

MONROE PLAZA

FOR LEASE

1239 - 1309 MONROE STREET NORTHWEST, NEW PHILADELPHIA, OH 44663



PROPERTY DESCRIPTION

Professionally managed plaza located in the heart of Dover/New Philadelphia. Monroe Plaza offers a convenient location with plenty of free parking.

NNN fee is \$2.59 / SF / YR and includes Real Estate taxes, insurance, snowplowing & salt, landscaping, exterior windows, security lighting and trash.

Co-Broke Fee offered for qualified tenants.

2,370 Sq.ft. office/medical space for lease that includes a waiting/reception area, two offices, three exam rooms, xray room, two therapy rooms, storage rooms and two restrooms.

Total rent is \$2,486.53/ month + utilities.

LOCATION DESCRIPTION

Join tenants like Shelter Insurance, Doering Vision Center, Giggle Monster Photos, CrossFit Gym, Vapor & Smoke, Endless Ink, Eagle Healthworks, Hair Dye-Agnostics, Inside Out Nutrition, Jackpot Fever and Safelite in an established and busy shopping and service plaza in New Philadelphia, Ohio.

Directions: I-77 to Exit #83, Dover, Route 39 turn left and veer right on Tuscarawas, thru town, left on Wabash, left at Monroe ST NW.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF / year (NNN)
Available SF:	2,370 SF
Lot Size:	1.7 Acres
Building Size:	23,510 SF

Saylor Putman

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AVAILABLE
1251
2,370 sq.ft.

Rooms and areas shown include: Entry, Waiting Area, Reception, Files, Kids Corner, Vestibule, Dr. T Office, Therapy #1, Exam #2, Exam #3, Dr. J Office, Therapy #2, Xray, and two Restrooms (RR). Dimensions are provided for various rooms and corridors.

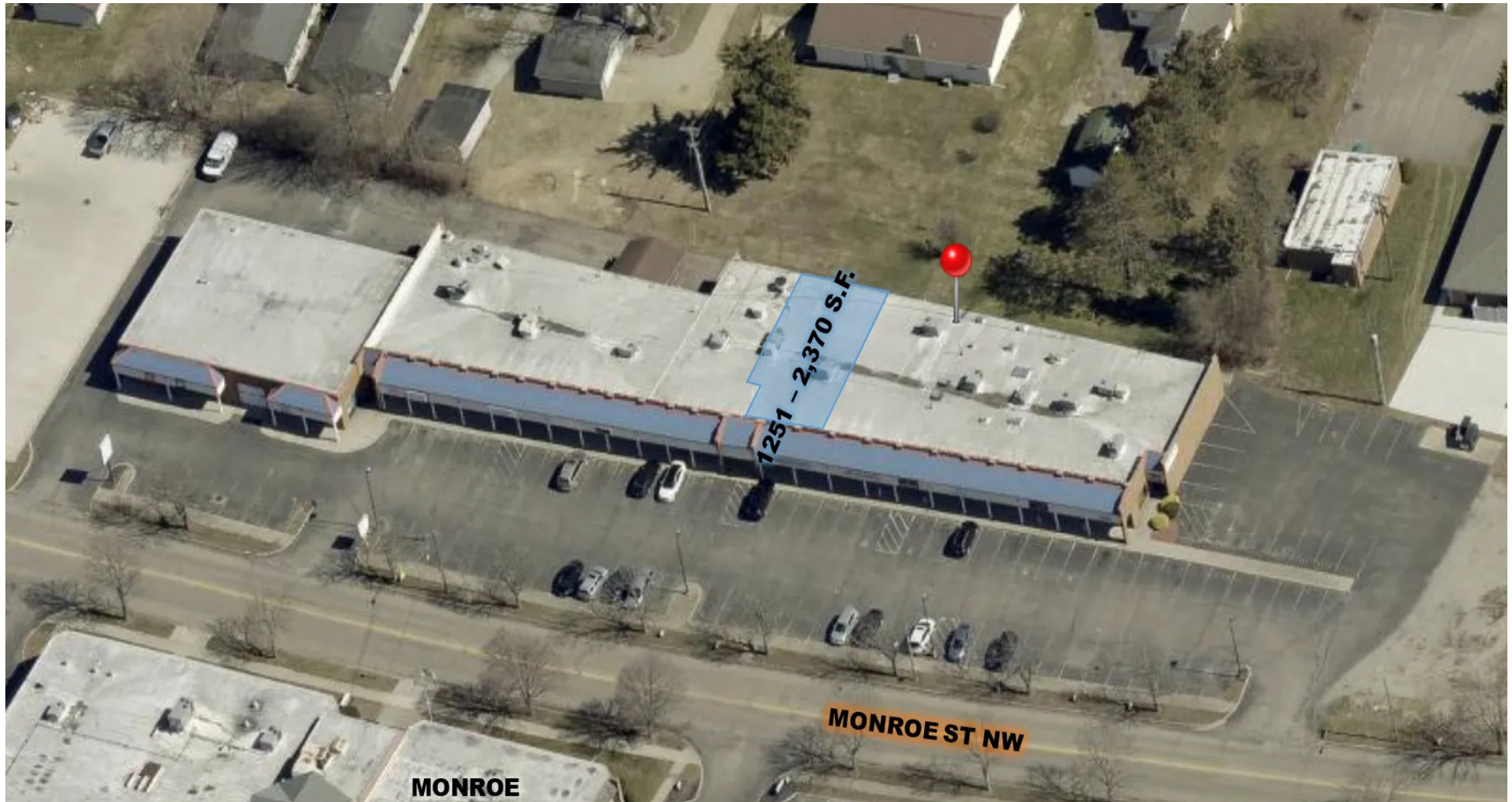


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,202	30,405	38,082
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,994	12,697	15,888
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,738	\$83,487	\$89,344
Average House Value	\$177,610	\$201,820	\$213,971

2020 American Community Survey (ACS)

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