

906-920 E STATE ST
ATHENS, OH 45701

ROTH
REAL
ESTATE
GROUP

ATHENS SHOPPING PLAZA

RETAIL SPACE FOR LEASE

16,500 SF
AVAILABLE



FORMER SAVE-A-LOT
LOCATED IN ONE OF ATHENS' BUSIEST RETAIL CORRIDORS
ANCHORED BY OHIO THRIFT

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16,500 SF
AVAILABLE



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

16,500 SF
AVAILABLE

ATHENS SHOPPING PLAZA



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

VACANT
SPACE





PHOTOS



LEASING INFO:

WILL ROTH



614.284.2083



WILL@ROTHREGROUP.COM



ROTHREGROUP.COM

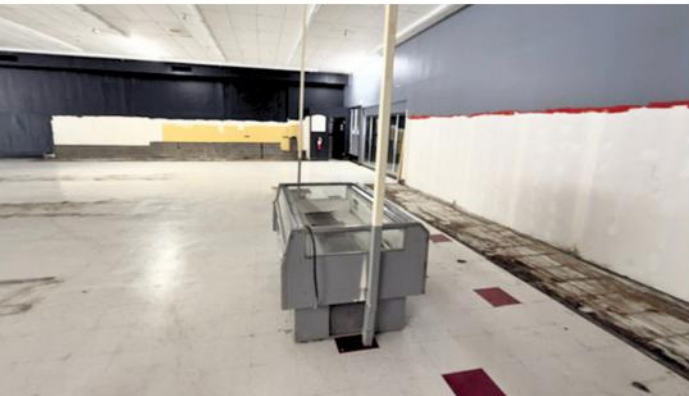
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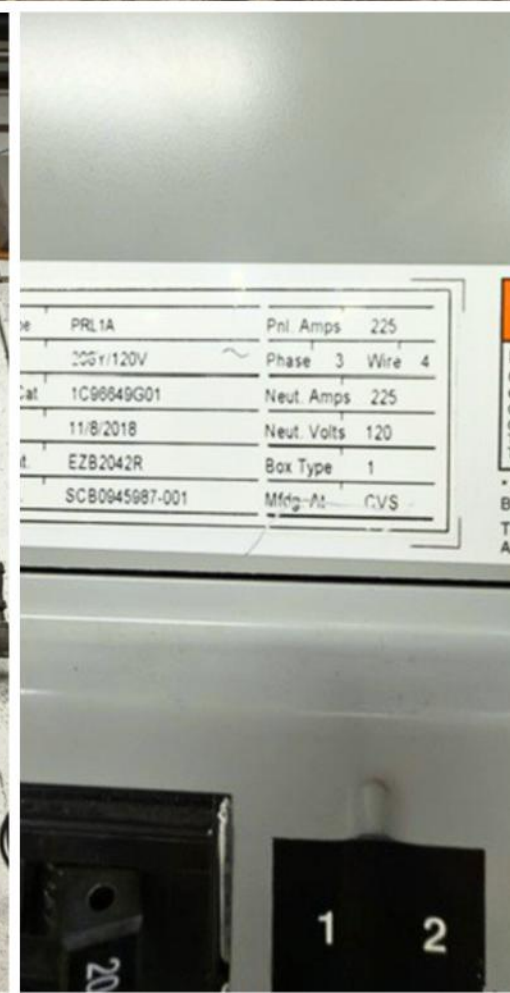
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EQUIPMENT





