

# EASTGATE PLAZA

2100 HARDING HIGHWAY, LIMA, OH 45804

DAVID GREENE

248.352.5000

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## OFFERING SUMMARY

Lease Rate:	\$8.00 - 16.00 SF/yr + (NNN)
Number Of Units:	22
Available SF:	785 - 22,223 SF
Year Built:	1974
Building Size:	194,679 SF
Zoning:	B2 - General Business District
Parking:	926
Occupancy:	Immediate

## LOCATION OVERVIEW

Eastgate Plaza is located in a regional shopping area at the southeast quadrant of I-75 and Harding Highway in Lima, Ohio. Lima's central location within Allen County has allowed the city to become a strategic regional center for northwest-central Ohio. On average, 29,000 vehicles per day pass through this area, which draws from local populations as well as surrounding communities. Join Gabe's, Harbor Freight, and Goodwill.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,341	10,003	23,127
Total Population	2,933	23,862	56,123
Average HH Income	\$79,383	\$62,450	\$71,728



FOR LEASE



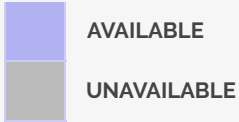
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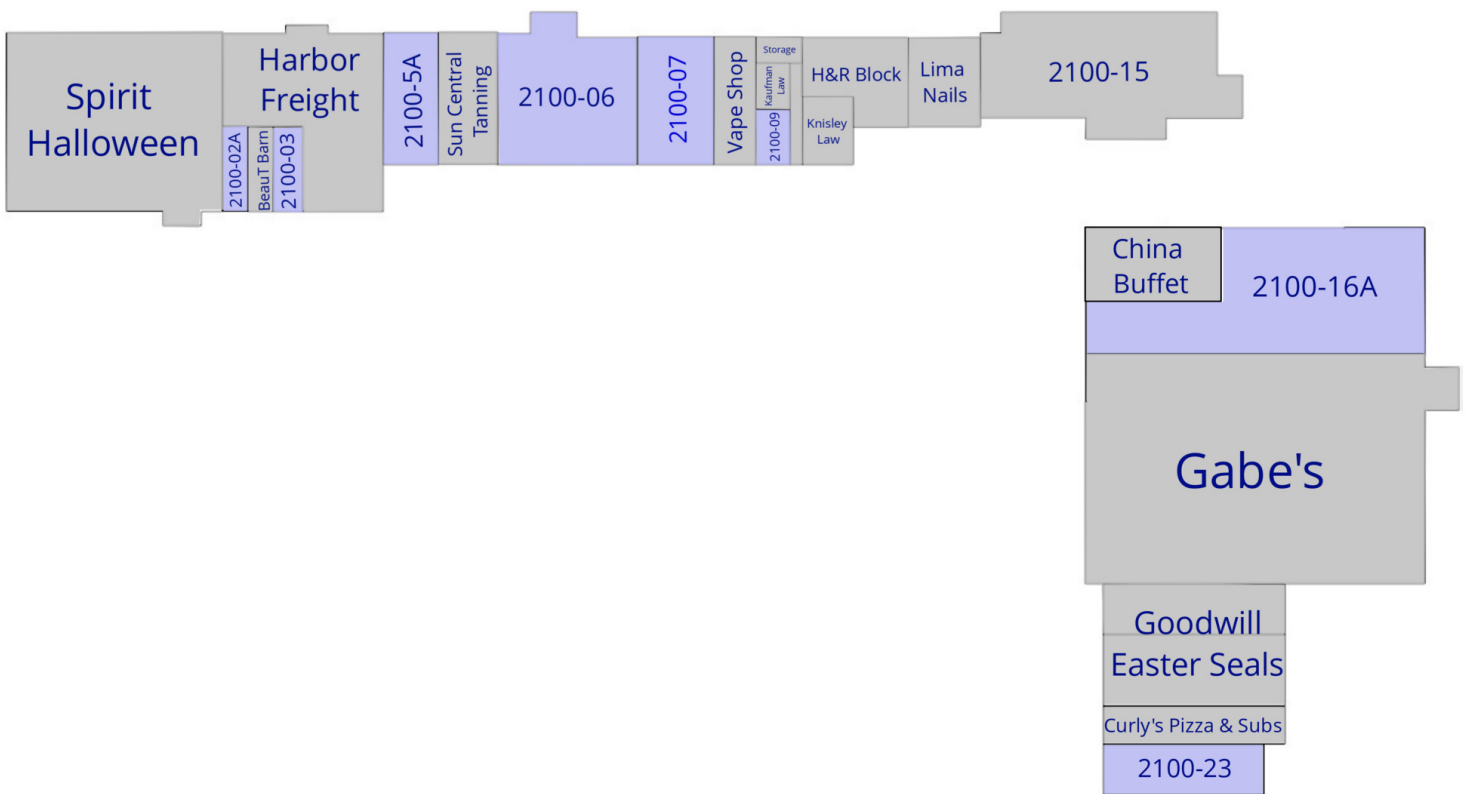
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<b>LEASE TYPE</b>		NNN
<b>AVAILABLE SPACE</b>		785 - 22,223 SF
<b>LEASE TERM</b>		Negotiable
<b>LEASE RATE</b>		\$8.00 - \$16.00 SF/yr



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SUITE	TENANT	SIZE	RATE
2100-01	Spirit Halloween	32,165 SF	-
2100-02A	Available	1,200 SF	\$16.00 SF/yr
2100-02B	BeauT Barn	1,200 SF	-
2100-03	Available	1,200 SF	\$16.00 SF/yr
2100-04	Harbor Freight	14,000 SF	-
2100-05A	Available	3,173 SF	\$12.00 SF/yr
2100-05B	Sun Central Tanning	3,000 SF	-
2100-06	Available	7,947 - 11,947 SF	\$12.00 SF/yr
2100-07	Available	4,000 - 11,947 SF	\$12.00 SF/yr
2100-08	Vape Shop	2,100 SF	-
2100-09	Available	785 SF	\$16.00 SF/yr
2100-10	Kurt Kaufman Law Offices	700 SF	-
2100-12	Knisley Law Offices	637 SF	-
2100-13	H&R Block	1,875 SF	-
2100-14	Lima Nails	800 SF	-
2100-15	2100-15	11,982 SF	-
2100-16A	Available	22,223 SF	\$8.00 SF/yr
2100-16C	Gabe's	60,000 SF	-
2100-16B	China Buffet	6,958 SF	-
2100-18	Goodwill Easter Seals	11,634 SF	-
2100-19	Curly's Pizza & Subs	2,400 SF	-
2100-23	Available	4,200 SF	\$12.00 SF/yr

FOR LEASE

