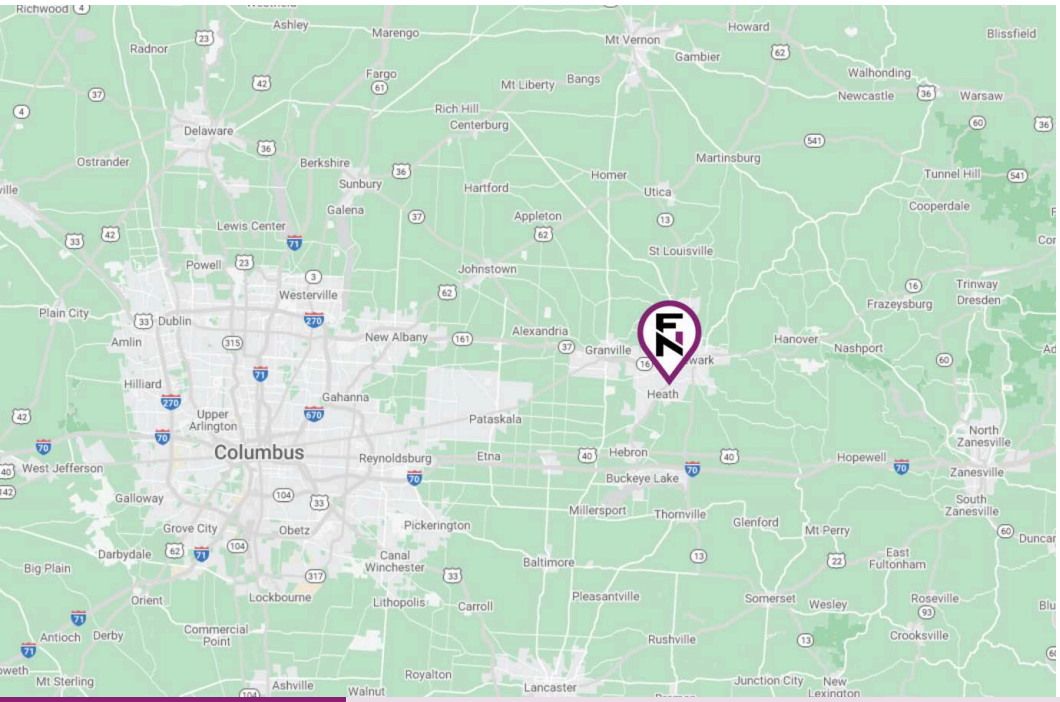
SOUTHGATE CENTER

607 Hebron Road, Heath, OH 43056

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

COUNTY	Licking
GLA	209,007
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 209,007 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.

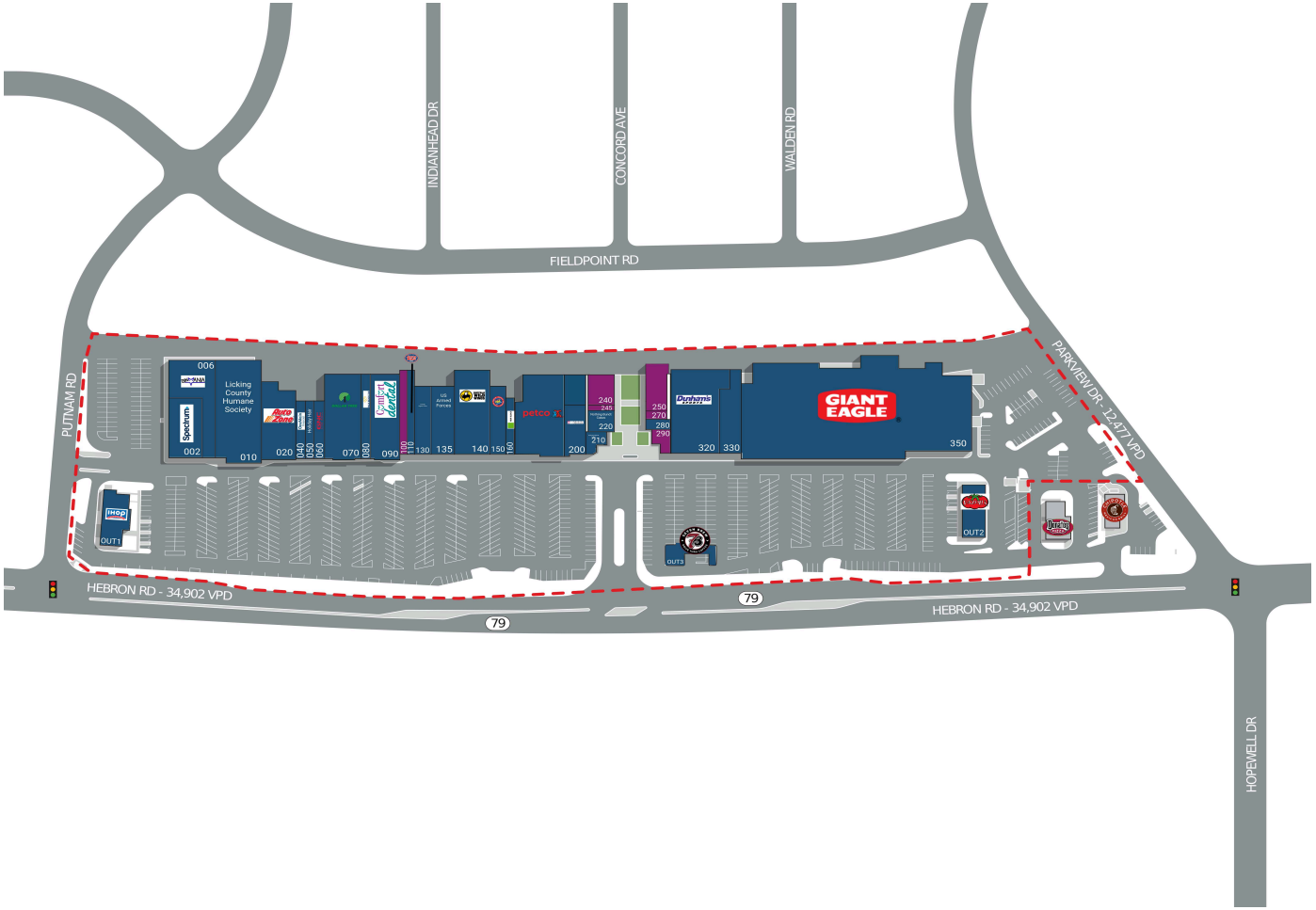
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
OUT1	IHOP	4,725
OUT2	Fazoli's	3,372
OUT3	7 Brew	
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	**Available**	**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	Nothing Bundt Cakes	625
220	Nothing Bundt Cakes	1,600
240	**Available**	**2,020**
245	**Available**	**380**
250	**Available**	**3,061**
270	**Available**	**800**
280	Divine Eyebrow Threading	900
290	**Available**	**625**
320	Dunham's Sports	14,220
330	Five Star Nails	3,780
350	Giant Eagle	69,000

