

# 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	

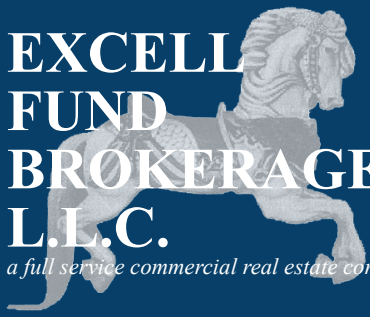
CONTACT ME:  
VIRGIL SHOUSE  
PH: 303.321.5372 | FX: 303.377.6167  
virgil@excellfund.com

www.excellfund.com | 3400 East Bayaud Avenue | Suite 290 | Denver, CO 80209

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

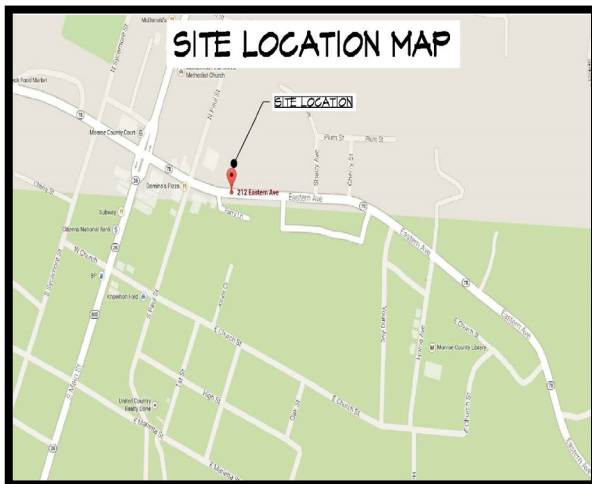
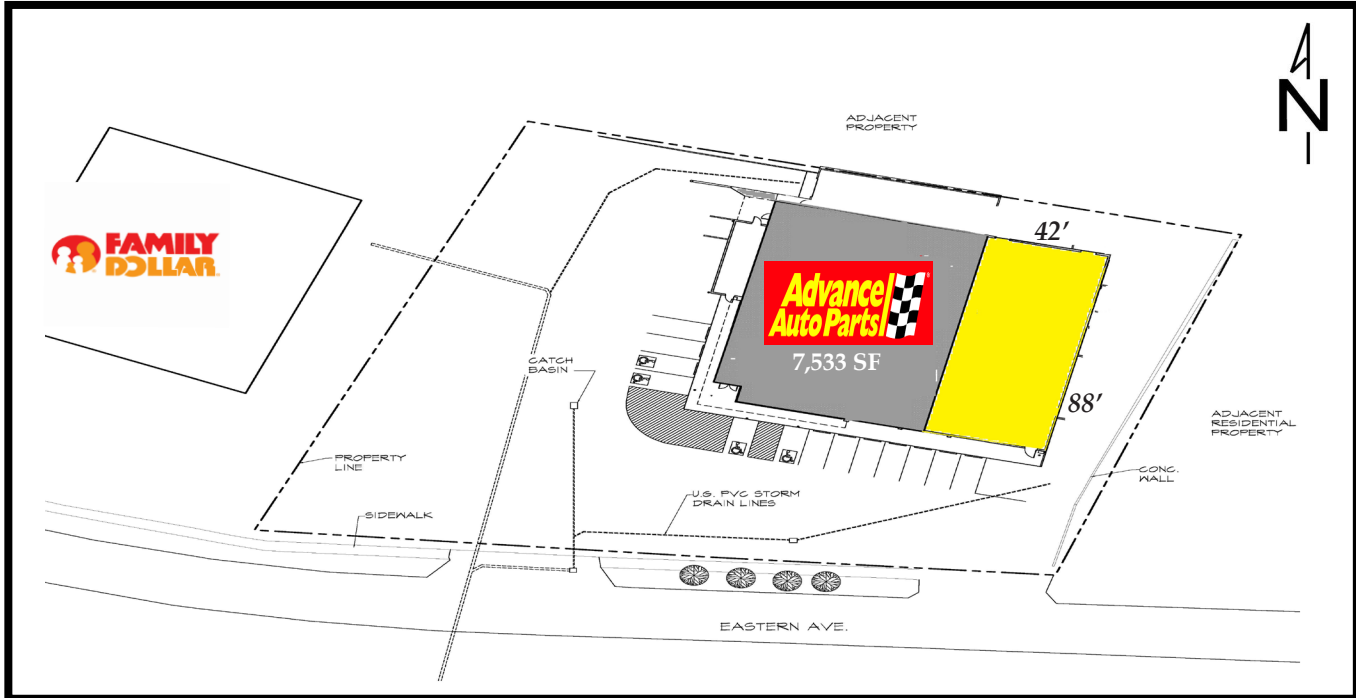
# EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company



# RETAIL SPACE FOR LEASE

212 EASTERN AVE.  
WOODSFIELD, OH 43793



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

#### CONTACT ME:

VIRGIL SHOUSE

PH: 303.321.5372 | FX: 303.377.6167

virgil@excellfund.com

## EXCELL FUND BROKERAGE, L.L.C.

a full service commercial real estate company



www.excellfund.com | 3400 East Bayaud Avenue | Suite 290 | Denver, CO 80209

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