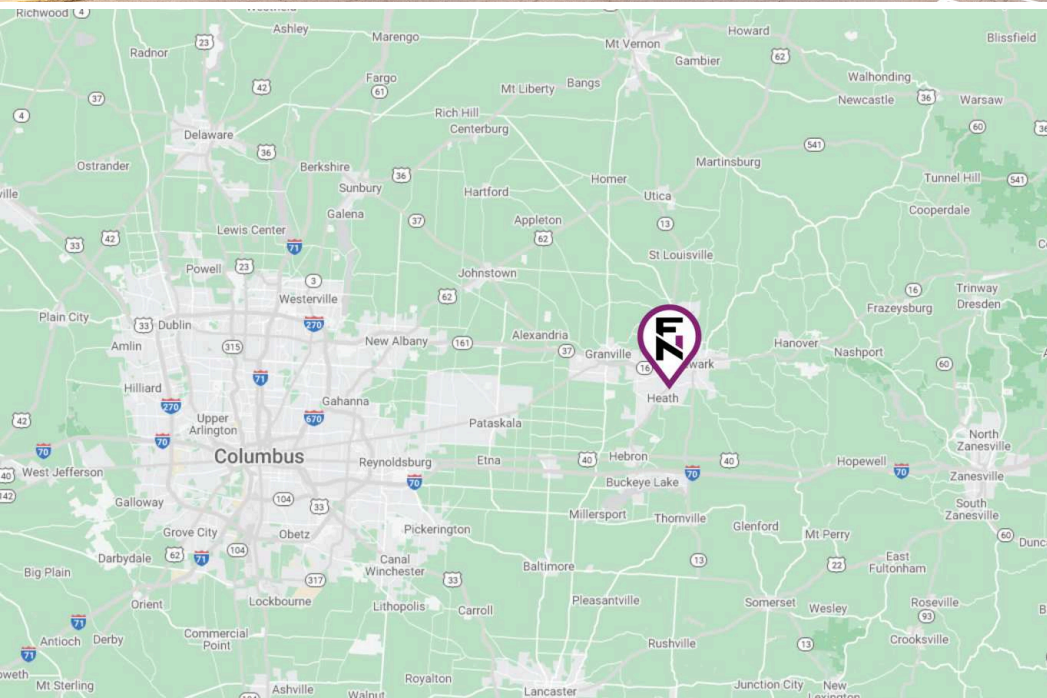


SOUTHGATE CENTER

607 Hebron Road, Heath, OH 43056



HIGHLIGHTS

COUNTY Licking
GLA 209,280
ACRES 17.62
PARKING 832

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| | 7,523 | 45,361 | 70,474 |
| | 3,315 | 19,229 | 29,220 |
| | \$68,232 | \$77,677 | \$87,151 |

PROPERTY FEATURES

- Southgate Center is a 209,280 square-foot grocery-anchored shopping center in Heath, Ohio.
- The center is anchored by a 69,00 square-foot Giant Eagle, a top regional grocery store chain with over 400 stores in Pennsylvania, Ohio, West Virginia, Indiana, and Maryland.
- Southgate Center features a high-quality national tenant roster including Dunham's Sports, Petco, Dollar Tree, IHOP, and H&R Block.
- The property is located directly off Hebron Road, which sees approximately 35,000 vehicles per day.
- Southgate Center is in close proximity to Ohio State University (2.3 miles away). It is well-positioned in the market and services a highly captive trade area.



