906-920 E STATE ST
ATHENS, OH 45701

ROTH REAL ESTATE GROUP

FORMER SAVE-A-LOT

LOCATED IN ONE OF ATHENS' BUSIEST RETAIL CORRIDORS ANCHORED BY OHIO THRIFT

RETAIL SPACE FOR LEASE

FORMER SAVE-A-LOT

ATHENS SHOPPING PLAZA

910 E STATE ST
ATHENS, OH 45701

ROTH REAL ESTATE GROUP

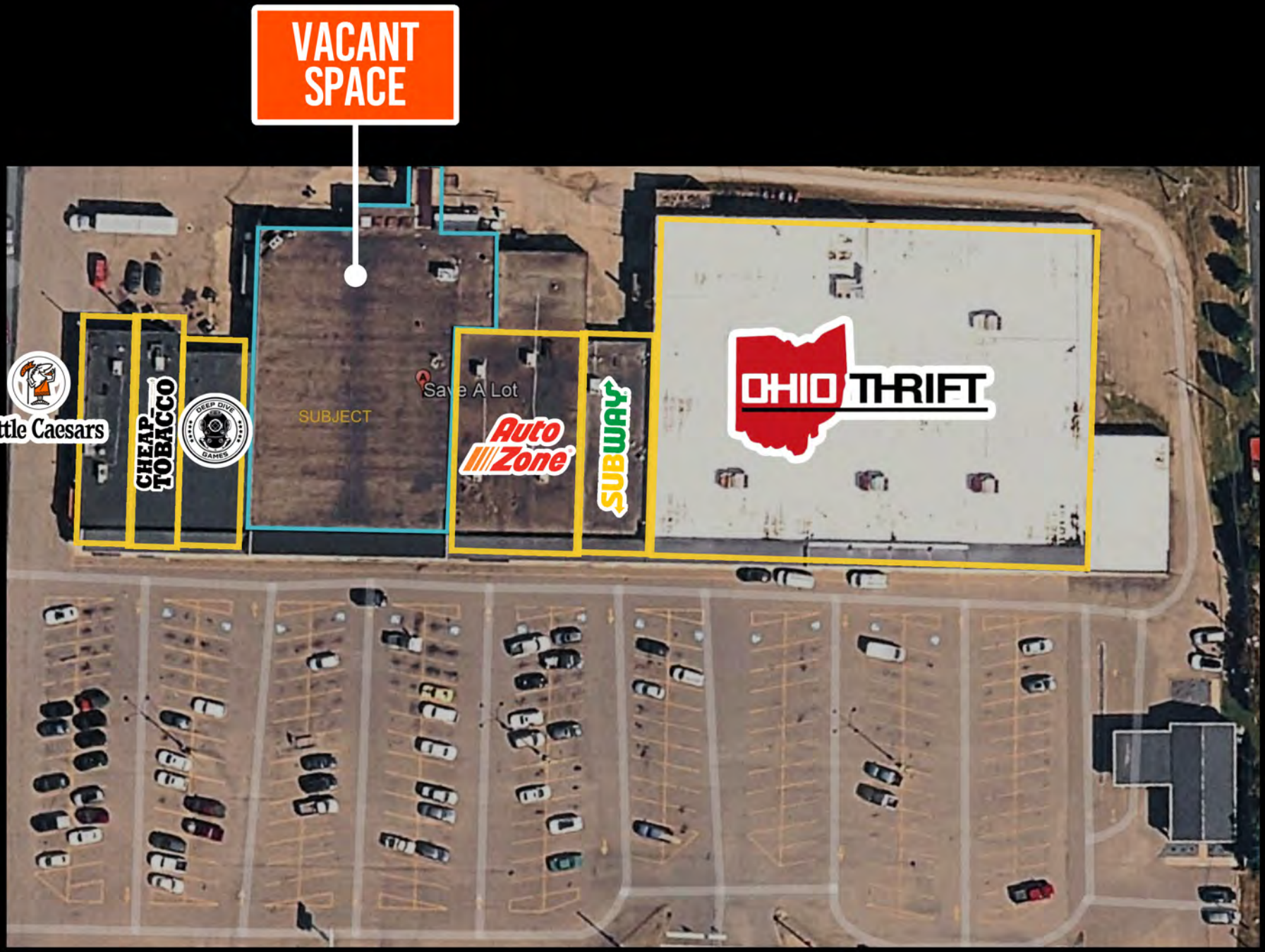
- 16,500 SF Available
- $8.00 PSF NNN
- Anchored by Ohio Thrift
- 270+ Parking Spaces
- Immediate Availability
- High-Traffic Retail Corridor
- Near Ohio University

