

Retail Building for Lease

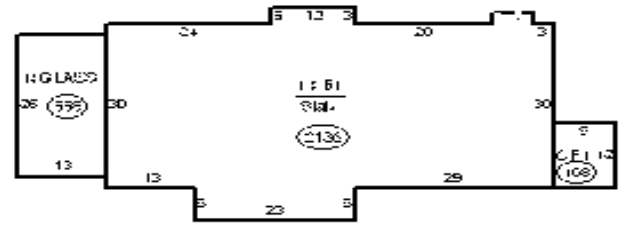
1945 Bellefontaine Road, Lima, OH

For Lease \$60,000/year NNN

Free standing retail building

- Size: 2,474 SF
- Land: 0.6 acres
- Year: 1985
- Dimensions: 78 x 36
- Zoning: B-2 General Business

Site right off I-75 near hotels, retail stores and restaurants.



Demographics for 5 Mile Radius

Total Daytime Population: 66,609

Average Household Income: \$51,958

Median Age: 35



Florida Equities, LLC
Licensed Real Estate Broker, Brian W. Smith

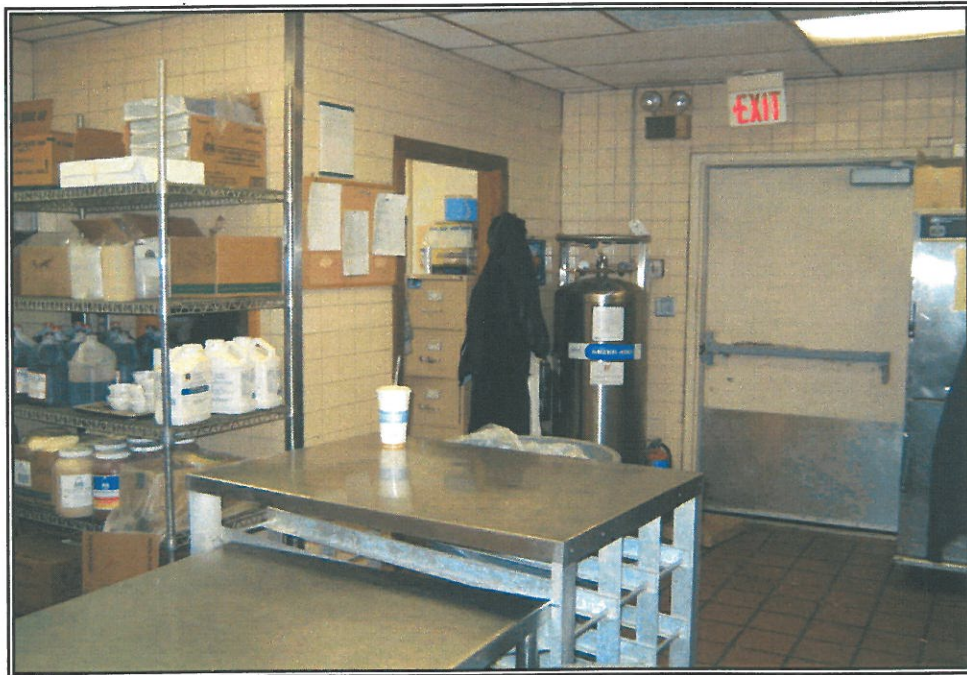
6300 NE 1st Ave, Suite 300, Fort Lauderdale, FL 33334
800-339-3234 bws@triplenetcorner.com
www.TripleNetCorner.com



Photograph of the Subject Property



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Demographics for 1945 Bellefontaine Road, Lima, OH 45804

