



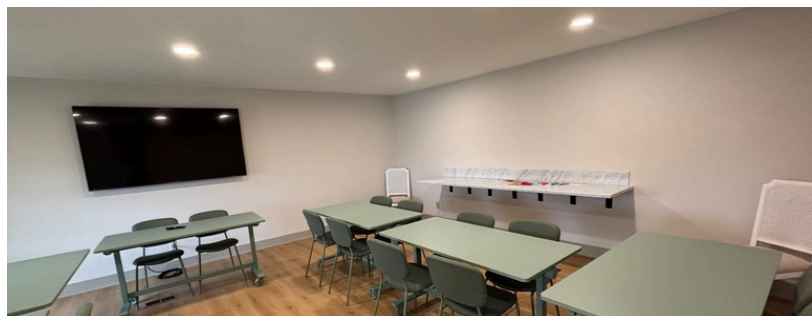
FOR LEASE

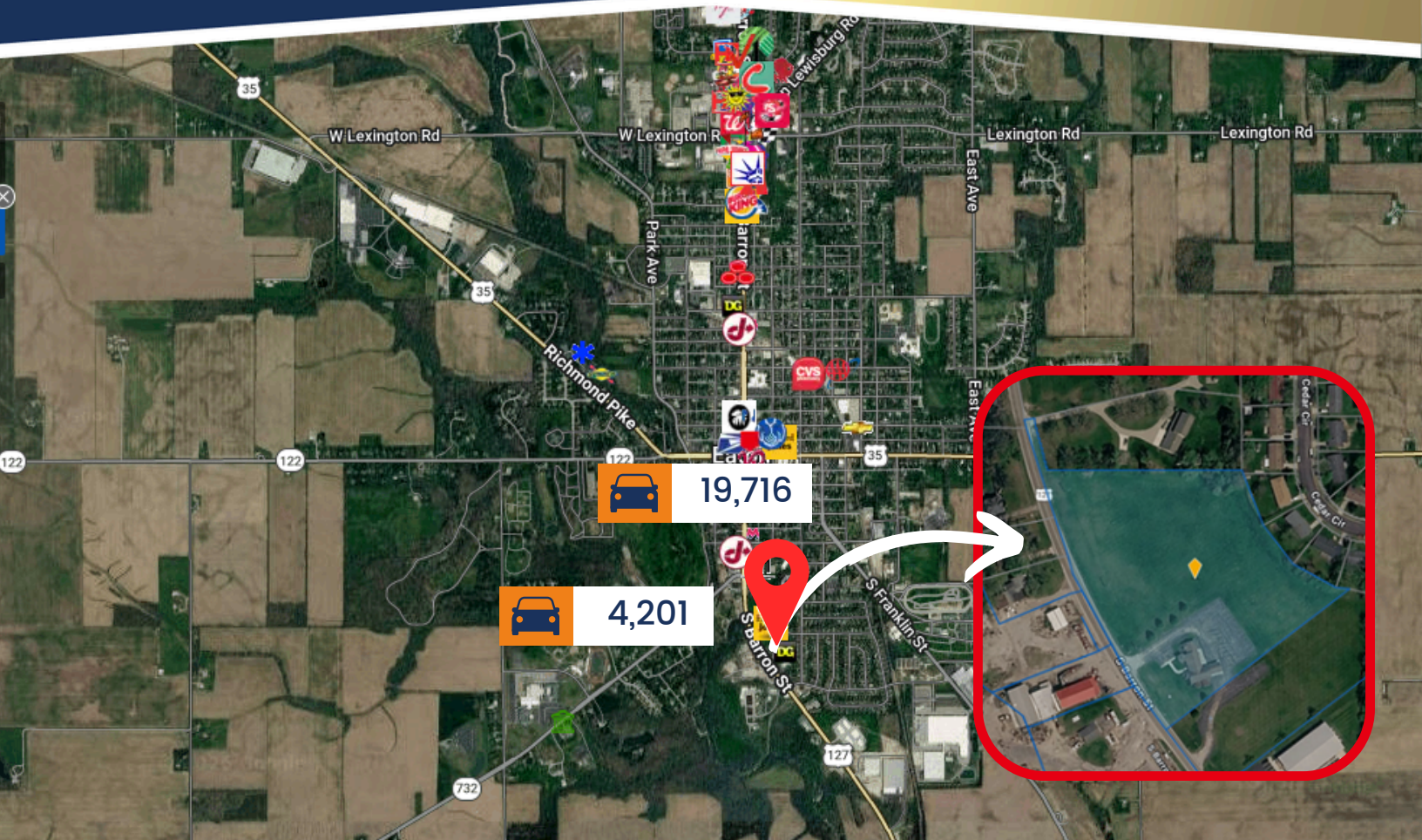
**600 SOUTH BARRON STREET
EATON, OH 45320**

Property Highlights

- HIGH-VISIBILITY LOCATION ON SOUTH BARRON STREET
- APPROXIMATELY 4,000 CARS PER DAY
- CONVENIENT LOCATION NEAR US 35, US 127 AND I-70
- AMPLE ON-SITE PARKING
- 8-FOOT CEILINGS
- NEXT TO EATON DOLLAR GENERAL
- LANDLORD WILL COMPLETE A BASIC RENOVATION FOR THE NEW TENANT
- ADJACENT UNIT RECENTLY RENOVATED BY THE SAME LANDLORD
- IDEAL FOR PROFESSIONAL OFFICE USES SUCH AS ATTORNEY, ACCOUNTANT, INSURANCE AGENCY, TITLE COMPANY, OR REAL ESTATE BROKERAGE

Lease Rate: \$12 SF NNN





600 SOUTH BARRON STREET | FOR EATON, OH 45320 | LEASE

2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	8,226	15,531	31,467
HOUSEHOLDS	3,512	6,387	12,603
HH INCOME	\$74,699	\$85,684	\$88,263

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