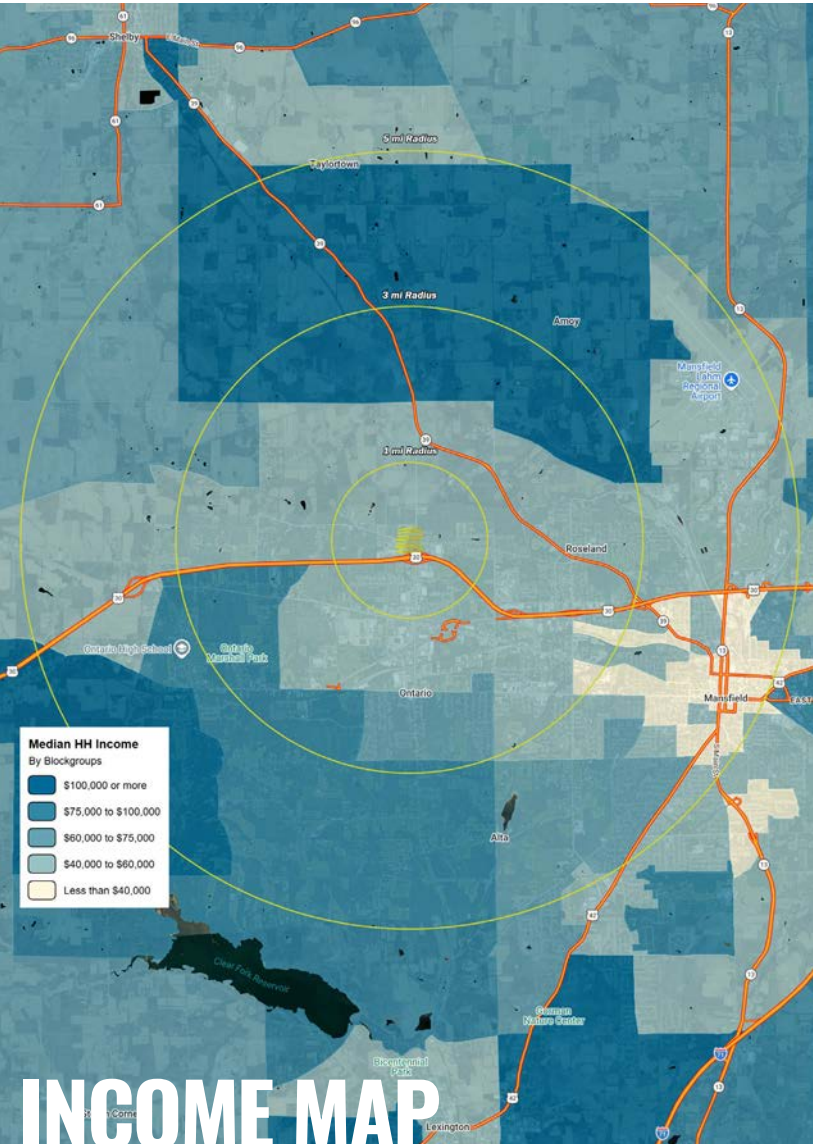
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TRADE AREA OVERVIEW

ONTARIO, OHIO SERVES AS THE PREMIER RETAIL DESTINATION FOR THE GREATER MANSFIELD METROPOLITAN AREA, A REGION ENCOMPASSING MORE THAN 124,900 RESIDENTS. STRATEGICALLY LOCATED BETWEEN COLUMBUS AND CLEVELAND, ONTARIO OFFERS CONVENIENT ACCESS VIA INTERSTATE 71, U.S. ROUTE 30, AND STATE ROUTE 13.

THE 2150 WALKER LAKE ROAD ADDRESS IS SITUATED WITHIN ONTARIO'S PRIMARY RETAIL CORRIDOR ALONG U.S. HIGHWAY 30, SURROUNDED BY NATIONAL BIG-BOX RETAILERS AND BENEFITING FROM VISIBILITY TO OVER 20,000 CARS PER DAY. ONTARIO DRAWS A SHOPPING POPULATION OF OVER 150,000 FROM ACROSS THE NORTH-CENTRAL OHIO AREA, SERVING AS THE DOMINANT COMMERCIAL ADDRESS FOR THE REGION.

OHIOHEALTH IS THE REGION'S LARGEST EMPLOYER WITH CLOSE TO 2,500 EMPLOYEES IN RICHLAND COUNTY. RICHLAND COUNTY HAS ALSO ESTABLISHED ITSELF AS A LEADER IN MANUFACTURING, WITH A ROBUST BASE IN METALS, POLYMERS, AUTOMOTIVE, AND PUMP MANUFACTURING SERVING GLOBAL END USERS.

DEMOGRAPHICS

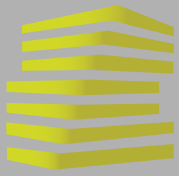
	1 mile	3 mile	5 mile
POPULATION	2,419	13,704	47,649
HOUSEHOLDS	1,038	5,995	18,298
EMPLOYEES	2,030	11,175	39,418
MED HH INCOME	\$55,170	\$56,103	\$54,501

AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



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SITE & DETAILS

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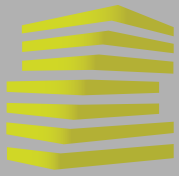
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- ±3,697 SF AVAILABLE WITH THE ABILITY TO DEMISE, PROVIDING FLEXIBILITY FOR A VARIETY OF USERS RANGING FROM BOUTIQUE RETAIL TO SERVICE-ORIENTED CONCEPTS
- POSITIONED WITHIN A HIGH-PERFORMING NEIGHBORHOOD CENTER FEATURING STRONG NATIONAL CO-TENANCY INCLUDING STARBUCKS, CRUMBL COOKIES, KAY JEWELERS, PENN STATION EAST COAST SUBS, BOOST MOBILE, AND GAMESTOP—DRIVING CONSISTENT DAILY TRAFFIC AND CROSS-SHOPPING



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MARKET AERIAL

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