PROPERTY OVERVIEW

This **16,500-square-foot former Save-A-Lot grocery space** is available for lease within a 74,152-square-foot neighborhood shopping center on East State Street, Athens' primary retail corridor serving the city, Ohio University, and the surrounding trade area.

The center is **anchored by Ohio Thrift** and features a complementary mix of national and regional retailers including AutoZone, Subway, Little Caesars, and Deep Dive Games. The recent lease-up of the former Big Lots space by Ohio Thrift reinforces the continued strength of the center and the East State Street retail corridor.

Space:	1st Floor, Ste 910
Size:	16,500 SF
Rental Rate:	$8 /SF/YR (NNN)
Term:	Negotiable
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	74,152 SF
Year Built:	1957
Space Use:	Retail
Buildout:	Full Build-out
Availability:	Now
Parking:	270 Spaces



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meat
produce
dairy
frozen
Save
AutoZone

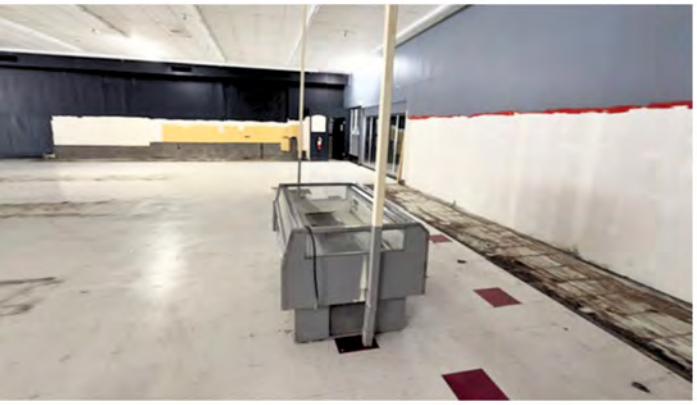
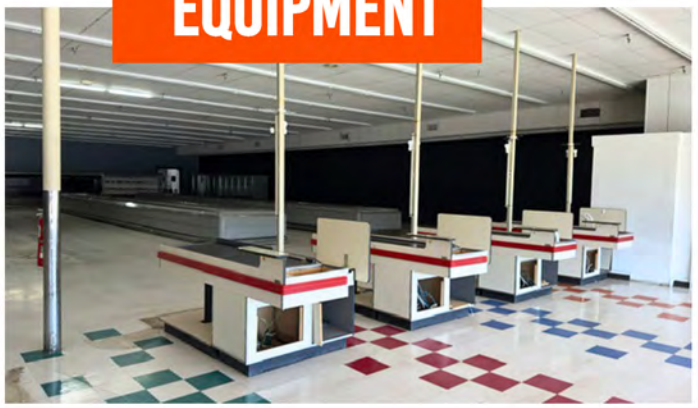
DEEP DIVE GAMES

