

Potter Village Shopping Center

1032-1306 Oak Harbor Road, Fremont, OH

Property Highlights

Large Shopping Center in Fremont, Ohio with access points from Oak Harbor Road and W. State Street. The center is surrounded by a large residential base that supports the retail within the center. Anchored by Dollar General, Joann Fabrics, Sherwin Williams, Rent-A-Center and Goodwill. The site is located in quick proximity to US-20. A highly trafficked retail corridor within the Fremont area.

- + Variable Size Retail Spaces for Lease
- + Strong Co-tenant Mix
- + Great Visibility fro Oak Harbor & W. State
- + Ample Parking Field
- + B-2 General Commercial Zoning
- + 9,774 (23) VPD on Oak Harbor Road
- + 11,278 (23) VPD on W. State Street

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Shopping Center Exterior



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Retail Corridor



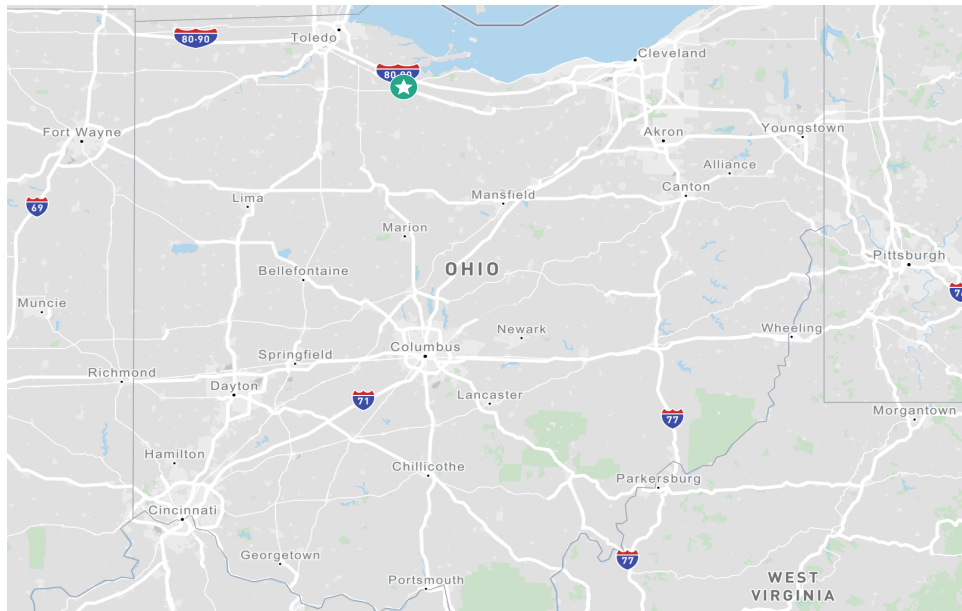
Overall Master Plan



| SUITE | TENANT | SF |
|-----------|---------------------|----------|
| 2050 | FIRDAVS EXPRESS | Occupied |
| 2058 | SNIPER DARTS | Occupied |
| 1032 | EAST OF CHICAGO | Occupied |
| 1034-1036 | VILLAGE TOGGERY WED | Occupied |
| 1038 | PUCKERFISH | Occupied |
| 1044 | NAPA AUTO PARTS | Occupied |
| 1044B | AVAILABLE | 3,500 |
| 1046 | AVAILABLE | 4,340 |
| 1048 | PNC BANK ATM | LOT |
| 1102 | AVAILABLE | 3,600 |
| 1104-1106 | SHOE SENSATION | Occupied |
| 1108-1110 | ACE HARDWARE | Occupied |
| 1112 | CHINESE BUFFET | Occupied |
| 1114 | CHINESE BUFFET | Occupied |
| 1116 | AVAILABLE | 2,600 |
| 1118 | RELIANT WIRELESS | Occupied |
| 1120 | C & C GAMES | Occupied |
| 1122 | SHERWIN WILLIAMS | Occupied |
| 1140 | DOLLAR GENERAL | Occupied |
| 1200 | PLANET FITNESS | 6,975 |
| 1206-1208 | PLANET FITNESS | 5,000 |
| 1210 | JUDI'S FLOWERS | Occupied |
| 1212 | JOANN'S FABRIC | Occupied |
| 1216 | AVAILABLE | 9,200 |
| 1222 | EXPRESS EMLPOYMENT | Occupied |
| 1224-1226 | AVAILABLE | 4,590 |
| 1230 | CHICAGO 29 | Occupied |
| 1306 | HIRT COMMUNICATION | Occupied |
| Storage | AVAILABLE | 500 |
| Storage | AVAILABLE | 500 |

Demographics

| CATEGORY | 1 MILE | 3 MILE | 5 MILE | 10 MILE |
|-------------------------|----------|----------|----------|----------|
| POPULATION | 5,602 | 21,706 | 26,647 | 47,520 |
| DAYTIME POPULATION | 6,860 | 25,275 | 29,054 | 48,978 |
| MEDIAN AGE | 40.8 | 41.4 | 42.5 | 42.7 |
| MEDIAN HOUSEHOLD INCOME | \$43,544 | \$52,028 | \$54,793 | \$58,297 |
| SOME COLLEGE | 20.7% | 19.3% | 19.5% | 20.1% |



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