TENANT MIX

ATHENS SHOPPING PLAZA



Metric	May 25
Monthly Visits	7.8K
Monthly Visitors	7.2K
Avg Dwell Time	11 Min

Metric	May 25
Monthly Visits	3.4K
Monthly Visitors	2.6K
Avg Dwell Time	13 Min

Metric	May 25
Monthly Visits	N/A
Monthly Visitors	1.2K
Avg Dwell Time	27 Min

Metric	May 25
Monthly Visits	6.5K
Monthly Visitors	5.3K
Avg Dwell Time	19 Min

Metric	May 25
Monthly Visits	1.9K
Monthly Visitors	2.2K
Avg Dwell Time	18 Min

Source Crexi

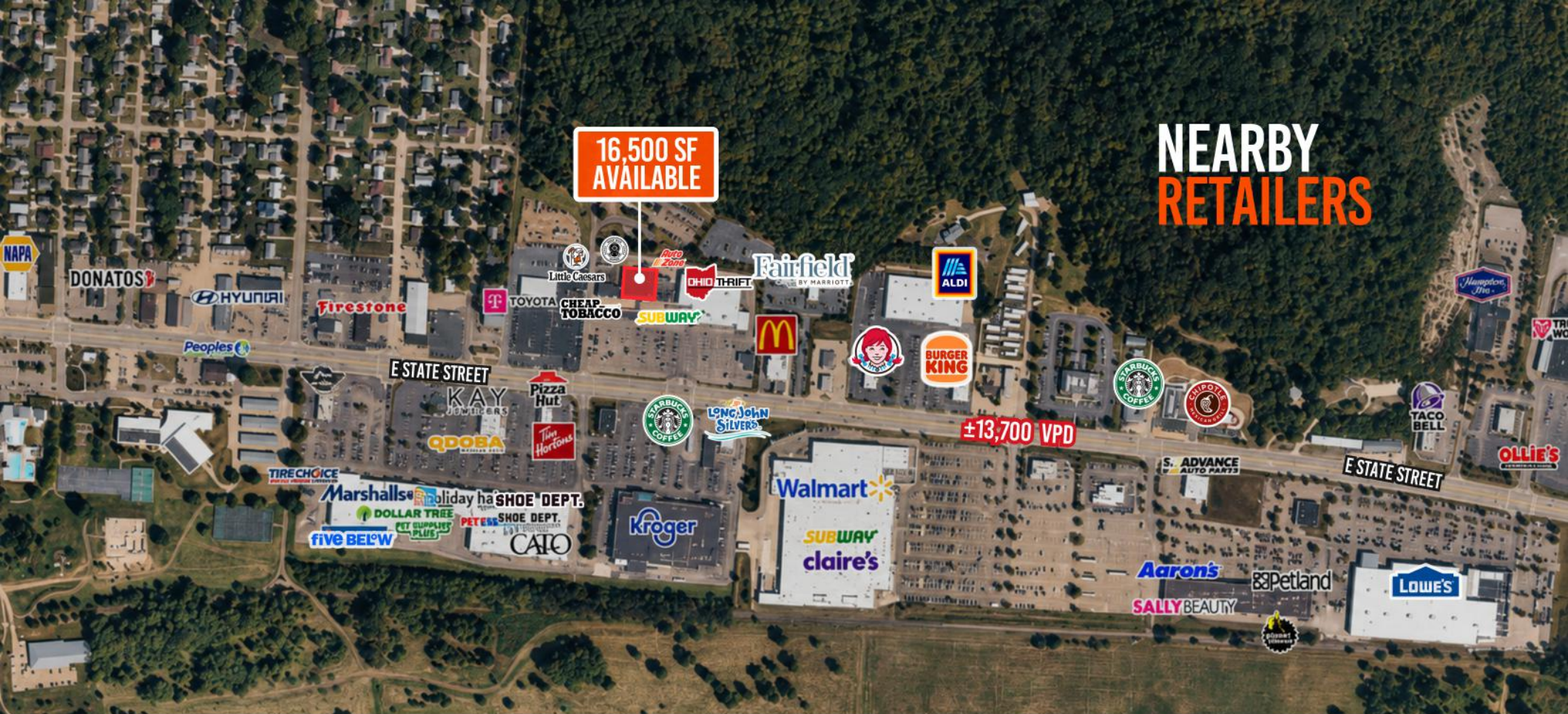
LEASING INFO: **WILL ROTH** ☎ 614.284.2083 ✉ WILL@ROTHREGROUP.COM 🌐 ROTHREGROUP.COM

ROTH REAL ESTATE GROUP



ANCHORED BY

- 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**



NEARBY RETAILERS

- 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





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



TRADE AREA DEMOGRAPHICS

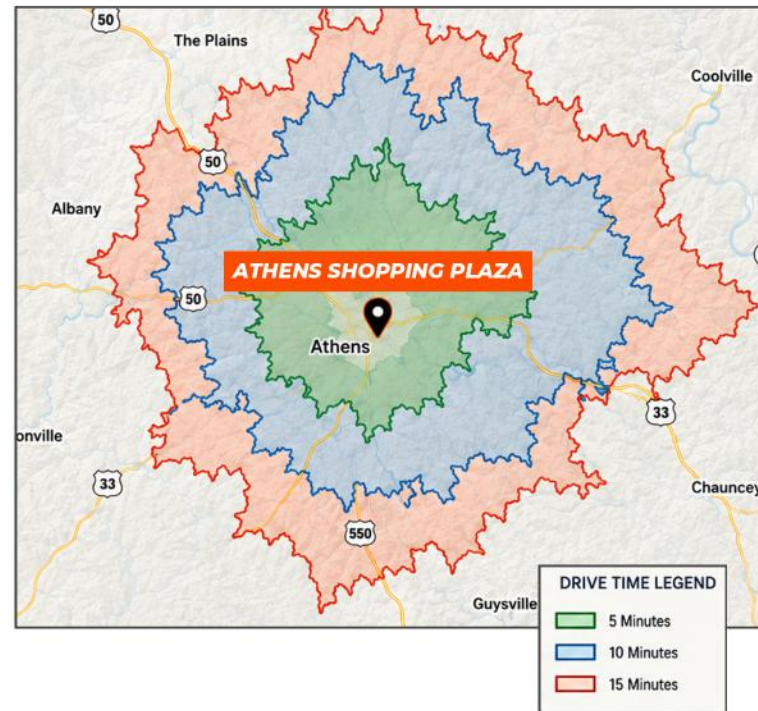
Located in Athens' primary retail corridor with Walmart, Kroger, Lowe's, Aldi, Ohio Thrift, Marshalls, PetSmart, Dollar Tree, McDonald's, Starbucks, Wendy's, Burger King, and numerous national retailers nearby.

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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DD: 614.721.6751 | C: 614.284.2083

WILL@ROTHREGROUP.COM

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395 LIBRARY PARK S.
COLUMBUS, OH 43215
ROTHREGROUP.COM



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