

229-245 E Main Street  
West Jefferson, OH 43162

For Lease



## RETAIL / RESTAURANT OR BAR OPPORTUNITY

Lease Rate:  
\$12.00 PSF NNN

Operating Expense:  
\$3.00 PSF

Available Space:  
4,000 SF

- Prime location in West Jefferson on E Main Street / US 40.
- Excellent visibility with street frontage along Main Street.
- Traffic Count of over 13,500 cars per day.
- Tenants include: Advanced Auto Parts, Family Dollar and Eat Greek.
- Over 160 parking spaces as well as PNC ATM facility located within the parking lot.



Richard Conie  
614.545.4099  
rconie@AlterraRE.com

Brad Kitchen  
614.545.2155  
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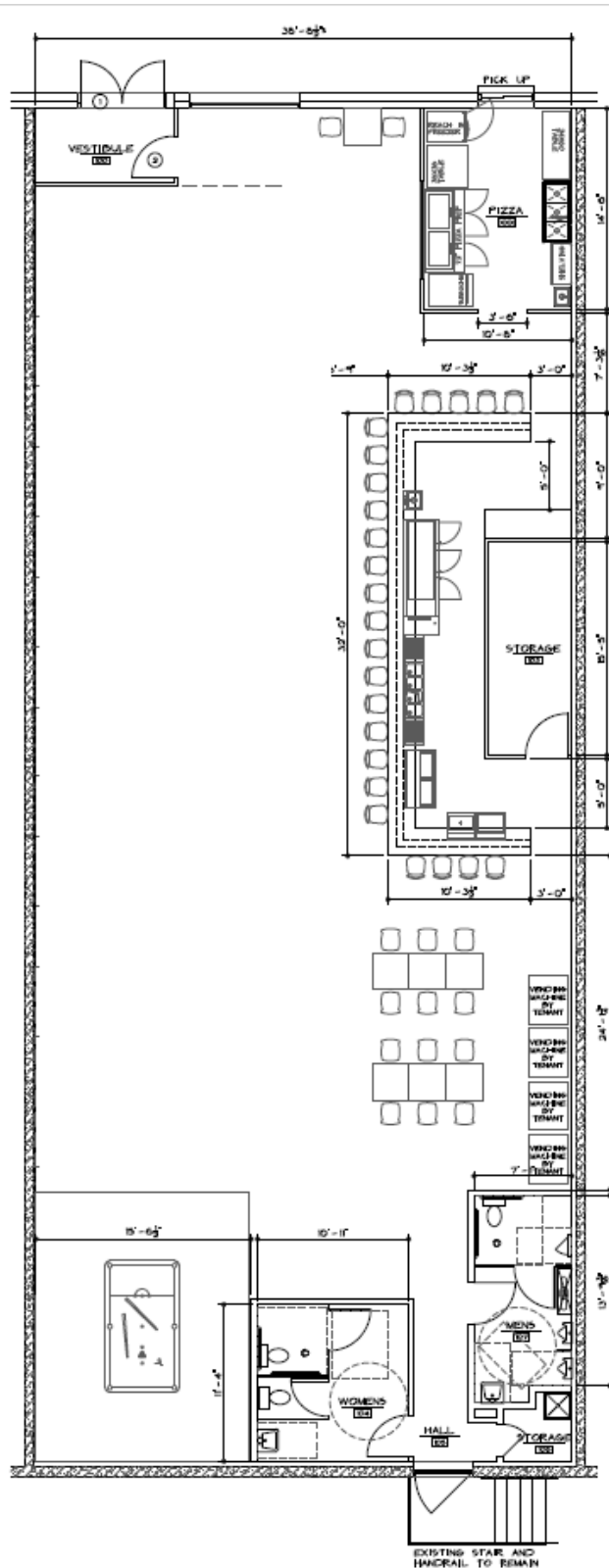
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4,000 SF



