



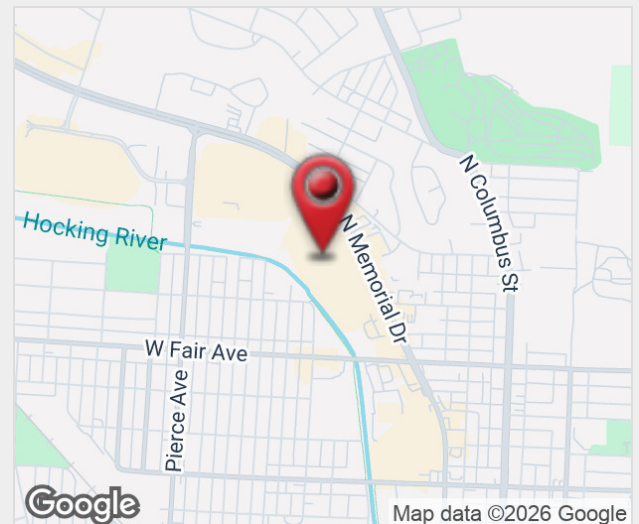
Lancaster Plaza Sublease

1217 N Memorial Drive, Lancaster, Ohio 43130

Property Features

- Located Along Lancaster's Major Retail Corridor
- 25,000 SF In-Line Retail Space
- Small Office Component
- High Ceilings & Concrete Floors
- Two Dock Doors & Overhead Roll-Up Door
- Building & Pylon Signage on N. Memorial Drive
- Signalized Intersection
- ±26,000 VPD on N. Memorial Drive
- Co-Tenants Include: Michael's, Planet Fitness, UPS Store, Ollie's Bargain Outlet, & Family Dollar
- Ample On-Site Parking
- Sublease Expires 02/28/2031

Lease Rate: \$10 SF/Yr (Gross)



For more information:

