



## Ohio River Plaza

5-61 Ohio River Plaza, Gallipolis, OH 45631

### Property Description

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 Burke's Outlet, Big Sandy Superstore, Hibbett Sporting Goods and Factory Connection. The center offers excellent visibility from State Route 7 and easy access with two separate intersections.

Demographics	3 Miles	5 Miles	10 Miles
Total Households	3,167	7,292	14,742
Total Population	5,855	13,807	29,793
Average HH Income	\$47,275	\$50,612	\$54,521



### Building Summary

Building Size:	87,373 SF
Available SF:	1,600 - 7,000 SF
Lease Rate:	Negotiable
Operating Expenses:	\$3.08/SF

# Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Ohio River Smoke Shop	2,000 SF	11	Armed Forces	2,000 SF
2	Factory Connection	5,400 SF	11-B	Available	3,231 SF
3	Available Soon	7,000 SF	13	O'Reilly Auto Parts	6,000 SF
4	Sleep Outfitters	3,200 SF	14	Fuji Express	1,767 SF
5	Available	1,600 SF	14-B	Available	2,200 SF
6	Available	4,800 SF	16	Dollar Tree	10,000 SF
8	Great Clips	1,200 SF	17	Big Sandy Superstore	17,863 SF
9	Verizon	1,200 SF	18	bealls	16,379 SF
10	Available	1,600 SF			

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GALLIPOLIS, OH



1 DRIVE-THRU VIEW PERSPECTIVE - OPTION 1  
NTS



# Retailer Map

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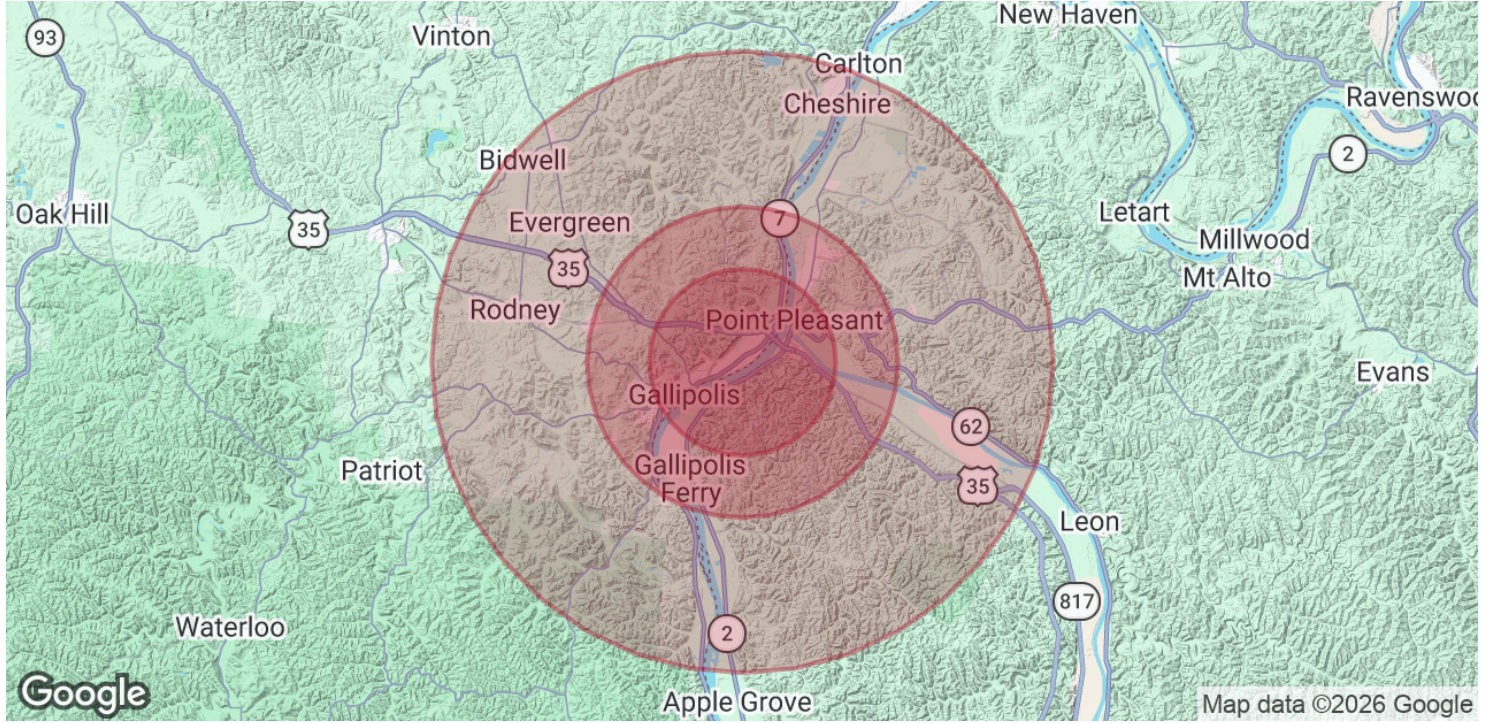


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# Demographics Map & Report

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,855	13,807	29,793
Average Age	41.7	44.4	44.5
Average Age (Male)	38.3	42.5	42.9
Average Age (Female)	44.2	45.6	45.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,167	7,292	14,742
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$47,275	\$50,612	\$54,521
Average House Value	\$110,806	\$106,754	\$116,424

2020 American Community Survey (ACS)

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