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	1,388	13,463	29,135
2009 Female Population	1,593	14,610	29,443
% 2009 Male Population	46.56%	47.96%	49.74%
% 2009 Female Population	53.44%	52.04%	50.26%
2009 Total Adult Population	2,384	20,412	44,085
2009 Total Daytime Population	6,479	36,428	66,609
2009 Total Daytime Work Population	3,990	21,086	34,368
2009 Median Age Total Population	41	32	35
2009 Median Age Adult Population	49	43	43
2009 Age 0-5	208	2,673	5,040
2009 Age 6-13	254	3,380	6,295
2009 Age 14-17	134	1,609	3,157
2009 Age 18-20	111	1,250	2,761
2009 Age 21-24	146	1,686	3,471
2009 Age 25-29	197	2,140	4,377
2009 Age 30-34	182	1,861	3,792
2009 Age 35-39	168	1,814	3,902
2009 Age 40-44	204	1,942	4,270
2009 Age 45-49	204	1,851	4,081
2009 Age 50-54	206	1,649	3,686
2009 Age 55-59	183	1,449	3,057
2009 Age 60-64	172	1,154	2,413
2009 Age 65-69	139	904	2,034
2009 Age 70-74	138	901	1,986
2009 Age 75-79	146	809	1,812
2009 Age 80-84	97	554	1,306
2009 Age 85+	93	447	1,136
% 2009 Age 0-5	6.98%	9.52%	8.60%
% 2009 Age 6-13	8.52%	12.04%	10.75%
% 2009 Age 14-17	4.49%	5.73%	5.39%
% 2009 Age 18-20	3.72%	4.45%	4.71%
% 2009 Age 21-24	4.90%	6.01%	5.93%
% 2009 Age 25-29	6.61%	7.62%	7.47%
% 2009 Age 30-34	6.10%	6.63%	6.47%
% 2009 Age 35-39	5.63%	6.46%	6.66%
% 2009 Age 40-44	6.84%	6.92%	7.29%
% 2009 Age 45-49	6.84%	6.59%	6.97%
% 2009 Age 50-54	6.91%	5.87%	6.29%
% 2009 Age 55-59	6.14%	5.16%	5.22%
% 2009 Age 60-64	5.77%	4.11%	4.12%
% 2009 Age 65-69	4.66%	3.22%	3.47%
% 2009 Age 70-74	4.63%	3.21%	3.39%
% 2009 Age 75-79	4.90%	2.88%	3.09%
% 2009 Age 80-84	3.25%	1.97%	2.23%
% 2009 Age 85+	3.12%	1.59%	1.94%
2009 White Population	2,685	19,706	44,308
2009 Black Population	202	6,961	11,510