toZone

PHOTOS

SALES FLOOR

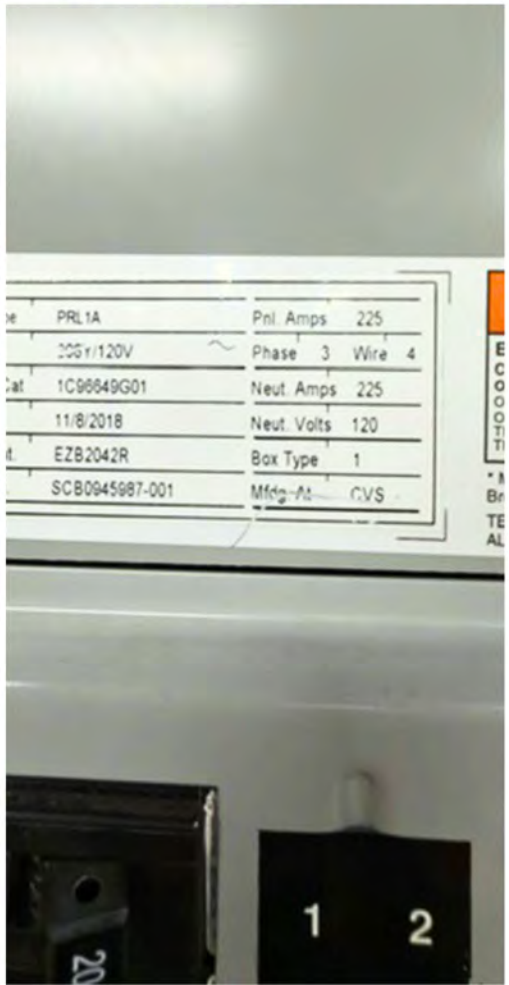
EQUIPMENT

EXIT

bryant

FIRE
EXTINGUISHER


PRL1A
Pnl. Amps 225
Phase 3 Wire 4
1C96849G01
Neut. Amps 225
11/8/2018
Neut. Volts 120
EZB2042R
Box Type 1
SCB0945987-001
1 2

120 VOLTS
08

TENANT MIX

Little Caesars		CHEAP_ TOBACCO		DEEP DIVE GAMES		Auto Zone		SUBWAY	
Metric	*May 25*	*Metric*	*May 25*	*Metric*	*May 25*	*Metric*	*May 25*	*Metric*	*May 25*
Monthly Visits	**7.8K**	Monthly Visits	**3.4K**	Monthly Visits	**N/A**	Monthly Visits	**6.5K**	Monthly Visits	**1.9K**
Monthly Visitors	**7.2K**	Monthly Visitors	**2.6K**	Monthly Visitors	**1.2K**	Monthly Visitors	**5.3K**	Monthly Visitors	**2.2K**
Avg Dwell Time	**11 Min**	Avg Dwell Time	**13 Min**	Avg Dwell Time	**27 Min**	Avg Dwell Time	**19 Min**	Avg Dwell Time	**18 Min**

Source Crexi

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ANCHORED BY OHIO THRIFT

- Strong regional brand recognition across Central and Southeast Ohio
- High-frequency, value-oriented shopping destination
- Generates repeat customer visits due to constantly changing inventory
- Draws shoppers from a broad trade area, benefiting adjacent retailers

- **REGIONAL VALUE RETAILER**
- **12+ OHIO LOCATIONS**
- **THOUSANDS OF NEW ITEMS ADDED DAILY**
- **DRIVES REPEAT CUSTOMER TRAFFIC**
- **ESTABLISHED OHIO BRAND SINCE 1984**

