

# LONDON PLAZA

224-232 Lafayette Street, London, OH 43140



CoStar  
**POWER BROKER**  
2017 Top Firm Award



**NADIA SWANEY**

614.674.6952

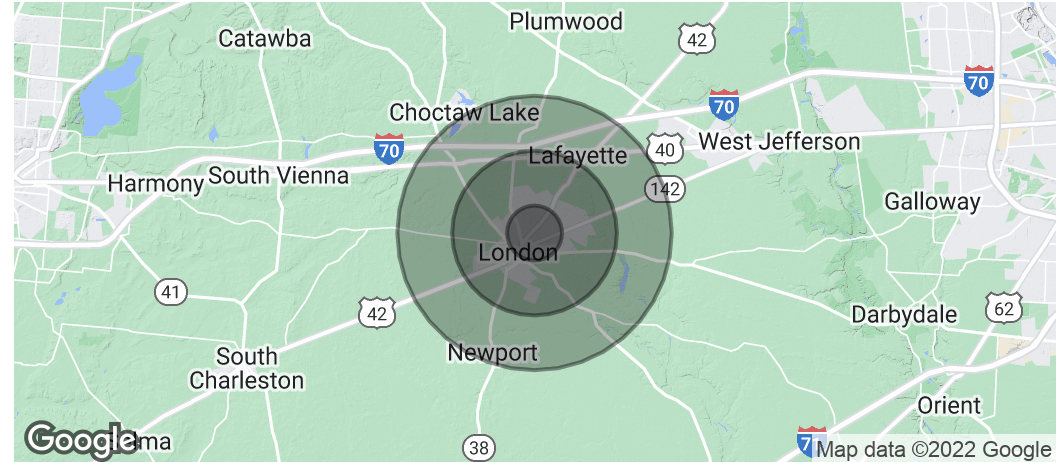
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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## OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Available SF:  | 1,800 SF            |
| Lease Rate:    | \$16.50 SF/yr (NNN) |
| Lot Size:      | 13.88 Acres         |
| Year Built:    | 1990                |
| Building Size: | 106,958             |
| Zoning:        | Commercial          |
| Market:        | Madison County      |
| Traffic Count: | 26,000              |

## PROPERTY HIGHLIGHTS

- Kroger Anchored center for lease
- Located on the main retail corridor in London, US 42, approximately twenty-six (26) miles west of Columbus
- Excellent visibility with signalized access from US 42
- Average daily traffic count: 26,000 VPD

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,759    | 4,364    | 5,333    |
| Total Population  | 6,692    | 14,857   | 17,892   |
| Average HH Income | \$78,192 | \$75,449 | \$79,768 |

