SOUTHGATE CENTER

607 Hebron Road, Heath, OH 43056





HIGHLIGHTS		
COUNTY	Licking	
GLA	209,007	
ACRES	17.62	
PARKING	832	

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



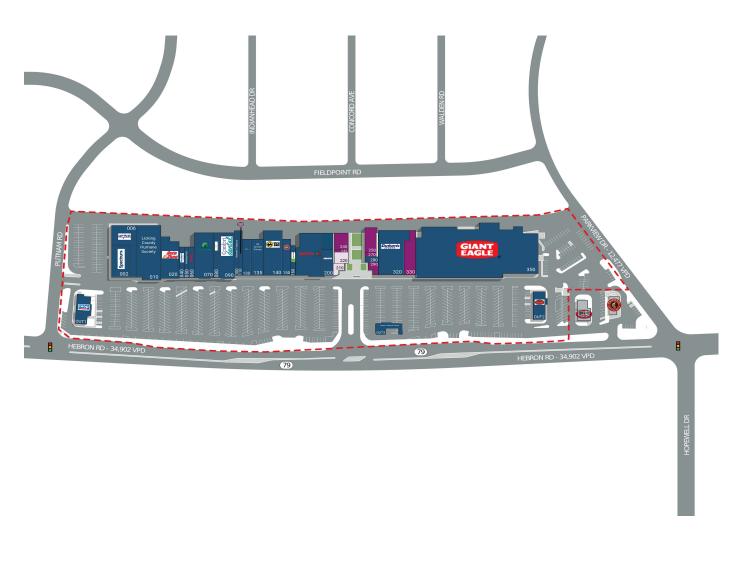
PROPERTY FEATURES

- Southgate Center is a 209,007 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 at Newark (2.3 miles away). It is well-positioned in the market and services a highly captive trade area.

SOUTHGATE CENTER

607 Hebron Road, Heath, OH 43056





SUITE OUT1 OUT2 OUT3	TENANT NAME IHOP Fazoli's Leased - National Tenant	SF 4,725 3,372
002 006 010	Spectrum Bin Mania Licking County Humane	4,000 11,500 14,500
020 040 050 060 070 080 090 100 110 135 140 150 160 190 200 210 220 245 250 270 280 290 320 330	Society AutoZone OneMain Financial Holiday Hair GNC Dollar Tree Palm Beach Tan Comfort Dental Newark Tobacco Jersey Mike's Subs Family Urgent Care US Armed Forces Buffalo Wild Wings Rent-A-Center H&R Block Petco T-Mobile Gold Clipper Nails Randstad Available Available Available Divine Eyebrow Threading Available Dunham's Sports Available	7,700 2,000 1,500 1,500 1,500 8,850 3,900 6,750 3,750 1,800 2,400 4,200 9,000 3,600 1,890 11,816 3,243 625 1,600 2,020 380 3,061 800 900 625 14,220 3,780
350	Giant Eagle	69,000



AVAILABLE AVAILABLE SOON LEASED NAP (NOT A PART)





SOUTHGATE CENTER

607 Hebron Road, Heath, OH 43056





Disclaimer: All product and company names are trademarks[™] or registered ® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Any product names, logos, brands, and other trademarks or images featured or referred to within are the property of their respective trademark holders. These trademark holders are not affiliated with FNRP. The information contained herein is for general informational purposes only. FNRP makes no representation or warranty, express or implied. Your use of the information is solely at your own risk. This document may contain information concerning third party content, which FNRP does not warrant, endorse, or assume liability for.