



**Available:  
13,200 SF**

**For Sale:  
\$620,000**



For information, contact:

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## Retail Facility

**1129 East U.S. 36  
Urbana, Ohio 43078  
(1020 Scioto Street)**



Land: 1.80 Acres

Square Footage: 13,200 SF

Year Built: 1980

Utilities: City Water & Sewer

Parking Spaces: Approximately 60 Spaces

Zoning: B-2 Community Business

Parcel Number: K48-25-11-02-28-006-00

Annual Taxes: \$1,139.80

Frontage: 272' on E. U.S. 36 Hwy.  
374' on Scioto Street

• New 15 year lease signed with Golden Star Buffet & Grill currently leases 8,560 SF for \$3,000/Month and includes everything, except snow removal and utilities.

### Highlights

- Well Maintained Entrance
- High Traffic Count
- Perfect Showroom/Destination Retail
- Wide Open Office/Showroom
- Two Private Offices

### Demographics:

(1 Mile Radius)  
Population: 3,096  
Households: 1,325  
Average Income: \$57,900

(3 Mile Radius)  
Population: 13,066  
Households: 5,279  
Average Income: \$43,093

(10 Mile Radius)  
Population: 42,324  
Households: 16,778  
Average Income: \$55,229