Matt Gregory, SIOR, CCIM

614 629 5234 • mgregory@ohioequities.com

Philip Bird, SIOR

614 629 5296 • pbird@ohioequities.com

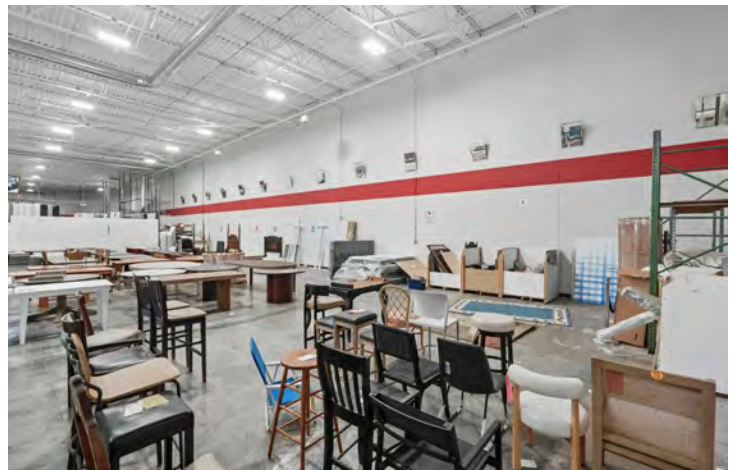
Mitchell Moore, CCIM

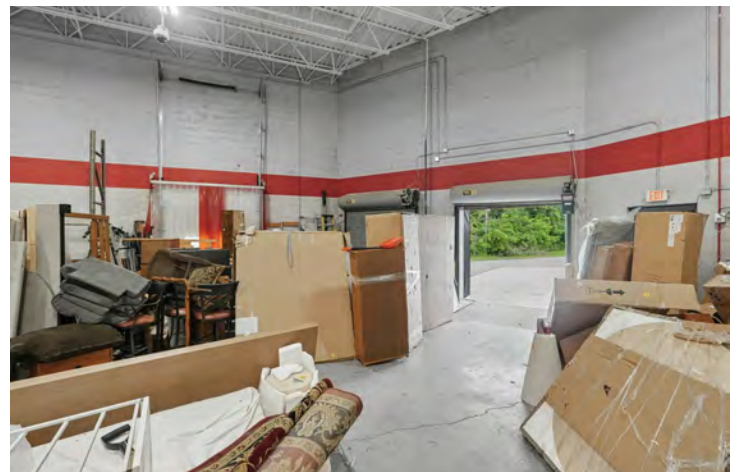