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

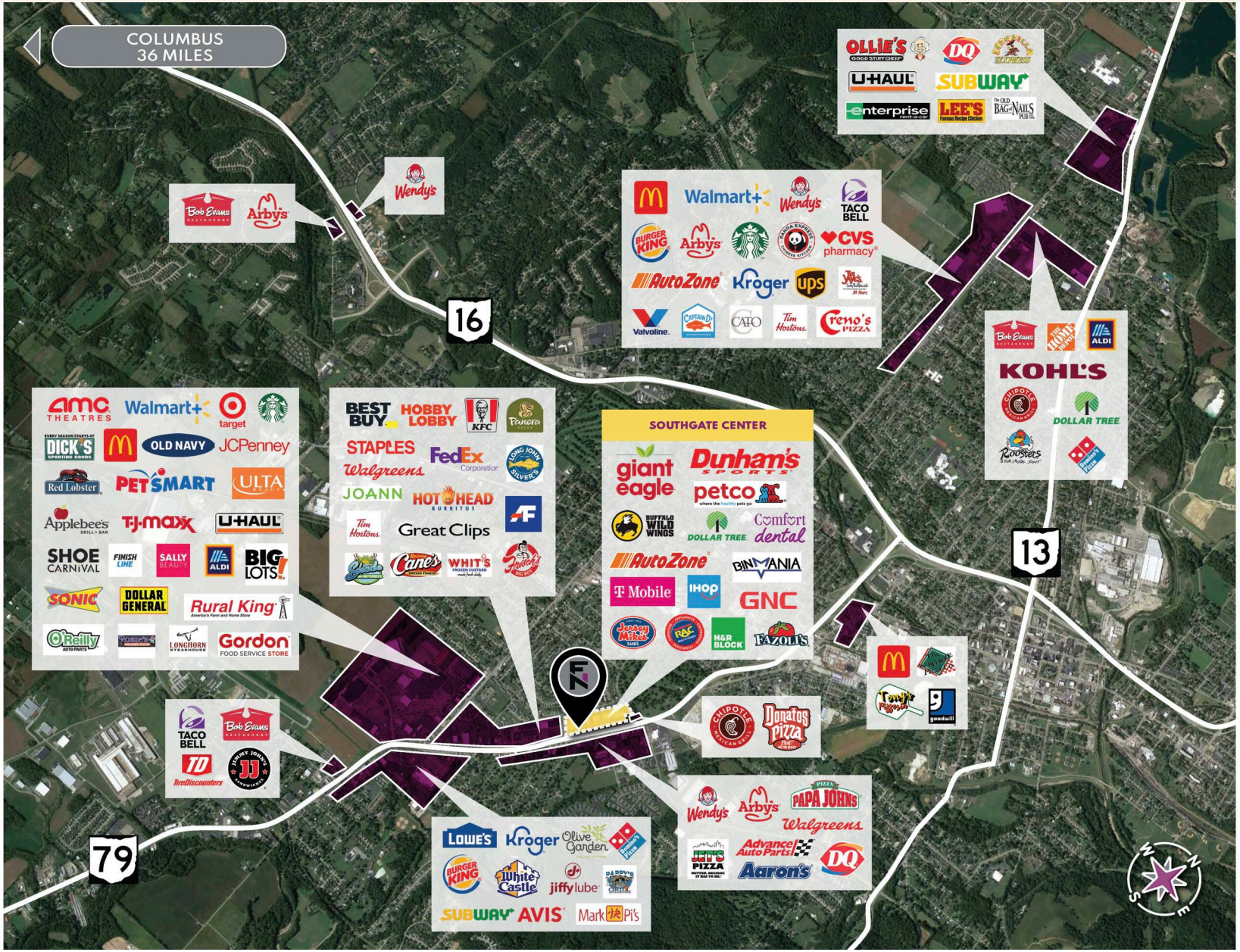
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