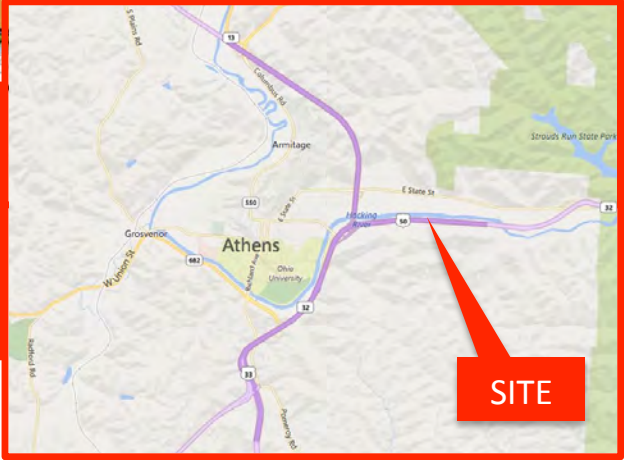




**INLINE AND OUTLOTS AVAILABLE
929 E STATE STREET
ATHENS, OH**



Location Overview:

- **Inline space:** 2,400, 5,000 and 6,000 sf
- **Outparcels:** 0.78 ac and 1.01 ac
- Located in prime retail corridor
- Join Wal-Mart, Lowe’s, Kroger, Aldi, Menards and Marshalls (*coming soon*)
- Great visibility from E State Street
- Close proximity to Ohio University

For more information, contact:

Jeff Mattingly
O: (614) 410-0300
C: (614) 403-8006
jeff_mattingly68@hotmail.com

7650 Rivers Edge Dr
 Suite 110
 Columbus, Ohio 43235
 www.cardinal-commercial-com

| DEMOGRAPHICS | 5 Mile | 10 Mile | 20 Mile |
|------------------------|----------|----------|----------|
| Total Population: | 32,034 | 47,448 | 93,868 |
| Total Households: | 10,525 | 16,924 | 34,957 |
| Avg. Household Income: | \$46,656 | \$51,213 | \$49,359 |

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.





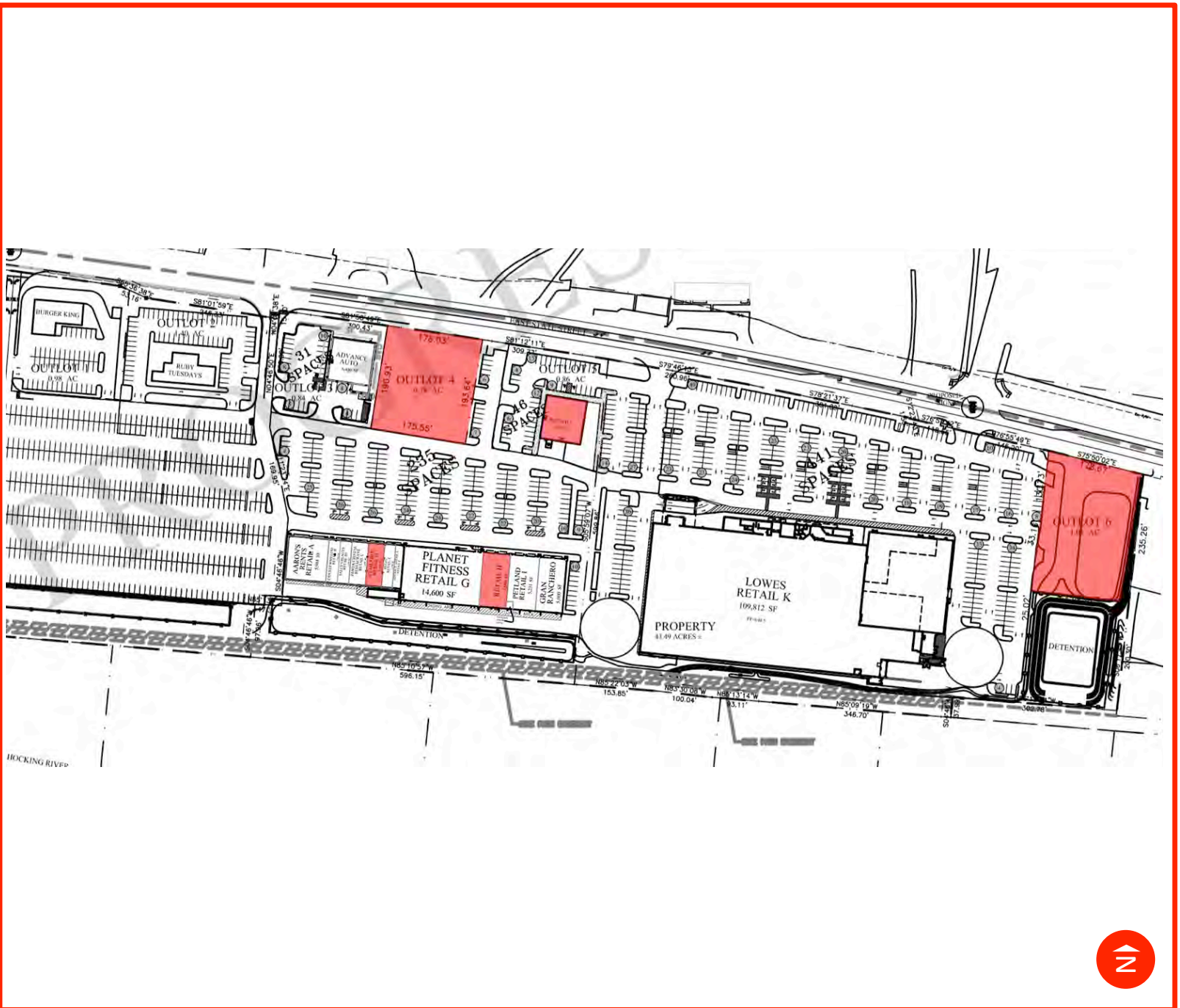
Location Highlights:

- Easy access to US 33

TRAFFIC COUNTS:

- ADT: 24,540 @ US 33
28,000 @ E State Street

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Site Plan

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