614 629 5257 • mmoore@ohioequities.com



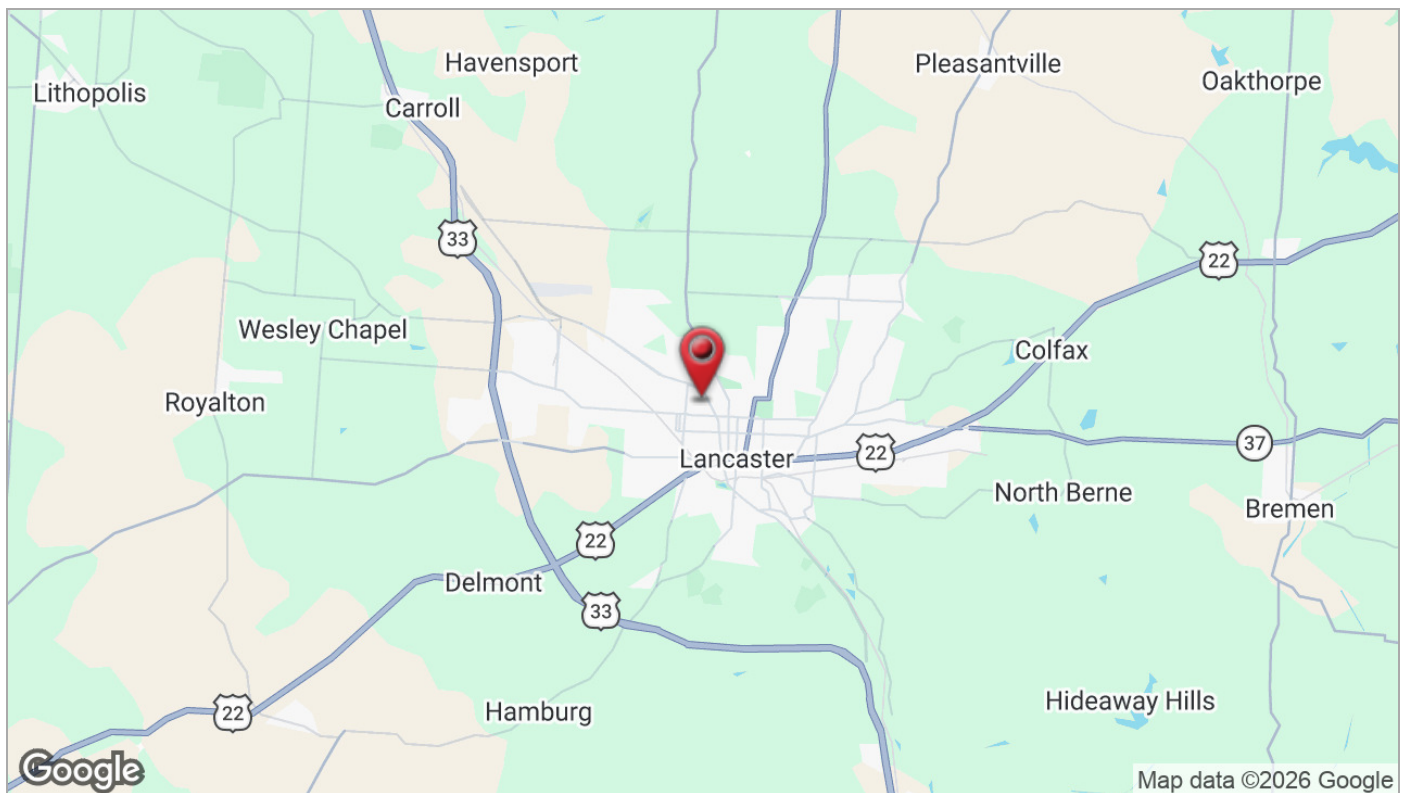
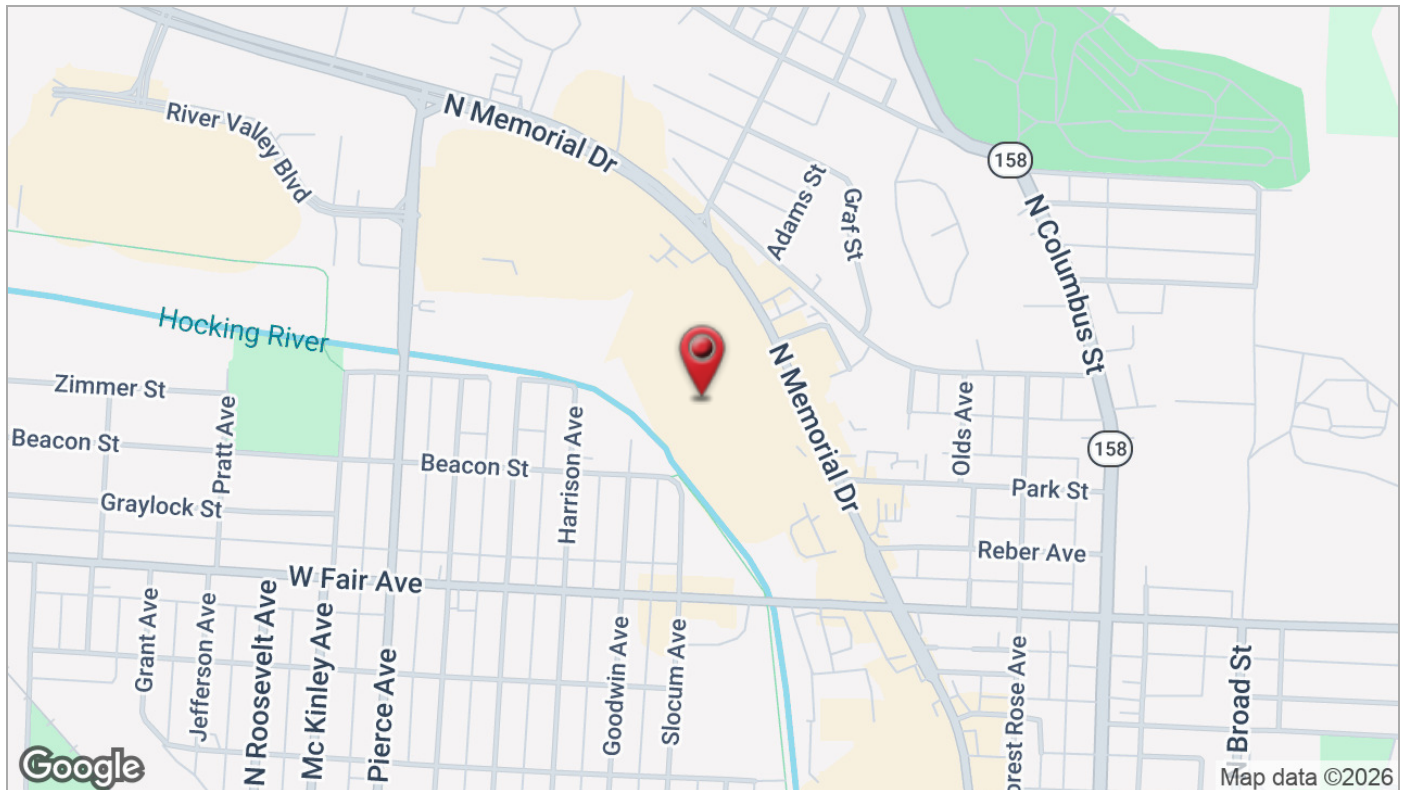
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 1217	Retail	\$10.00 SF/YR	Gross	25,000 SF	60 Days

