

The Market on State Mall Redevelopment - Anchor and Junior Anchor Space For Lease



PROPERTY INFORMATION

- Redevelopment of the Market on State Mall in Athens, OH
 - Close proximity to Ohio University's 30,000 main campus students
- Full anchor space available up to 150,000 SF in between Dunham's and Tractor Supply.
- Junior Anchor space available – 10,000 SF – 50,000 SF
 - Site plan flexibility with varying space widths depending on retailer size requirements
- Restaurant outlot pads available along State St available for lease
- Property located along the main retail corridor on State St.
 - Neighboring retailers include Walmart, Kroger, Menards, Aldi, Lowes, Marshalls, Big Lots and JoAnn Fabrics
- Excellent visibility and 3 access points with signalized access on Western entrance to the property.
- 30,000+ VPD State St.

The Market on State Redevelopment

1002 E. State St., Athens, OH, 45701

Tom Grasso & Greg Slyman

The Market on State Redevelopment - Anchor and Junior Anchor Spaces Available

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Anchor and junior anchor spaces available for lease. Up to 150,000 SF.

2 Proposed outparcel pads for lease. ~1.5 acres each.

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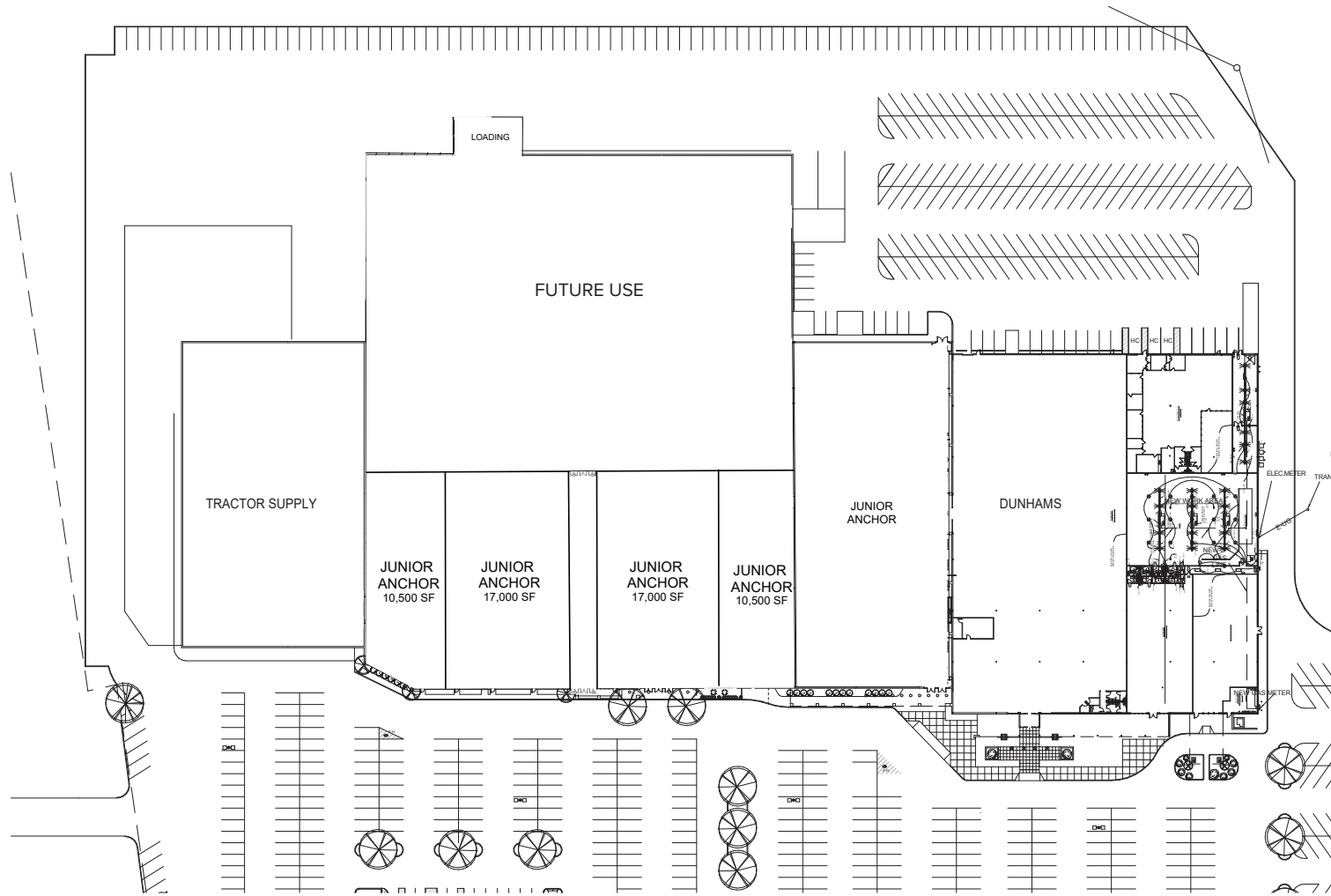
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The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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1 Building Floor Plan
A150 SCALE: 1" = 80'-0"