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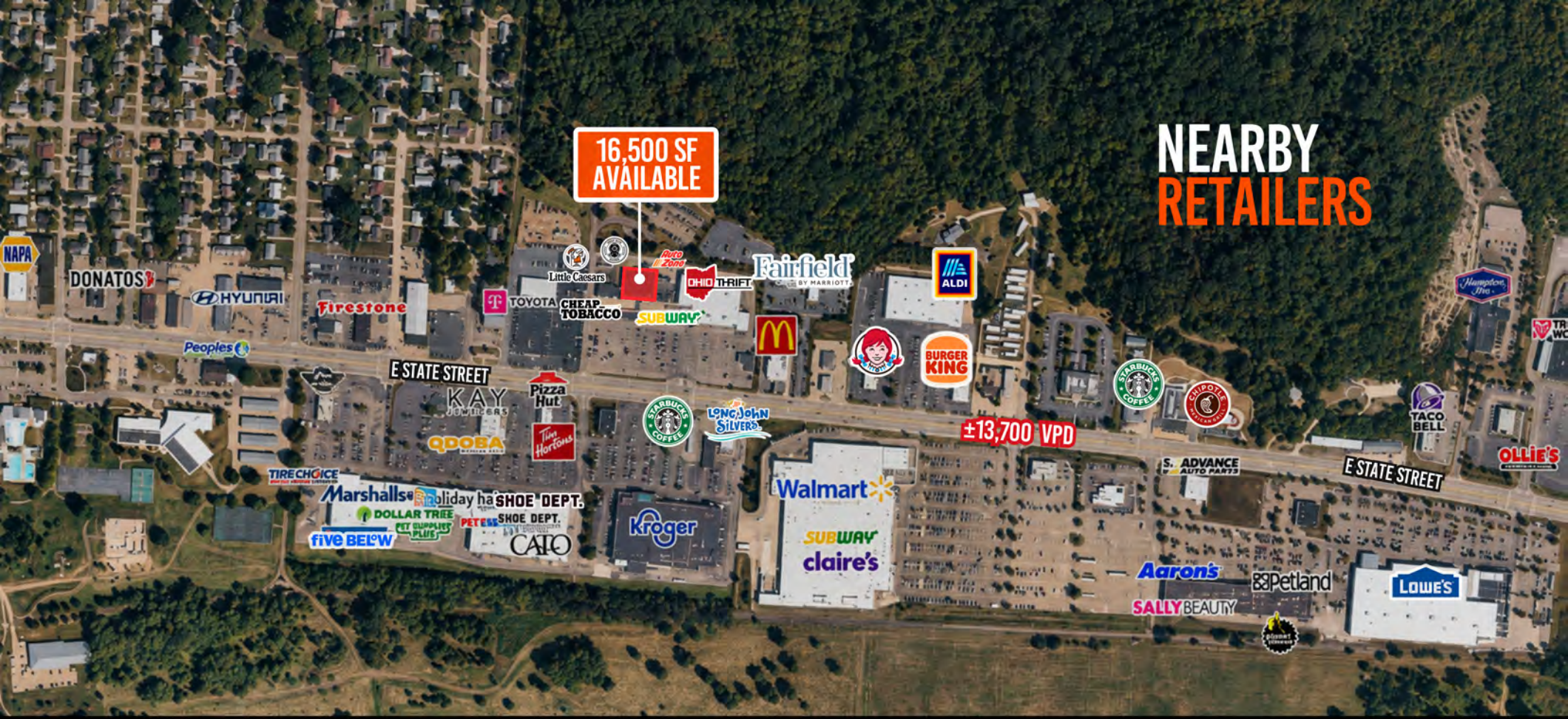

- WALMART SUPERCENTER
- KROGER
- OHIO THRIFT
- ALDI
- MARSHALLS
- LOWE'S
- MCDONALD'S
- WENDY'S
- BURGER KING
- STARBUCKS
- CHIPOTLE
- QDOBA
- PIZZA HUT
- TIM HORTONS
- TACO BELL
- O'REILLY AUTO PARTS
- AUTOZONE
- TIRE CHOICE
- KAY JEWELERS
- PETSMART
- CLAIRE'S
- DOLLAR TREE
- SALLY BEAUTY
- AARON'S
- PETLAND
- LONG JOHN SILVER'S
- FAIRFIELD BY MARRIOTT
- HAMPTON INN