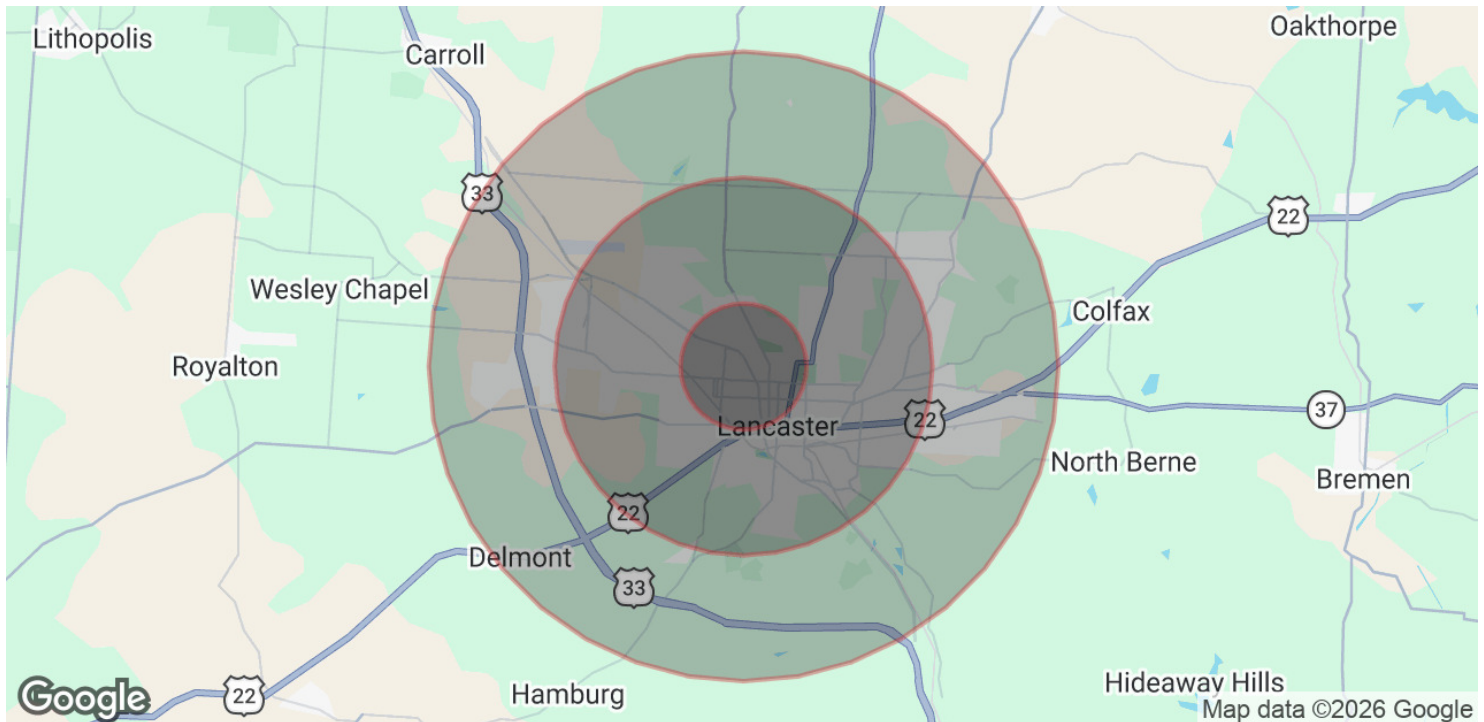












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,914	41,137	52,629
Average Age	35.1	39.5	40.8
Average Age (Male)	34.5	39.0	40.5
Average Age (Female)	35.6	40.1	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,904	16,905	21,081
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$68,115	\$75,855	\$82,223
Average House Value	\$160,012	\$186,629	\$211,115

2023 American Community Survey (ACS)