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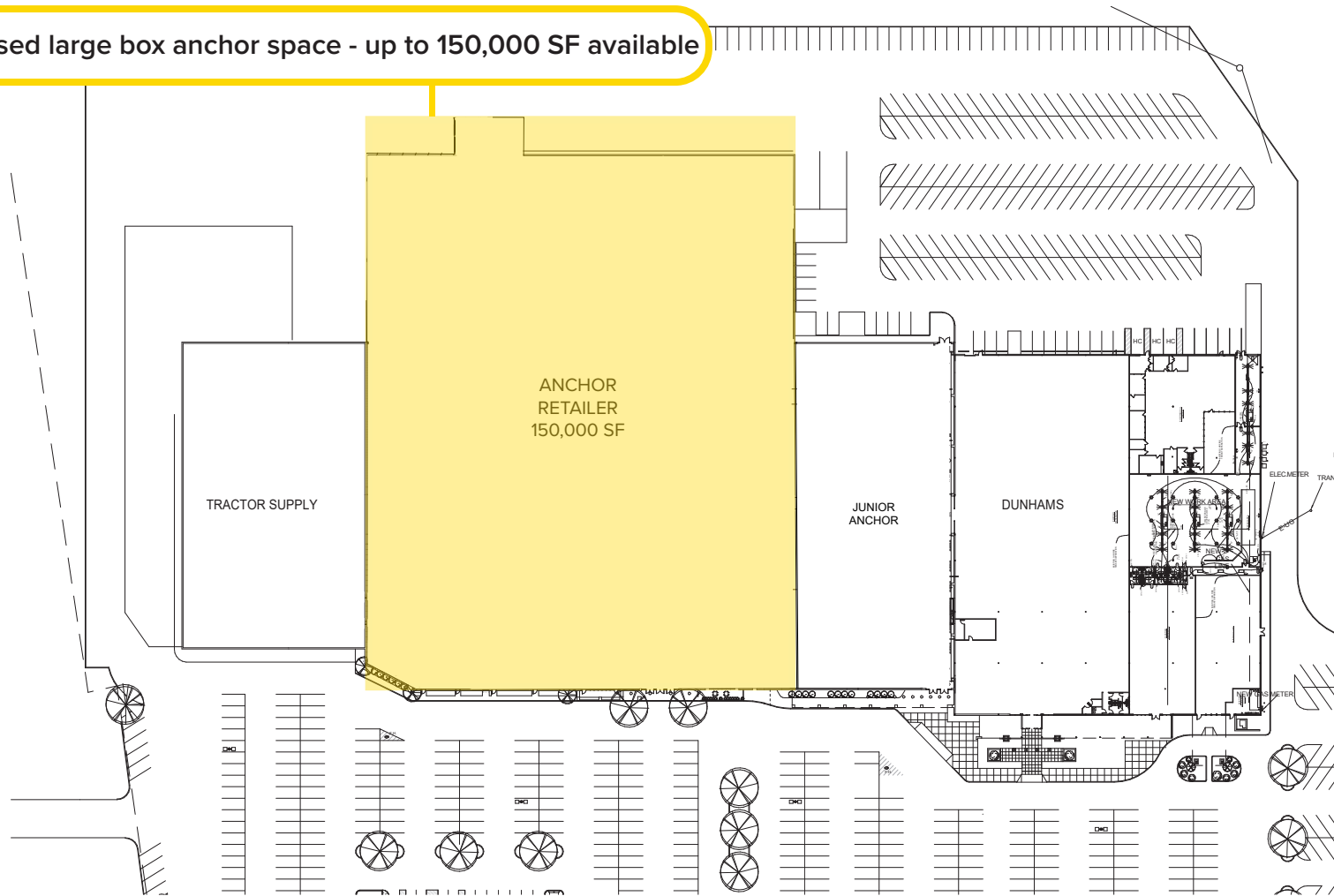
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Proposed large box anchor space - up to 150,000 SF available