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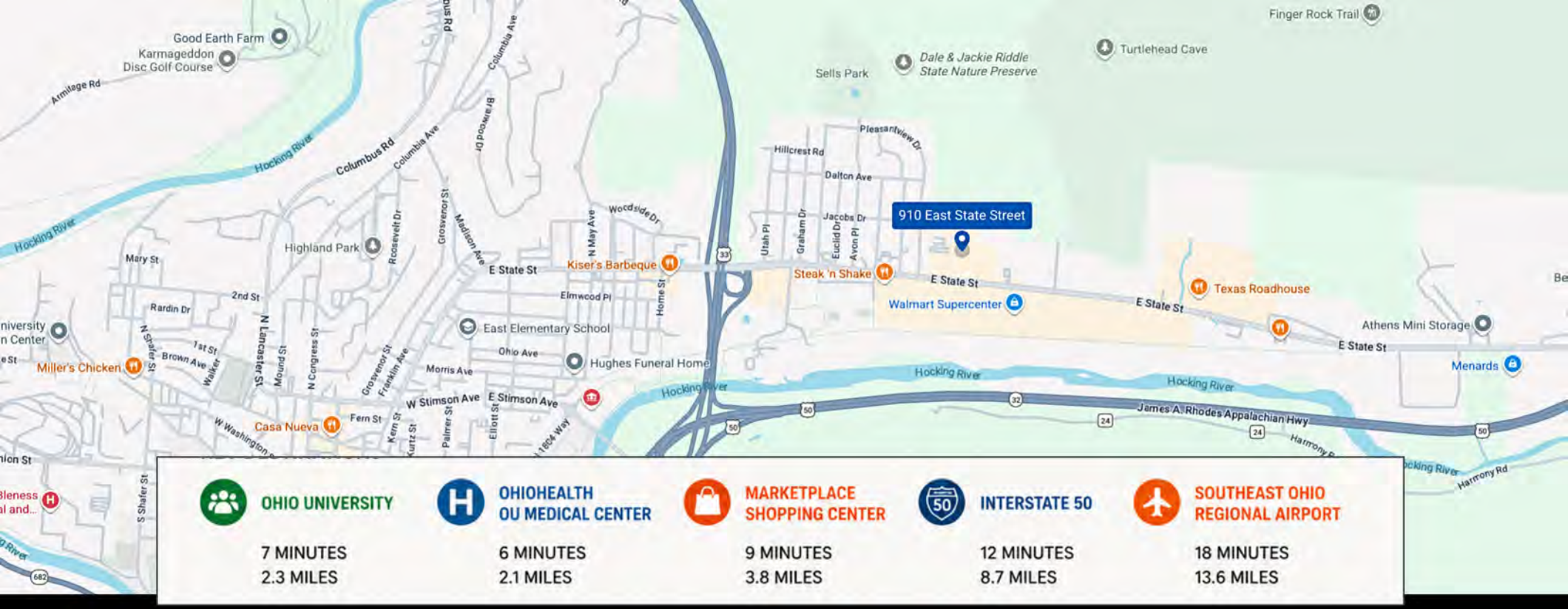

LOCATION ADVANTAGES

- Anchored by Ohio Thrift
- Across from Kroger
- Adjacent to Walmart Supercenter
- Signalized Access
- ±13,700 VPD on E State Street
- Excellent Visibility
- Excellent Visibility
- Minutes from Ohio University
- Surrounded by National Retailers
- Regional Retail Destination
- 270+ Shared Parking Spaces
- Immediate Availability
- Convenient Access to US-50 & SR-33

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TRADE AREA DEMOGRAPHICS

Located in Athens' primary retail corridor with Walmart, Kroger, Lowe's, Aldi, Ohio Thrift, Marshalls, PetSmart, Dollar Tree, McDonald's, Starbucks, Wendy's, Burger King, and numerous national retailers nearby.

ATHENS COUNTY POPULATION: ~62,000

DAYTIME POPULATION: 25,000+

TRAFFIC COUNT (E STATE ST.): ±13,700 VPD (AT THE SUBJECT)

REGIONAL TRADE AREA SERVING SOUTHEAST OHIO

5 MINUTES

Population	39,496
Households	15,102
Avg. HH Income	$71,267
Daytime Population	24,502

10 MINUTES

Population	53,128
Households	19,957
Avg. HH Income	$72,893
Daytime Population	29,719

15 MINUTES

Population	66,723
Households	25,463
Avg. HH Income	$75,144
Daytime Population	34,369

RADIUS	POPULATION	HOUSEHOLDS	AVG. HH INCOME
1 MILE	~8,000	~3,200	~$51,000
3 MILES	~28,000	~10,500	~$63,000
5 MILES	~40,000	~15,000	~$71,000

30,682
STUDENT ENROLLMENT

DEMOGRAPHICS (5-MINUTE DRIVE)

