



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER



OBERLIN SQUARE
SHOPPING CENTER

14190 State Route 58
Oberlin, Ohio 44074

AVAILABLE FOR LEASE, BTS OR GROUND LEASE

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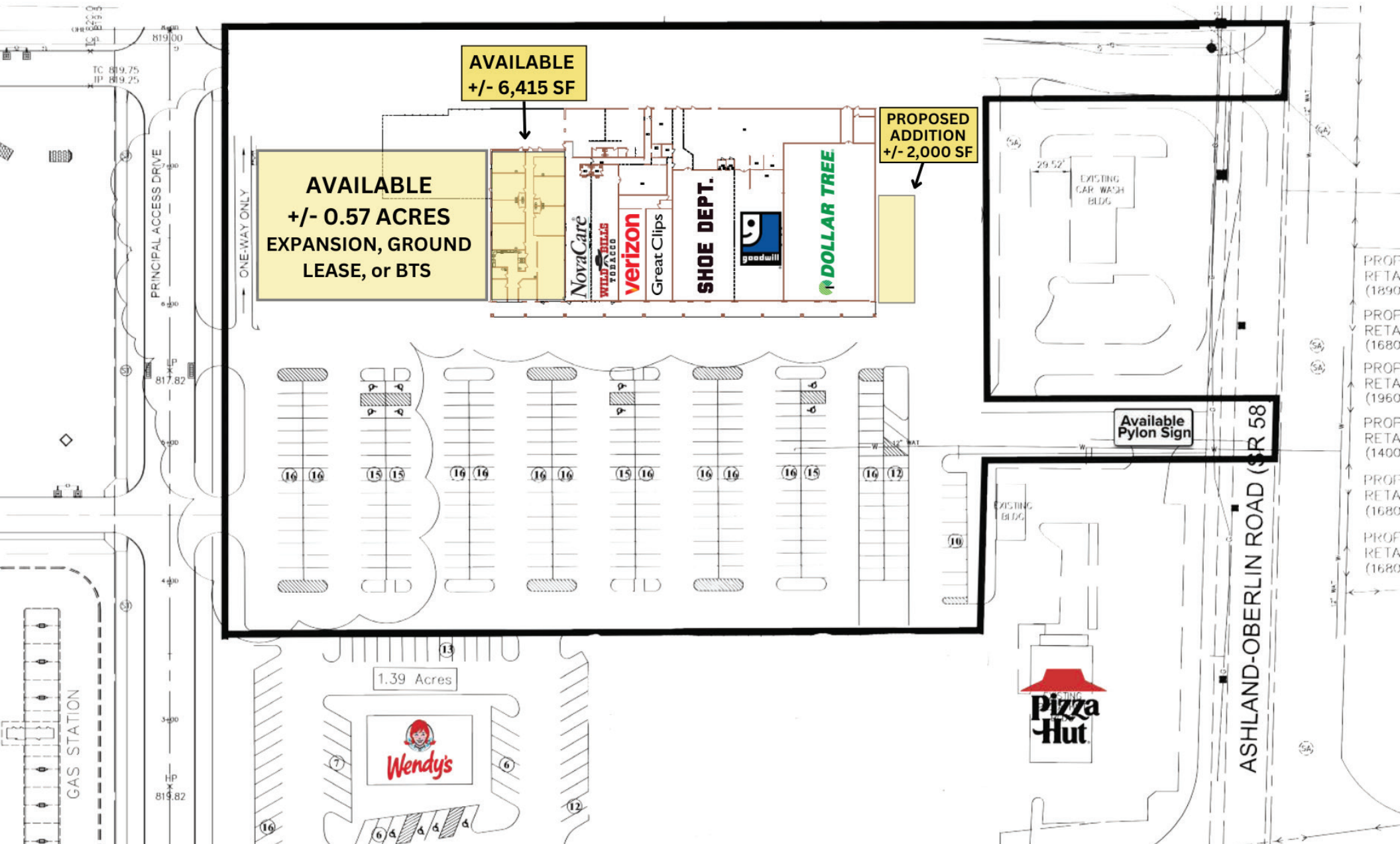


HIGHLIGHTS

- ▶ +/- 6,415 SF end-cap space available with the ability to expand
- ▶ +/- 0.57-acre outparcel adjacent to existing vacancy available for ground lease or build-to-suit with potential drive-thru opportunity
- ▶ +/- 2,000 SF proposed end-cap addition adjacent to Dollar Tree
- ▶ Oberlin Square features a national tenant lineup including Dollar Tree, Goodwill, Verizon, Shoe Dept, and Great Clips
- ▶ Walmart shadow center - Walmart Supercenter is the major grocery store in the city and has been operating since 2006