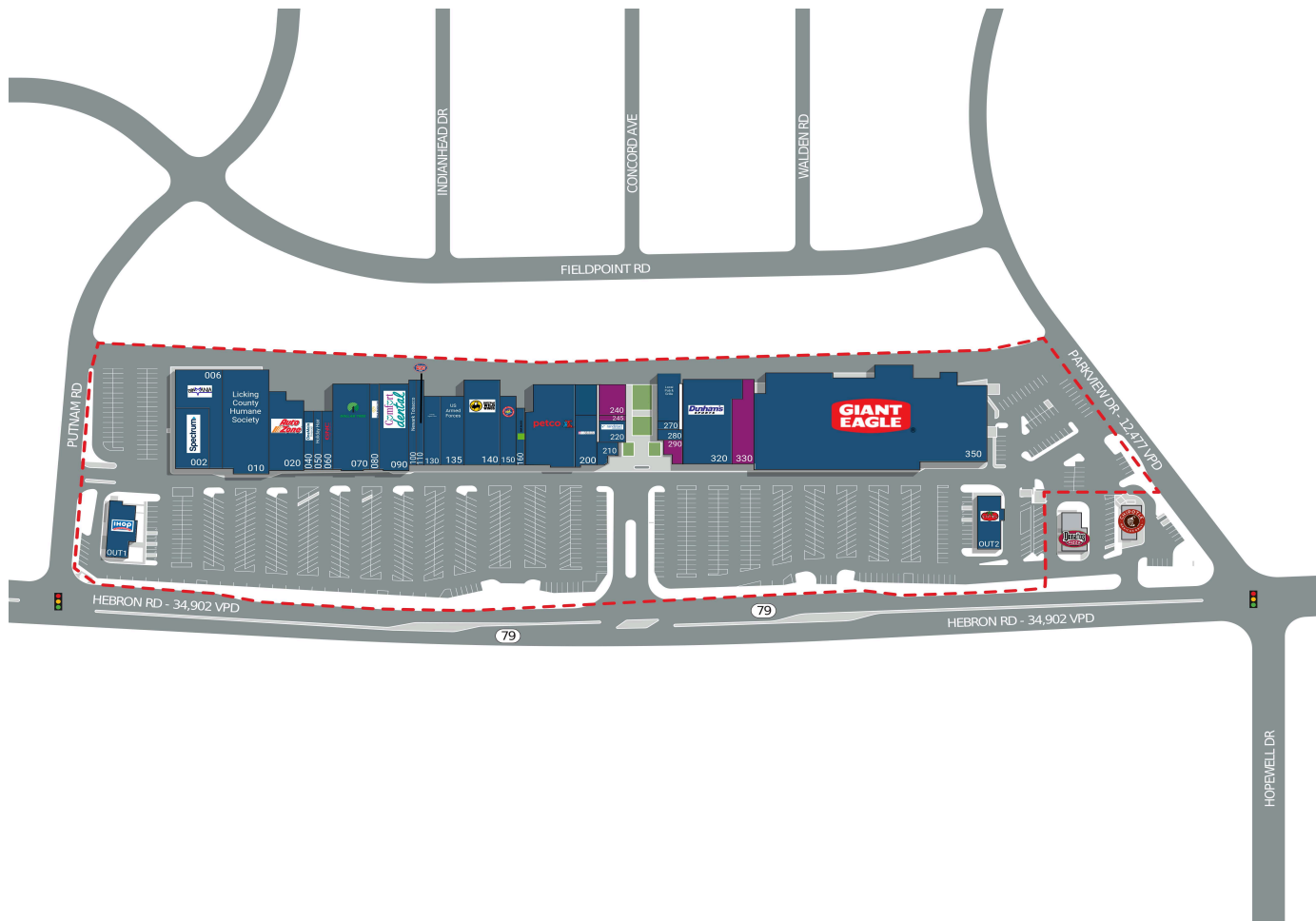
PROPERTY WEBSITE

Candace Gschwind | 513-292-2652 | cgschwind@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com

SOUTHGATE CENTER

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| SUITE | TENANT NAME | SF |
|-------|-------------------------------|--------------|
| OUT1 | IHOP | 4,725 |
| OUT2 | Fazoli's | 3,372 |
| 002 | Spectrum | 4,000 |
| 006 | Bin Mania | 11,500 |
| 010 | Licking County Humane Society | 14,500 |
| 020 | AutoZone | 7,700 |
| 040 | OneMain Financial | 2,000 |
| 050 | Holiday Hair | 1,500 |
| 060 | GNC | 1,500 |
| 070 | Dollar Tree | 8,850 |
| 080 | Palm Beach Tan | 3,900 |
| 090 | Comfort Dental | 6,750 |
| 100 | Newark Tobacco | 3,750 |
| 110 | Jersey Mike's Subs | 1,800 |
| 130 | Family Urgent Care | 2,400 |
| 135 | US Armed Forces | 4,200 |
| 140 | Buffalo Wild Wings | 9,000 |
| 150 | Rent-A-Center | 3,600 |
| 160 | H&R Block | 1,890 |
| 190 | Petco | 11,816 |
| 200 | T-Mobile | 3,243 |
| 210 | Gold Clipper Nails | 625 |
| 220 | Randstad | 1,600 |
| 240 | Available | 2,020 |
| 245 | Available | 380 |
| 250 | Local Pub & Grille | 3,061 |
| 270 | Lily Spa | 800 |
| 280 | Divine Eyebrow Threading | 900 |
| 290 | Available | 625 |
| 320 | Dunham's Sports | 14,220 |
| 330 | Available | 3,780 |
| 350 | Giant Eagle | 69,000 |