## CO-TENANTS



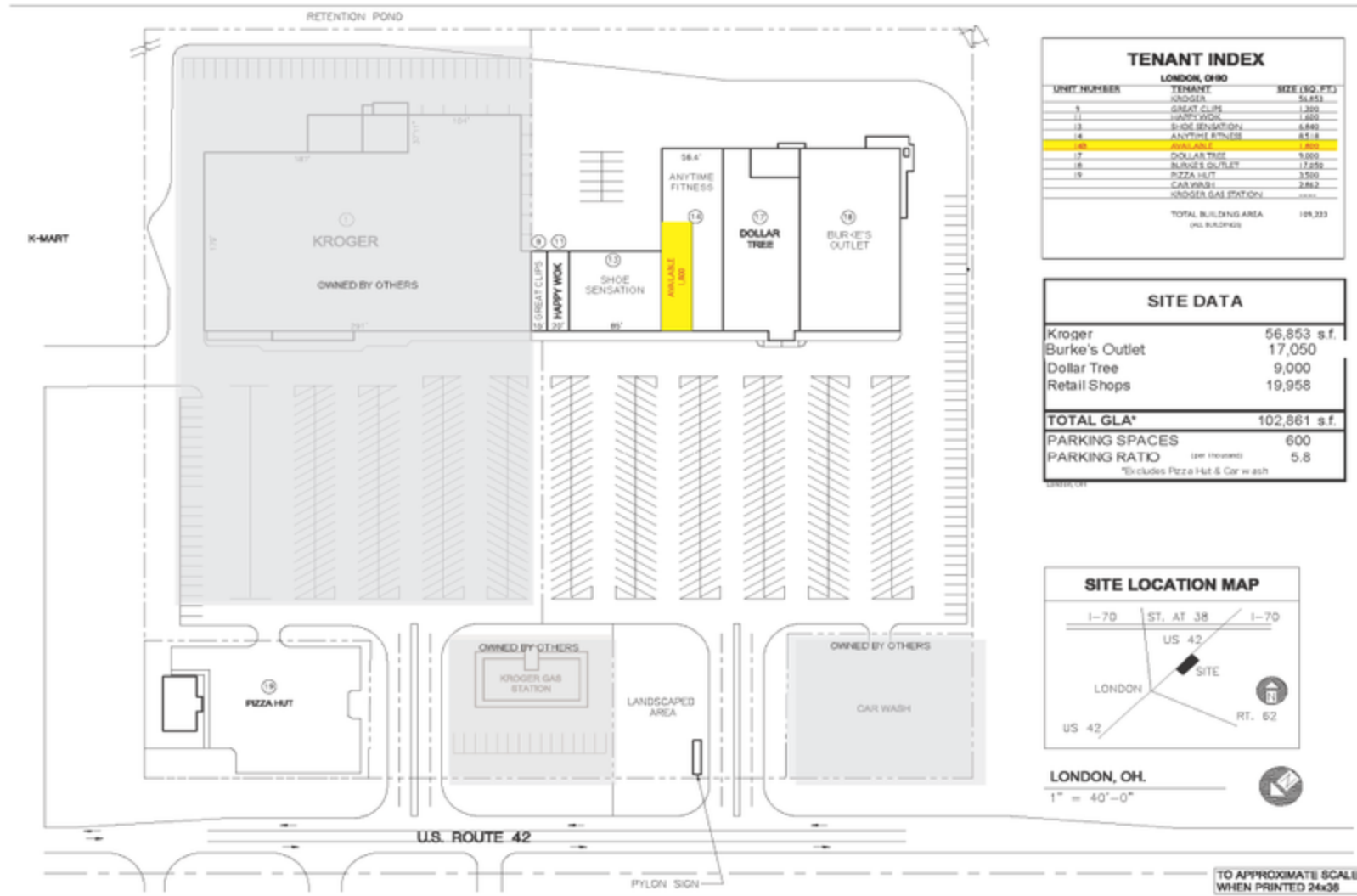
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| TENANT INDEX                        |                    |                |
|-------------------------------------|--------------------|----------------|
| LONDON, OHIO                        |                    |                |
| UNIT NUMBER                         | TENANT             | SIZE (SQ. FT.) |
|                                     | KROGER             | 56,853         |
| 9                                   | GREAT CLIPS        | 1,300          |
| 11                                  | SHOE SENSATION     | 1,800          |
| 12                                  | SHOE SENSATION     | 1,800          |
| 14                                  | ANYTIME FITNESS    | 9,518          |
| 14                                  | AVAILABLE          | 2,000          |
| 17                                  | DOLLAR TREE        | 9,000          |
| 18                                  | BURKE'S OUTLET     | 17,050         |
| 19                                  | PIZZA HUT          | 3,500          |
|                                     | CAR WASH           | 2,862          |
|                                     | KROGER GAS STATION | 1,000          |
| TOTAL BUILDING AREA (ALL BUILDINGS) |                    | 104,223        |

| SITE DATA         |                         |
|-------------------|-------------------------|
| Kroger            | 56,853 s.f.             |
| Burke's Outlet    | 17,050                  |
| Dollar Tree       | 9,000                   |
| Retail Shops      | 19,958                  |
| <b>TOTAL GLA*</b> | <b>102,861 s.f.</b>     |
| PARKING SPACES    | 600                     |
| PARKING RATIO     | (per 1,000 sq. ft.) 5.8 |

\*Excludes Pizza Hut & Car Wash



LONDON, OH.  
1" = 40'-0"

TO APPROXIMATE SCALE  
WHEN PRINTED 24x36

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Google

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