2009 Asian/Hawaiian/Pacific Islander	23	175	458
2009 American Indian/Alaska Native	3	135	199
2009 Other Population (Incl 2+ Races)	68	1,097	2,103
2009 Hispanic Population	60	654	1,252
2009 Non-Hispanic Population	2,921	27,420	57,326
% 2009 White Population	90.07%	70.19%	75.64%
% 2009 Black Population	6.78%	24.80%	19.65%
% 2009 Asian/Hawaiian/Pacific Islander	0.77%	0.62%	0.78%
% 2009 American Indian/Alaska Native	0.10%	0.48%	0.34%
% 2009 Other Population (Incl 2+ Races)	2.28%	3.91%	3.59%
% 2009 Hispanic Population	2.01%	2.33%	2.14%
% 2009 Non-Hispanic Population	97.99%	97.67%	97.86%
2000 Non-Hispanic White	2,927	22,191	47,852
2000 Non-Hispanic Black	305	7,700	12,277
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	50	100
2000 Non-Hispanic Asian	n/a	129	301
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	4	9
2000 Non-Hispanic Some Other Race	n/a	59	102
2000 Non-Hispanic Two or More Races	19	818	1,452
% 2000 Non-Hispanic White	90.03%	71.70%	77.07%
% 2000 Non-Hispanic Black	9.38%	24.88%	19.77%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.16%	0.16%
% 2000 Non-Hispanic Asian	0.00%	0.42%	0.48%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.01%
% 2000 Non-Hispanic Some Other Race	0.00%	0.19%	0.16%
% 2000 Non-Hispanic Two or More Races	0.58%	2.64%	2.34%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	2,981	28,073	58,577
2009 Total Households	1,399	11,693	23,892
Population Change 1990-2009	-693	-8,621	-8,422
Household Change 1990-2009	-149	-1,463	-611
% Population Change 1990-2009	-18.86%	-23.49%	-12.57%
% Household Change 1990-2009	-9.63%	-11.12%	-2.49%
Population Change 2000-2009	-329	-3,228	-4,489
Household Change 2000-2009	-81	-632	-201
% Population Change 2000-2009	-9.94%	-10.31%	-7.12%
% Households Change 2000-2009	-5.47%	-5.13%	-0.83%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,591	14,264	26,885
2000 Occupied Housing Units	1,457	12,328	24,047
2000 Owner Occupied Housing Units	1,092	7,262	15,358
2000 Renter Occupied Housing Units	365	5,066	8,689
2000 Vacant Housing Units	134	1,936	2,837
% 2000 Occupied Housing Units	91.58%	86.43%	89.44%
% 2000 Owner Occupied Housing Units	68.64%	50.91%	57.13%
% 2000 Renter Occupied Housing Units	22.94%	35.52%	32.32%
% 2000 Vacant Housing Units	8.42%	13.57%	10.55%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$39,348	\$33,492	\$35,726
2009 Per Capita Income	\$28,807	\$21,388	\$21,192
2009 Average Household Income	\$61,381	\$51,349	\$51,958
2009 Household Income < \$10,000	120	1,459	2,366
2009 Household Income \$10,000-\$14,999	104	1,010	1,892
2009 Household Income \$15,000-\$19,999	76	847	1,770
2009 Household Income \$20,000-\$24,999	118	900	1,959
2009 Household Income \$25,000-\$29,999	95	941	1,810
2009 Household Income \$30,000-\$34,999	103	989	1,884
2009 Household Income \$35,000-\$39,999	96	898	1,827
2009 Household Income \$40,000-\$44,999	110	853	1,960
2009 Household Income \$45,000-\$49,999	102	796	1,832
2009 Household Income \$50,000-\$59,999	175	1,145	2,706
2009 Household Income \$60,000-\$74,999	160	892	1,958
2009 Household Income \$75,000-\$99,999	85	550	1,054
2009 Household Income \$100,000-\$124,999	12	228	454
2009 Household Income \$125,000-\$149,999	32	110	248
2009 Household Income \$150,000-\$199,999	4	44	74
2009 Household Income \$200,000-\$249,999	3	13	28
2009 Household Income \$250,000-\$499,999	4	21	70
2009 Household Income \$500,000+	n/a	n/a	1
2009 Household Income \$200,000+	7	33	99
% 2009 Household Income < \$10,000	8.58%	12.47%	9.90%