1 Target Plan
A150 SCALE: 1" = 80'-0"

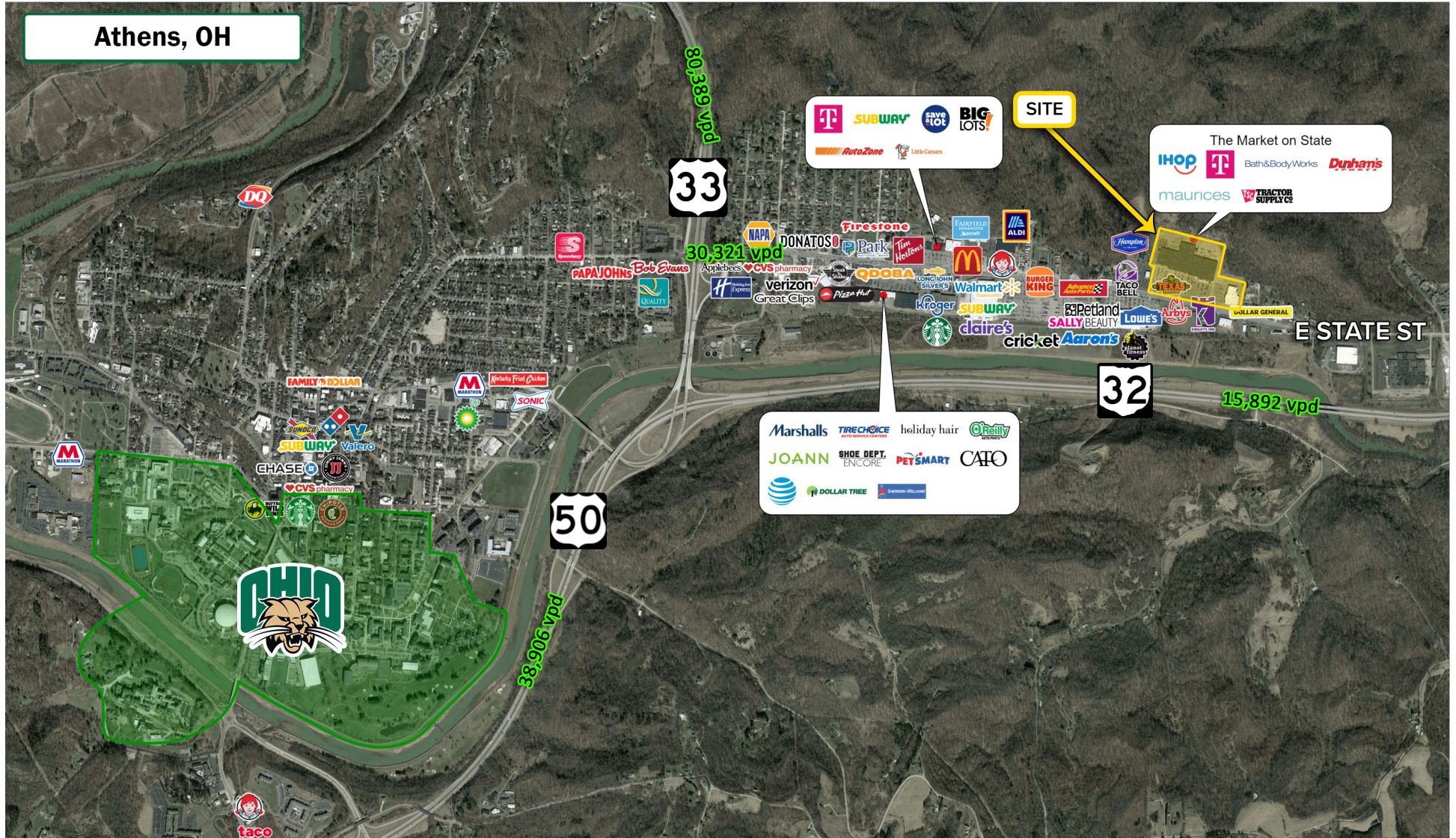
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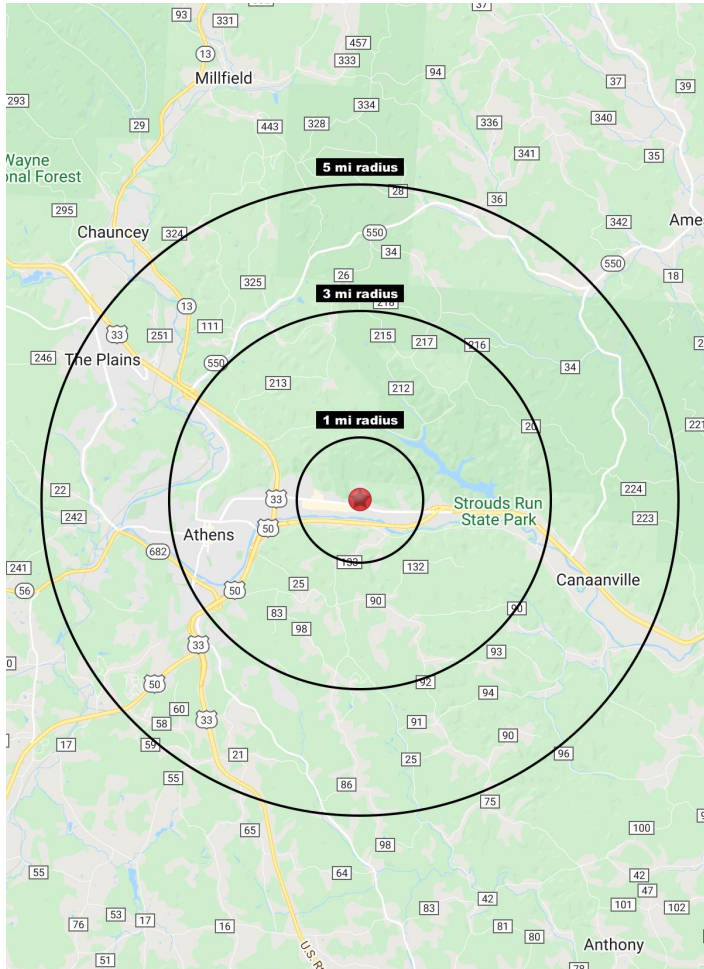
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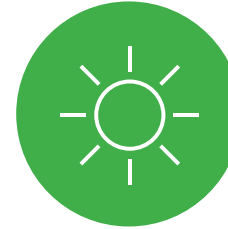
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TOTAL POPULATION
30,668



TOTAL DAYTIME POPULATION
12,593



AVG. HH INCOME
\$55,819

2021 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	677	20,938	30,668
Households	316	6,210	10,482
Daytime Population	2,525	8,435	12,593

2021 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$88,743	\$48,874	\$55,819
Median Income	\$44,303	\$40,471	\$44,355

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