- POPULATION: 39,000+
- HOUSEHOLDS: 15,000+
- AVERAGE HOUSEHOLD INCOME: $71,000+
- MEDIAN AGE: 26.9
- DAYTIME POPULATION: 25,000+

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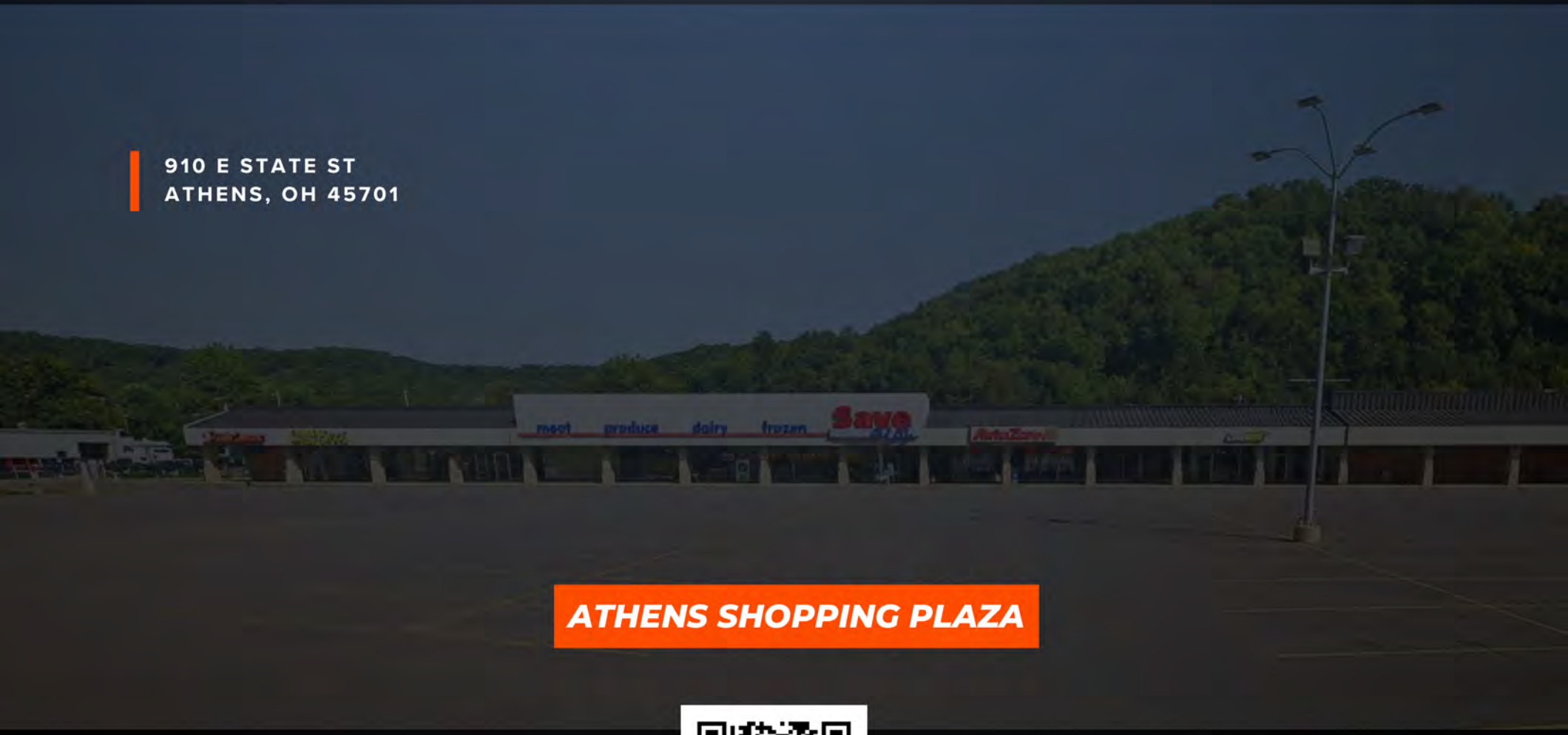

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ATHENS SHOPPING PLAZA

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