% 2009 Household Income \$10,000-\$14,999	7.43%	8.64%	7.92%
% 2009 Household Income \$15,000-\$19,999	5.43%	7.24%	7.41%
% 2009 Household Income \$20,000-\$24,999	8.43%	7.69%	8.20%
% 2009 Household Income \$25,000-\$29,999	6.79%	8.05%	7.58%
% 2009 Household Income \$30,000-\$34,999	7.36%	8.46%	7.89%
% 2009 Household Income \$35,000-\$39,999	6.86%	7.68%	7.65%
% 2009 Household Income \$40,000-\$44,999	7.86%	7.29%	8.20%
% 2009 Household Income \$45,000-\$49,999	7.29%	6.81%	7.67%
% 2009 Household Income \$50,000-\$59,999	12.51%	9.79%	11.33%
% 2009 Household Income \$60,000-\$74,999	11.44%	7.63%	8.19%
% 2009 Household Income \$75,000-\$99,999	6.08%	4.70%	4.41%
% 2009 Household Income \$100,000-\$124,999	0.86%	1.95%	1.90%
% 2009 Household Income \$125,000-\$149,999	2.29%	0.94%	1.04%
% 2009 Household Income \$150,000-\$199,999	0.29%	0.38%	0.31%
% 2009 Household Income \$200,000-\$249,999	0.21%	0.11%	0.12%
% 2009 Household Income \$250,000-\$499,999	0.29%	0.18%	0.29%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.50%	0.28%	0.41%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$516,474	\$3,758,697	\$7,553,174
2009 Jewelry Stores	\$383,033	\$2,803,891	\$5,639,014
2009 Mens Clothing Stores	\$887,029	\$6,270,650	\$12,254,060
2009 Shoe Stores	\$799,810	\$5,671,220	\$11,208,875
2009 Womens Clothing Stores	\$1,728,447	\$12,010,437	\$23,298,165
2009 Automobile Dealers	\$9,010,982	\$67,061,189	\$141,541,647
2009 Automotive Parts/Acc/Repair Stores	\$1,211,635	\$8,773,517	\$17,749,084
2009 Other Motor Vehicle Dealers	\$388,037	\$2,763,582	\$5,458,497
2009 Tire Dealers	\$312,506	\$2,285,252	\$4,654,942
2009 Hardware Stores	\$103,867	\$836,656	\$1,819,287
2009 Home Centers	\$1,093,411	\$7,836,112	\$16,095,146
2009 Nursery/Garden Centers	\$304,387	\$2,271,686	\$4,705,998
2009 Outdoor Power Equipment Stores	\$92,444	\$741,437	\$1,737,752
2009 Paint/Wallpaper Stores	\$40,826	\$296,800	\$622,146
2009 Appliance/TV/Other Electronics Stores	\$975,022	\$6,934,395	\$13,621,226
2009 Camera/Photographic Supplies Stores	\$157,676	\$1,134,448	\$2,285,143
2009 Computer/Software Stores	\$512,194	\$3,638,887	\$7,305,666
2009 Beer/Wine/Liquor Stores	\$576,600	\$4,165,715	\$8,314,160
2009 Convenience/Specialty Food Stores	\$1,424,171	\$7,934,463	\$16,496,458
2009 Restaurant Expenditures	\$5,359,569	\$31,745,446	\$69,717,815
2009 Supermarkets/Other Grocery excl Conv	\$6,884,034	\$49,531,867	\$100,064,092
2009 Furniture Stores	\$970,329	\$6,996,803	\$14,107,409
2009 Home Furnishings Stores	\$621,488	\$4,444,723	\$8,697,540
2009 Gen Merch/Appliance/Furniture Stores	\$8,919,049	\$63,771,709	\$127,172,550
2009 Gasoline Stations w/ Convenience Stores	\$6,596,189	\$43,717,407	\$84,580,764
2009 Other Gasoline Stations	\$5,172,017	\$35,782,945	\$68,084,307
2009 Department Stores excl Leased Depts	\$9,894,070	\$70,706,106	\$140,793,779
2009 General Merchandise Stores	\$7,948,719	\$56,774,906	\$113,065,143
2009 Other Health/Personal Care Stores	\$613,435	\$4,505,428	\$9,355,423
2009 Pharmacies/Drug Stores	\$3,328,013	\$23,960,803	\$48,416,896
2009 Pet/Pet Supplies Stores	\$519,145	\$3,665,689	\$7,318,141
2009 Book/Periodical/Music Stores	\$328,463	\$2,077,083	\$3,524,302
2009 Hobby/Toy/Game Stores	\$173,818	\$1,364,031	\$3,280,150
2009 Musical Instrument/Supplies Stores	\$84,000	\$614,755	\$1,265,902
2009 Sewing/Needlework/Piece Goods Stores	\$45,353	\$300,035	\$542,271
2009 Sporting Goods Stores	\$511,828	\$3,565,423	\$6,350,133
2009 Video Tape Stores - Retail	\$78,217	\$563,412	\$1,132,740