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



PROPERTY WEBSITE

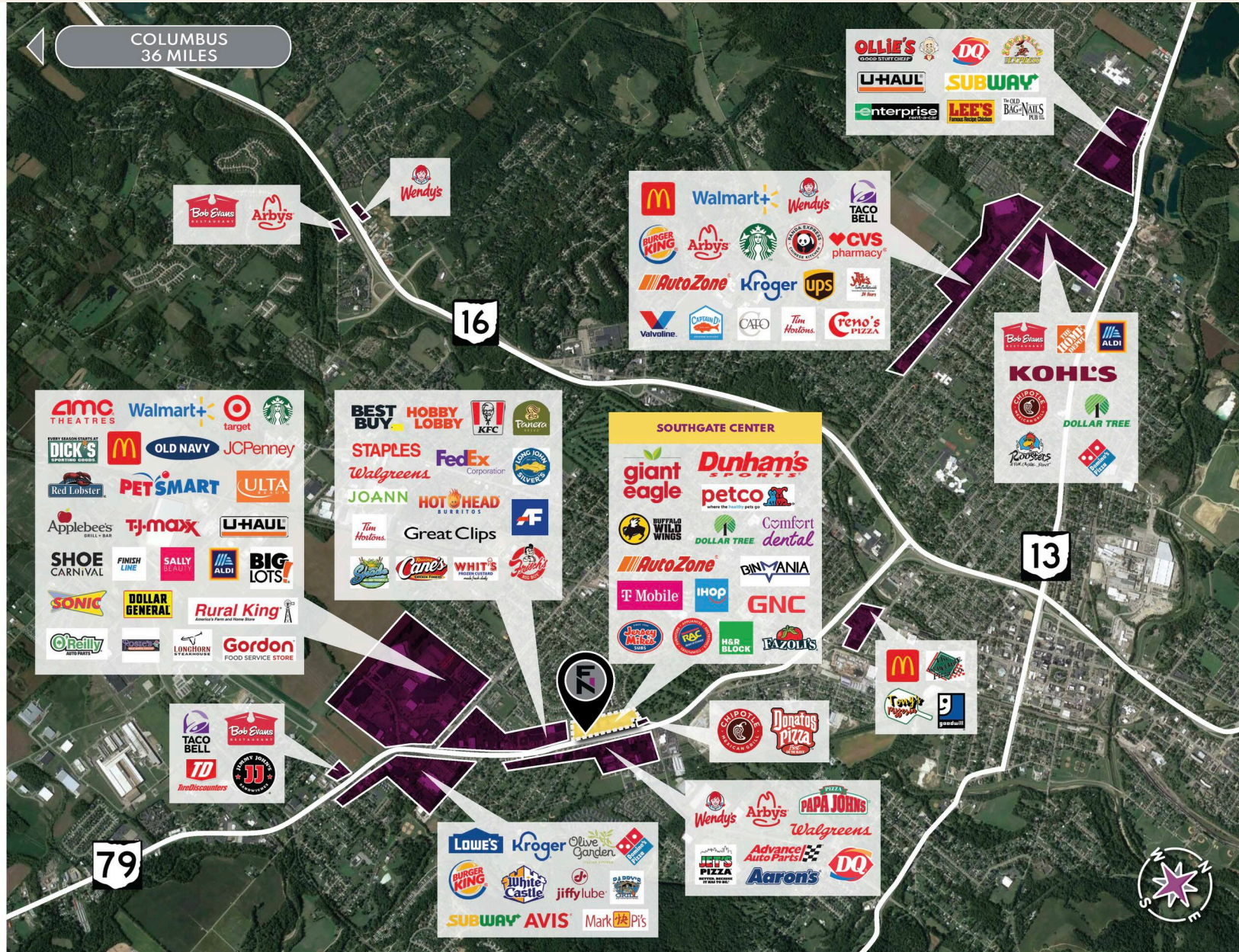
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FIRST NATIONAL
REALTY PARTNERS



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