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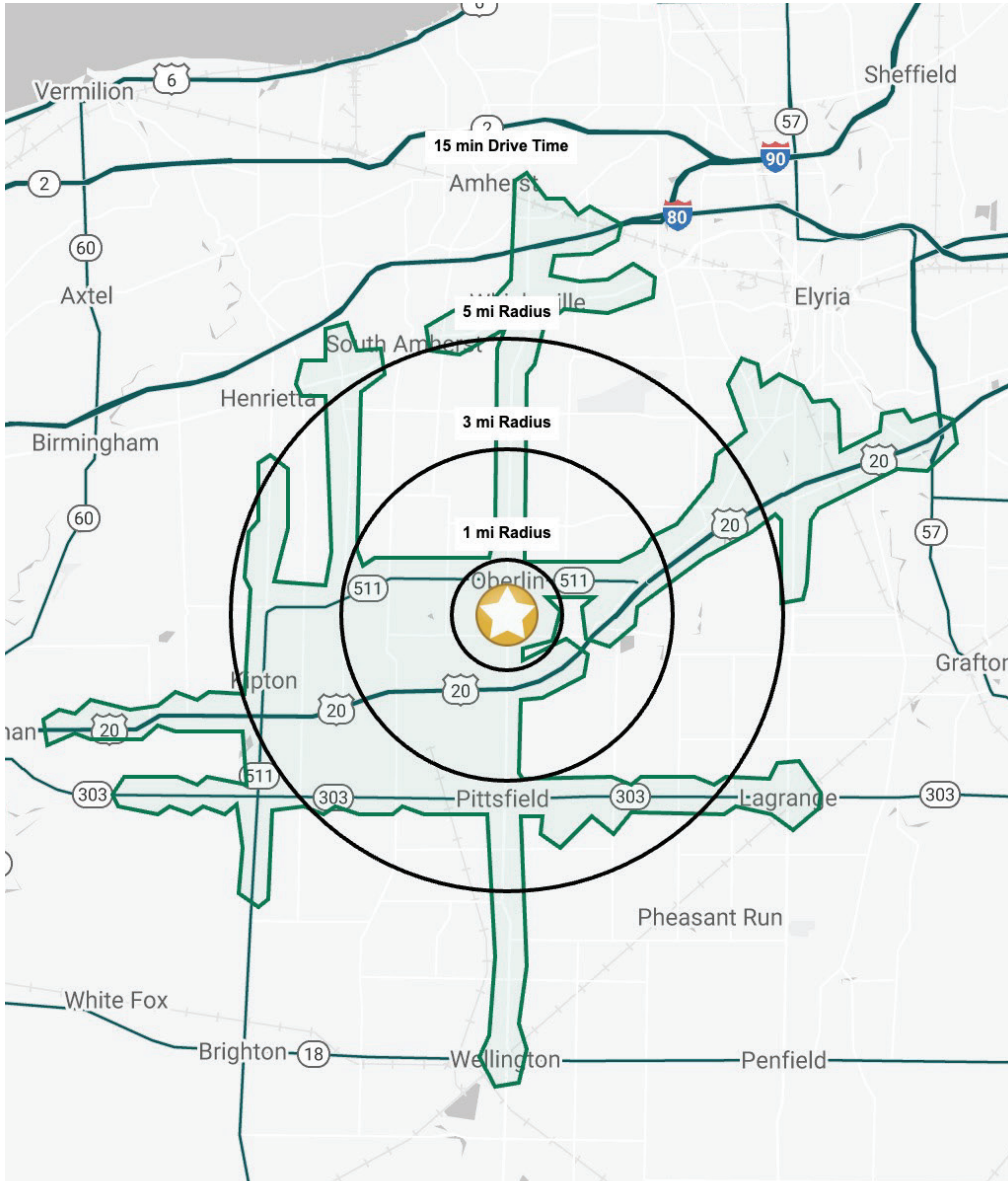
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	6,413	10,755	15,755	19,922
HOUSEHOLDS	2,125	3,767	5,622	7,631
MEDIAN AGE	31.4	37.3	40.7	40.7
AVERAGE HH INCOME	\$90,349	\$97,011	\$103,467	\$98,152
MEDIAN HH INCOME	\$66,798	\$71,651	\$74,530	\$72,203
BUSINESSES	191	335	402	811
EMPLOYEES	2638	5,092	5,535	10,898
EDUCATION: BACHELORS +	47.6%	44.9%	37.1%	32.2%



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