

EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company



RETAIL SPACE FOR LEASE

212 EASTERN AVE.
WOODSFIELD, OH 43793



Available Now

\$5.00/SF

SUMMARY

Cross Streets:	Eastern Ave. and Paul St.	Available:	3,696 SF	-Minutes to downtown retail area at the junction of Highways 26, 78 and 800
Market:	Ohio	GLA:	15,000 SF	-Adjacent to Advance Auto
County:	Monroe	Land SF	58,476 SF	-30 Parking Spaces included
Lease Type:	NNN	Year Built:	1975	-Nestled in the lovely Swiss Valley of Ohio
Lease Price	\$5.00/SF	Renovated:	2014	
		Zoning:	Business	

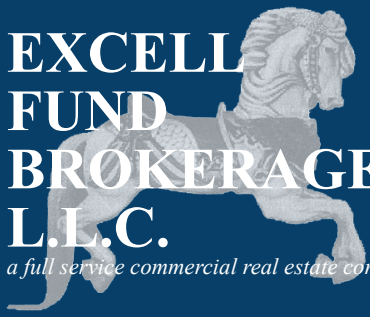
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The information contained herein, while not guaranteed, is believed to be reliable. Pricing data and other terms are subject to change at any time. August 2015

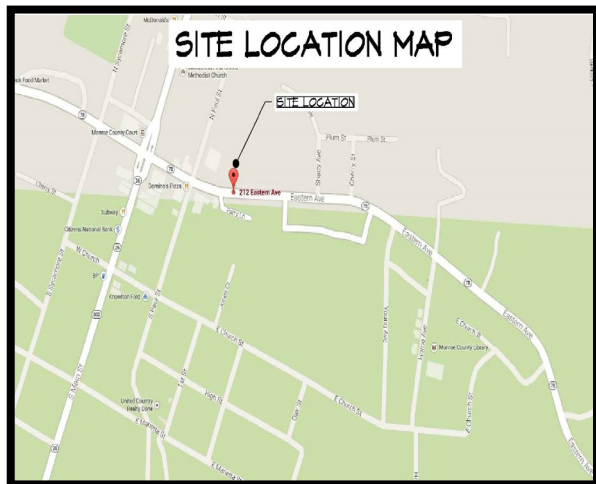
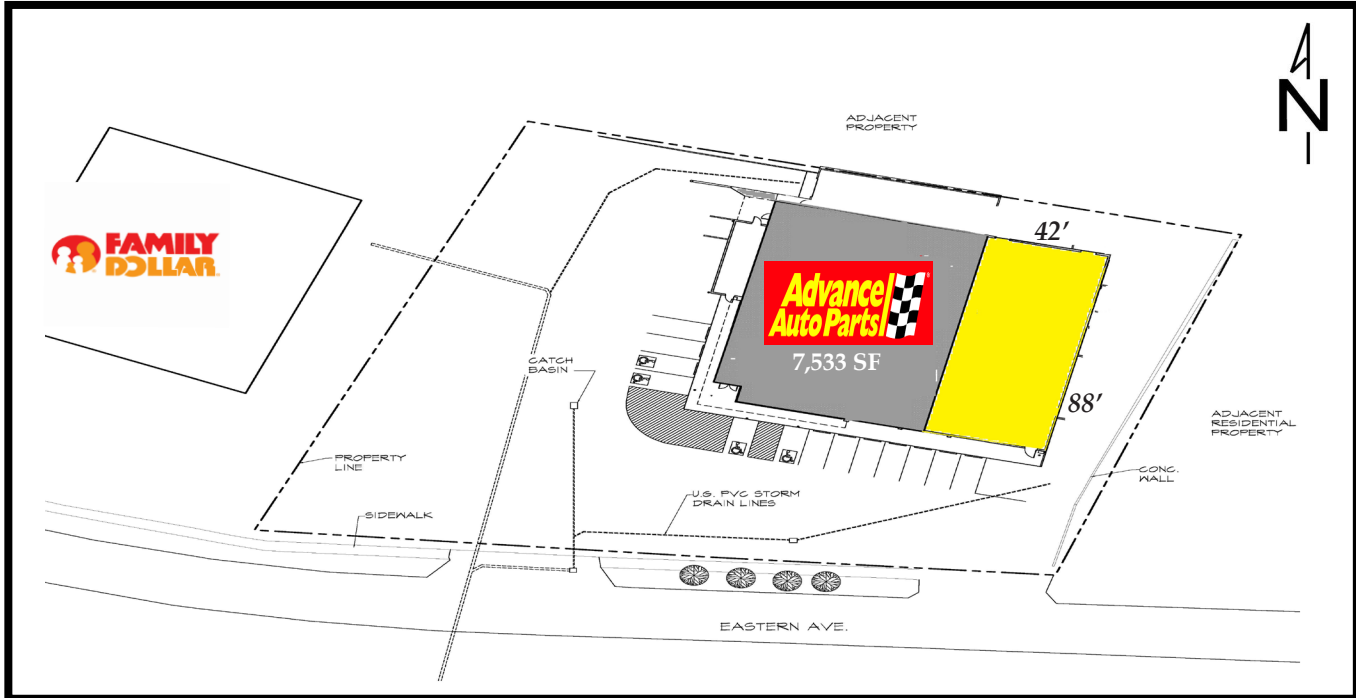
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Traffic Counts: Over 8,000 VPD

DEMOGRAPHICS:

POPULATION 2015

1 MILE: 2,903

3 MILE: 3,829

5 MILE: 3,829

2015 AVERAGE HOUSEHOLD INCOME:

1 MILE: \$44,179

3 MILE: \$43,049

5 MILE: \$43,049

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