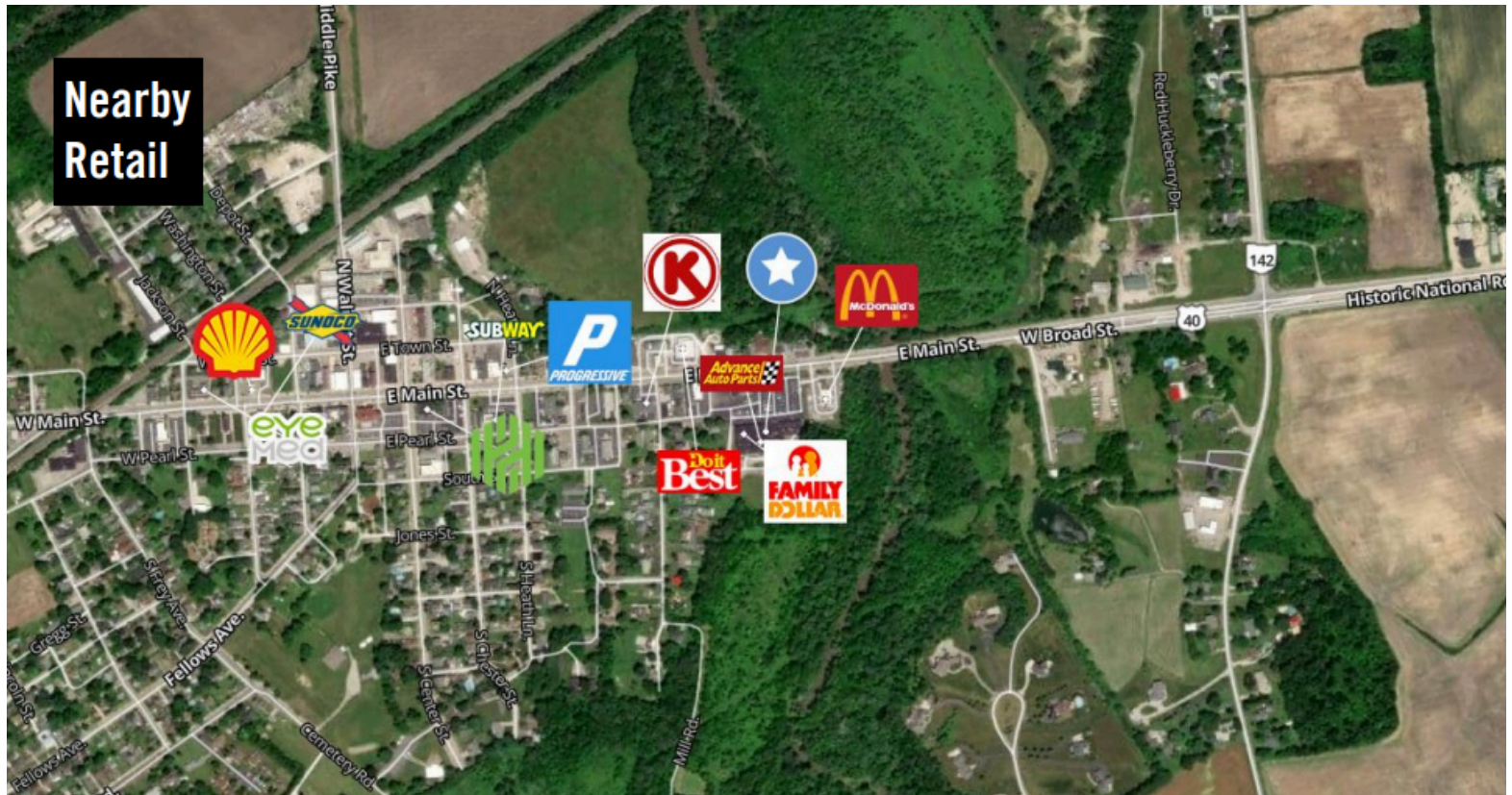
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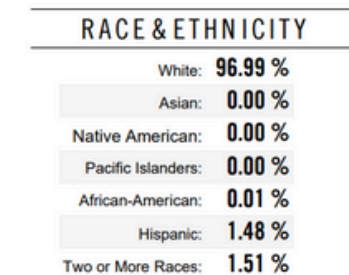
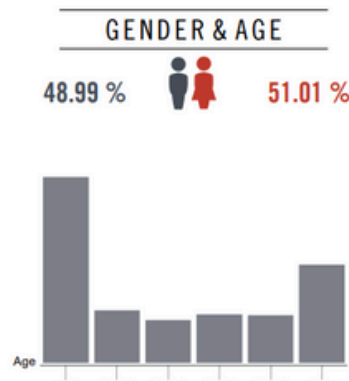
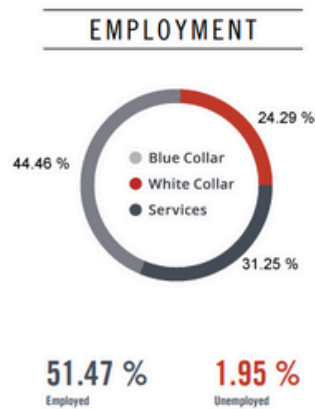
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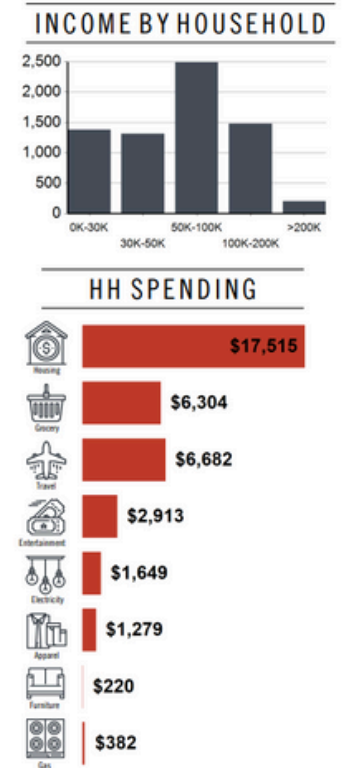
## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 229-275 E Main St, West Jefferson, OH 43162

CITY, STATE	<b>West Jefferson, OH</b>
POPULATION	<b>17,793</b>
AVG. HH SIZE	<b>2.70</b>
MEDIAN HH INCOME	<b>\$61,852</b>
HOME OWNERSHIP	
Renters:	<b>1,399</b>
Owners:	<b>5,056</b>



## Catlyst Research



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